

**NOTICE OF MEETING  
REGULAR MEETING**

**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

**3. APPROVAL OF MINUTES**

A. Minutes of the July 1, 2015 Regular Meeting

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**4. PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA** *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

**5. VISITORS**

*(There are no visitors scheduled for this meeting.)*

**5. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

A. Council Report – Mayor Wythe

B. Staff Project Report – Carey Meyer

1. Stantec – Updated Public Involvement and Funding Strategy Recommendations

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**6. PUBLIC HEARING** *(3 minute time limit) There are none scheduled for this meeting.*

**7. PENDING BUSINESS**

A. Funding for the Project to 35% Design

1. Ordinance 15-18(S-2), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating ~~\$621,500~~-\$355,000 from the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to MODIFIED 35% Design

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2. Memorandum 15-124 from Public Safety Building Design Team & Public Works Director, Carey Meyer dated July 22, 2015

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3. Memorandum 15-074 from City Manager Koester to Mayor Wythe and City Council re: Funding Public Safety Building to 35% Design dated May 20, 2015

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**8. NEW BUSINESS**

A. Updated GANTT Project Schedule

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B. Stantec Work Fee Proposal

C. Next Meeting Date and Deliverables

**Page 31**

**9. INFORMATIONAL ITEMS**

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

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B. Public Safety Building Project Fact Sheet

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**10. COMMENTS OF THE AUDIENCE**

**11. COMMENTS OF THE CITY STAFF**

**12. COMMENTS OF THE COUNCILMEMBER** *(If one is assigned)*

**13. COMMENTS OF THE CHAIR**

**14. COMMENTS OF THE COMMITTEE**

**15. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 26, 2015 AT 5:30 P.M. at City Hall in the upstairs conference room located at 491 E. Pioneer Avenue, Homer Alaska.**



Session 15-04 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on July 1, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

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

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

**ABSENT:** COMMITTEE MEMBER CRANE, ROBL (EXCUSED)

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

### **AGENDA APPROVAL**

The agenda was approved by consensus of the committee.

### **APPROVAL OF MINUTES**

A. Minutes for the April 1, 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, pointed out that if the city chooses to stop providing fire protection which she believed was unlikely, the service could not just be handed over to KESA as indicated at the Council meeting on Monday, expanding the borough service area would require assembly action and a vote of the residents of KESA and the city, or by the city council on behalf of the city residents, more importantly she objects to moving to 35% Design at this time. This project began when state coffers were flush and the city was confident that they could get the generous state funding for public safety infrastructure, even a couple months ago the city expressed confidence in a reappropriation of the funding for Waddell Road Improvements for this more critical project. This financial situation is more different now and according to the experts is not likely to change in 3-5 years. Rep. Paul Seaton recently speculated that few Capital Projects will be funded by the state and those would require the municipalities to provide a huge portion of the project. The current design is top of the line and counting on a large population increase and a large staff increase. Ms. Griswold believes that before they move to 35% Design it is imperative that they step back and reevaluate the assumptions underlying this assessment to see if the cost can be reduced without compromising essential services. The existing 10% design documents are sufficient to engage public and city staff discussions to develop a more reasonable project that will garner public support for the inevitable bond question.

Scott Adams, city resident, did not support construction of this \$30 million dollar project and commented on the police force's reduced numbers in the last couple of months due to non-funding, he emphasized that the city needed to support the police force we need at this moment, he expressed concerns with regards to affording the additional staff after the building is completed, let alone how we are going to fund the project in the first place. He believed that the project was way too big for the

community. He has heard previously that this city provides police, fire and roads now he hears that they are not going to provide those services, he has issues with the going back and forth, he's heard that the existing buildings are needing repair and cannot be used and questioned how the city could sell those buildings if there is no worth. Mr. Adams reiterated that the project is too costly and suggested the City should look into leasing a building; he is against the whole project and believes it can be revamped into a smaller project which would fit Homer better.

### **VISITORS**

There were no visitors scheduled.

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

#### **A. Council Report – Mayor Wythe**

Mayor Wythe commented on the Pending Business item being postponed to the July 27, 2015 Council meeting. She stated that they were unable to get the funding re-appropriated and the funding for the jails contract has been cut by the state by 40%.

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

Mr. Meyer reported that the project status is in a holding pattern until approval of additional funding for the project.

### **PUBLIC HEARING**

There were no items for public hearing scheduled.

### **PENDING BUSINESS**

#### **A. Funding for the Project to 35% Design**

1. Ordinance 15-18(S), An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating \$613,000 \$621,500 from the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design

Discussion ensued on the amount being requested in the ordinance with Mr. Smythe explaining the types of line items being covered and that it was standard practice to make sure there were more than enough funds available to cover possible unforeseen expenses. Mr. Smythe stated that the amount was a result from initial planning with the General Contractor that included everything a worst case scenario number; it included contingencies that included added square footage, estimating, and a 10% design fee which is standard and since it was done so early, a guess at the number of a percent complete assuming that to get to a 35% complete you would use more than the 35% design fee. He commented that he believed they would not spend this amount to reach the 35% design as long a decision was made early in the direction. Chair Castner responded that with a CMGC Contract they are never going to 100% Design which was part of the pitch with Cornerstone and everything like that; they will probably get to DD, there will be documents sufficient enough for Cornerstone to begin construction and he thought they were looking at more like 71/2 - 8% of construction not 10.

Mr. Smythe explained that may be true but the consensus was the higher number was more appropriate in this case.

Chair Castner came back with the perception and comments heard from the public on this project. Mr. Smythe stated that the worst thing that can be done in any project is not plan in enough for costs and that they are very early in the process and without even actually a phasing plan determined to even guesstimate a cost is very premature and these were all numbers used for discussion purposes and most folks are confusing that fact with a complete design estimate and that is not where we are at in that process. He continued that the purpose is to get the most accurate costs for this project and they are not doing bid documents, they are doing permit documents since they are not putting this project on the open market for bid but working with a contractor which reduces costs. Due to the conditions of existing buildings they should get the most accurate costs as possible.

Chair Castner added that it would appear that they will end up with almost complete documents for the project which would lend a cost savings in itself to the project. He has always stated that he wanted to see the fully designed facility before they made a decisions on phasing or any decisions and if they are a very short time away from a product that would allow Cornerstone to construct they may have gone too far. He further commented that they could also state that the costs in the future are further reduced since they have done everything up front.

Mr. Smythe commented on the definition of 35% Design and that it varies greatly on industry from AIA to states to Federal standards. The goal of 35% would provide the most accurate costs that he could then communicate to the Police Department, Fire Department and the City what they will be getting, what spaces and what they will have and what they can support and then again with the contractor derive a realistic and practical price. Chair Castner appreciated those efforts from a professional standpoint.

Mayor Wythe had questions regarding the GANTT chart but since it was not included in the packet she withheld her questions. Chief Painter had no questions or comments.

Chair Castner wanted to discuss a Plan B and have that in place as he did not want to wait till the fall and then be at a point they are saying now what. He added that he was not sure what Plan B would look like but maybe they can define that by the end of the meeting. He did not want a yes/no matrix because everyone if those binary situations need if yes then what and if no then what, but he did not want to go into September saying “now what?”

Mr. Smythe wanted the committee to consider that those costs were developed in a rough order of magnitude and he did not believe that the project will cost \$600,000 to get to 35% design. Those were typical accepted numbers accepted in the industry, if \$30 million is not an acceptable decision then someone needs to make that decision. The City needs to decide the specific dollar amount they want to spend. There will be trade-offs but it is not a \$600,000 or nothing.

## **NEW BUSINESS**

### **A. Stantec – Updated Public Involvement and Funding Strategy Recommendations**

Mr. Smythe provided the committee with a revised Public Involvement and Funding Strategy Recommendations. They added the resume of the Consultant based on some earlier discussion on two different fire service areas and he helps resolve conflict between parties involved.

There was a brief discussion on the amount being requested in the Ordinance contained the remaining funds previously appropriated so they were waiting on additional funding.

Mayor Wythe noted that the amount was reduced by the funds that remained.

#### B. Skagway Public Safety Facility Request for Proposals

Chair Castner provided this information to show the CMGC project from Skagway. He noted that at the beginning of the project he testified it was too early to go into CMGC but he did not want to revisit that; Skagway just went out to bond for \$12 million dollars based on the one drawing and the public approved it. he has provided this as informational.

He did not want to end of spending a lot of planning and get way ahead of the population and get disappointed later on, he is currently working on a \$78 million dollar and just went to CMGC today but it has been fully funding.

The funding mechanism concerns him a lot because it is so “perspective” at this point and he knows that there is thinking that it will work out but he would like to see some public commitment. He would like to have more public discussion on where they will go with this project if they do not get a majority vote or the Mayor can break tie on the ordinance for additional funding.

Mayor Wythe was unsure what information she could provide as she could not speak for the council but they did postpone the Ordinance in order to have a full council available. She further added that in her experience the more ready you are the more probable your success. They have put in a lot of time, effort and money into forward momentum on this project and she gets that there are a lot of people out there who do not support the project and quite a few still smarting from the fact that they are buying Enstars’ gas line for them, there are a number of people repeatedly stating they support this project and what we are doing.

Chair Castner stated he supports this project too and would like to see it succeed sooner than 10 years. He stated that there are other ways to make this project succeed.

Mayor Wythe noted that Funding Strategy that has not been discussed.

Discussion ensued on the funds available that would cover the recommendation in the updated Public Involvement and Funding Strategy recommendations submitted by Stantec. They could spend those funds continuing the public outreach as they go along. Further discussion on the standstill of the committee waiting on council action for additional funds, conducting meetings for the benefit of the public to come and voice their opinions even though the committee may have no items on the agenda for discussion, meetings being canceled and Chair Castner explained he settled the cancelation issue with the Clerk’s office. Further discussion by committee members and clarification from Mr. Smythe on the updated recommendations ensued. It was determined that the remaining amount was \$57576 less a minor amount for his a minor staff.

Chair Castner commented that Council as defined the site and there is no debate where the project will go, he has suggested removal of the first building and doing some site work which would be a step forward too.

WYTHE/Painter - MOVED TO REQUEST STANTEC MOVE FORWARD WITH ITEMS A. SEEK ADDITIONAL INVOLVEMENT AND INPUT, ITEM B. FUNDING FEASIBILITY REVIEW and ITEM C. COMMUNITY-BASED FUNDING STRATEGY.

Discussion on the remaining funds would cover those actions, further discussion on the 35% design documents, schedule on completion of that item was a conservative 6 months but probably could be reduced if decisions were made and investigation into abatement, phasing, etc. It would require a rework of the connections to the buildings if the project is phased.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### C. Next Meeting Date and Deliverables

The committee members present agreed to a meeting on Wednesday, July 29, 2015 at 5:30 p.m. Mr. Smythe will provide an updated GANTT schedule related to the Public Involvement processes approved at this meeting.

#### **INFORMATIONAL ITEMS**

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Resolution 15-007(A) Approving the Recommendations of the Committee
- D. Contact List
- E. Public Involvement Plan 06/23/14

There was no discussion on the informational materials.

#### **COMMENTS OF THE AUDIENCE**

Scott Adams, expressed concerns regarding continuing this \$30 million dollar project with no concern for the size of the project; he wants to see the funding obtained before the project is started; he wouldn't build a house before getting the financing in order. He believes that Homer is going to be strapped as it is and would hate to see more employees laid off. He believes that it needs to be a smaller project. He did not believe they needed some of the components that are being included in the project either such as an indoor gun range.

#### **COMMENTS OF CITY STAFF**

There were no comments.

#### **COMMENTS OF THE COUNCILMEMBER**

Mayor Wythe commented in regards to public comments on the number of new employees that would be required when the new public safety building is constructed is actually the number of employees that would be hired over a 20-30 year period depending on the growth of Homer and the building is planned to have a useful life over 50 years; Mayor Wythe understands that there is processes in place and cannot move services unilaterally. In regards to providing services, her understanding was that there were services that the city had a responsibility to provide but she has found that the City is not

required but permitted to provide those services under Title 29 and there is nothing that says you shall but you may, and the city chose to provide services and to the extent that the community is unwilling or unable to provide those efforts then your alternative becomes looking at what your alternative is and today they are hearing is the community does not want to pay more taxes, we don't want to buy this, we don't want to buy that, we don't want to pay for anything, however we don't have any resources but tax dollars, and so if people don't want to invest tax dollars into the city providing services then then the alternative is for the city to divest itself of those services and for the citizens to contribute those tax dollars to someone else to provide those services. So the alternative is if there is no city police is the state troopers and for fire is KESA. That is what she was saying if they elect to discontinue funding these services. On the other side is that as an employer it is their responsibility to provide a safe and healthy work environment for the employees and they are not doing that, so as for the buildings, the fire could be repurposed but the police should be demolished and never sold for any purpose. The police station just needs to go away and the fire station could be re-purposed and resold. The committee has had these discussions on the buildings. The community needs to decide if the city should provide these services and that is one of the questions they will be posing to the community. They need to decide what they want. It is always assumed that if you are a city you provide certain services such as fire and police, then water and sewer came along, so we had to expand the question and since revenues are not keeping up with the costs of providing services then we need to ask the community what direction do we want to go. It's a question on who they finance anything.

#### **COMMENTS OF THE CHAIR**

Chair Castner commented that he is in a path and there are many paths to the top of the mountain. As he stated Monday, they have a duty to replace aging facilities and has pointed out that the Police force is the number one social agency in town and the fire protection and EMS provide the ability for them to live fairly economically here with a high level of security. No one is going to outdo him as far as in providing new facilities for these forces, on the other hand, just given his background he knows there are different ways to construct things. He believes the public knows there is a need to replace things but they do not believe there is an open check book to do it. He does not believe they have convinced the public. He also commented that there comes a time when there is not enough zeros behind it and then they start reducing and cutting the things. He agrees that they are not at that point yet but people have seen that they have taken the attitude they are proceeding to \$30 million dollars, but he assured them they will not proceeding anywhere that there is not the funding. The only other thing is the \$3 billion dollars they just spent has to be repaid and there could be a complete change of tide but he is sorry that this is the time and place and they do not have much expectation for state funding but they can do this if it's done right and it may be distasteful to both of you.

#### **COMMENTS OF THE COMMITTEE**

Chief Painter agreed with the Mayor regarding the requirement or obligation to provide services but there are other types of obligations. As early as 1984 a recommendation was submitted by Mike Daughtery to take over the fire and EMS services to Homer and the surrounding area. In 1991 an agreement was entered into by the City and HVFD, Inc. where the city agreed to take over fire and other services and he believes that goes beyond what a first class city provides and he does not recall



any end date in that agreement. While there may not be a legal requirement he believes there is a moral agreement.

There was a brief discussion on the potential contractual requirement to provide EMS and Fire Services. The Mayor requested those records to be pulled and submitted to her.

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 6:38 p.m. The next regular meeting will be **WEDNESDAY, JULY 29, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

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



# Homer Public Safety Building

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## Updated Public Involvement and Funding Strategy Recommendations

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

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

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

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

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

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

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

1) *Bill Grimes of Studio Cascade.* Bill has extensive experience helping communities prioritize and make tough financial decisions. His role will be to facilitate the work session and guide discussion to make the most of the time allotted; and

→ 2) *A Municipal Service Review Specialist with Emergency Services Consulting International (ESCI).* ESCI regularly consults on high profile, intricate, and mission critical Emergency Service and will participate as an outside technical expert to help the City of Homer achieve a feasible project. They will bring to the discussion a depth of experience with public safety facility best practices, cost avoidance opportunities, alternative financing opportunities, rate restructuring, and cooperative service agreements and other strategies for dealing with limited resources while trying to satisfy demands for new and/or expanded services.

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

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

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

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

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

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

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

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

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

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

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Mayor

4 **ORDINANCE 15-18(S-2)**  
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING THE FY 2015 CAPITAL BUDGET BY  
8 APPROPRIATING ~~\$613,000~~ ~~\$621,500~~ **\$355,000** FROM THE  
9 GENERAL FUND FUND BALANCE TO THE PUBLIC SAFETY  
10 BUILDING PROJECT ACCOUNT TO FUND THE NEW PUBLIC  
11 SAFETY BUILDING TO **MODIFIED** 35% DESIGN.  
12

13 WHEREAS, Resolution 14-093 adopted by the City Council on October 13, 2014,  
14 established the 2015-2020 Capital Improvement Plan and the Capital Project Legislative  
15 Priorities for Fiscal Year 2016; and  
16

17 WHEREAS, A new public safety building has been included in the “Top 5” CIP Priority  
18 List since 2015 and inserted as the number one non-water and sewer project; and  
19

20 WHEREAS, Ordinance 13-38(S) adopted by the City Council on September 23, 2013  
21 funded preliminary design of the new public safety building in; and  
22

23 WHEREAS, Resolution 14-020 adopted by the City Council on January 13, 2014  
24 established the Public Safety Building Review Committee; and  
25

26 WHEREAS, The Public Safety Building Review Committee has met many times to  
27 advance the project and work on space needs analysis, comparison of alternatives,  
28 preliminary design, cost estimation, site selection, and developing a financing plan; and  
29

30 WHEREAS, The Public Safety Building Review Committee has done all the work they  
31 can without additional funding; and  
32

33 ~~WHEREAS, Designing the new public safety building to 35% will give the City a product~~  
34 ~~that is ready to take to the voters for bonding; and~~  
35

36 **WHEREAS, The public safety building design team has determined that they can**  
37 **come up with an initial modified 35% design for the Public Safety Building that will**  
38 **educate the public, define project cost and maintain project momentum; and**

39  
40 **WHEREAS, The Homer City Council adopted Ordinance 15-16 removing State**  
41 **Revenue Sharing from the City of Homer Operating budget with the intention of using**  
42 **those funds for one-time purchases; and**

43  
44 **WHEREAS, The State Revenue Sharing for State fiscal year 2016 is \$320,000; and**

45  
46 WHEREAS, It is appropriate and in the City’s interest to dedicate \$613,000 **\$621,500**  
47 ~~of 2015 and~~ 2016 State Revenue Sharing in order to move this project forward.

48  
49 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

50  
51 Section 1. The City of Homer hereby amends the FY 2015 Capital Budget by  
52 appropriating ~~\$606,000~~ **\$621,500 of 2015 and 2016 State Revenue Sharing** from the General  
53 Fund Fund Balance for 35% design of the new public safety building.

54  
55 Transfer From:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
100-0100	General Fund Fund Balance	<del>\$613,000</del> <del>\$621,500</del>
		<b><u>\$355,000</u></b>

59 Transfer To:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
156-0377	Public Safety Building Project Account	<del>\$613,000</del> <del>\$621,500</del>
		<b><u>\$355,000</u></b>

63  
64 Section 2. This is a budget amendment ordinance, is temporary in nature, and shall  
65 not be codified.

66  
67 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_ day of \_\_\_\_\_, 2015.

68  
69 CITY OF HOMER

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71 \_\_\_\_\_  
72 MARY E. WYTHE, MAYOR

73 ATTEST:

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75 \_\_\_\_\_

76 JO JOHNSON, MMC, CITY CLERK

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81 YES:

82 NO:

83 ABSTAIN:

84 ABSENT:

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86

87 First Reading:

88 Public Hearing:

89 Second Reading:

90 Effective Date:

91

92

93 Review and approved as to form:

94

95 \_\_\_\_\_

96 Mary K. Koester, City Manager

97

98 Date: \_\_\_\_\_

99

\_\_\_\_\_

Thomas F. Klinkner, City Attorney

Date: \_\_\_\_\_

100 Fiscal Note: Fiscal information included in body of Ordinance.







# City of Homer

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

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907-235-3170

(f) 907-235-3145

## Memorandum 15-124

TO: Honorable Mayor Wythe and Homer City Council  
THROUGH: Katie Koester, City Manager  
FROM: Public Safety Building Design Team and Public Works Director Meyer  
DATE: July 22, 2015  
SUBJECT: Public Safety Building Alternative

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The design team has taken it upon itself to identify an alternative to fully funding the 35% design.

Currently, we perceive the short term goals for this project to be:

- 1) Educate and gain support from the public,
- 2) Define the cost of the project as accurately as possible,
- 3) Maintain project momentum.

One approach would be to divide the 35% design effort into two parts:

**Initial Modified 35% Design with Public Involvement Effort** (\$355,000) 10 month completion.

Public involvement – \$40,000 We propose a dollar allowance to continue the effort on A) Seek additional involvement and input, B) Funding Feasibility review and C) Community based funding strategy. This is in addition to the \$43,340 recently approved and will continue to build on the previous effort while remaining flexible enough to research alternative funding means and prepare for a successful bond effort.

Schematic Design - \$170,000 This will be based on the program needs previously identified and will include a three dimensional model and schematic rendering based on further developed dimensioned floor plans, building elevations, building sections and a more developed civil site plan. The Design will include interior and exterior finishes, reflected ceiling plans, dimensions and areas intended for specialty equipment such as jail cells and dispatch center. Engineering disciplines outside of architecture and civil will provide narratives describing design concept and function but will not include drawings. Narratives will include; Civil, Architectural, Structural, Mechanical, Electrical, and Specialty systems.

Updated Hazardous Material Survey - \$20,000 A major key to accurately identifying demolition cost is understanding the condition and elements that are considered hazardous material in the existing HERC building.

Contractor provided estimate of probable cost - \$20,000 Cornerstone will work with the design team, select sub-contractors and supplier to determine the probable cost using the information provided. The goal will be to reduce the contingency to 20%

Continued 35% Design to Completion- \$105,000 Includes design and engineered drawings from the Structural, Mechanical and Electrical disciplines in combination with further coordination with site utilities and building design. Additional effort will involve confirmation of mechanical, electrical utility spaces and requirements and continued research in specialty equipment for Jail cells and Dispatch/communications equipment and backup power options. The most difficult areas for estimating cost correctly at this early stage on this project are expected to be the Site elements that resolve topography changes (such as retaining walls), the mechanical systems related to the jail and truck bays and the specialty systems related to the jail cells and communication systems. Further development of the design will allow for even more accurate cost information.



# City of Homer

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

## Office of the City Manager

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(p) 907-235-8121 x2222

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### Memorandum 15-074

TO: Mayor Wythe and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: May 20, 2015  
SUBJECT: Funding Public Safety Building to 35% Design

---

Ordinance 15-18 authorizes funding for bringing the public safety building to 35% design. The cost to bring this project to 35% design is \$663,000, however, there is \$50,329 left in the Public Safety Building Project Account that can be used on funding the next phase.

The Council has wisely indicated a desire to ensure State Revenue Sharing is spent on one time capital budget items and not factored into the operating budget. With the state budget in crisis, municipalities have been told revenue sharing could go away. The current proposal is to decrease State Revenue Sharing by 33% starting in FY2017 (see chart from Anderson Group). This will result in over a \$100,000 decrease for the City of Homer in FY2017. While it is wise to not count on State Revenue Sharing to balance the budget given the State's current fiscal climate, I caution that because Revenue Sharing has been used in the past and currently to balance the budget, appropriating the funds to a capital expense will have an impact on the current 2015 and 2016 budget.

Ordinance 15-18 takes Revenue Sharing from SFY2015 and adds it to SFY2016 Revenue Sharing to come up with the one time funds for 35% design. According to the draft audit there is a surplus from last year's budget in an amount equal to or greater than the SFY2015 Revenue Sharing payment from the State (\$341,037). The City will receive the SFY2016 Revenue Sharing Payment July 1 (\$321,468).

Enc:

Memorandum 15-007 from Public Safety Building Review Committee  
Community Revenue Sharing Program estimates from Anderson Group



**Community Revenue Sharing Program**

**\$Millions**

COH

%Chg

Actual	FY14 CRS Beginning Balance (7/1/2013)	180.00		
	FY14 CRS Allocation (7/1/2013)	(60.00)	341,603	
	FY14 CRS Appropriation (7/1/2013)	60.00		
	<u>FY14 Ending Balance (6/30/2014)</u>	<u>180.00</u>		
	FY15 CRS Beginning Balance (7/1/2014)	180.00		
	FY15 CRS Allocation (7/1/2014)	(60.00)	340,595	-0.30%
	<u>FY15 CRS Appropriation (7/1/2014)</u>	<u>52.00</u>		
<u>FY15 Ending Balance (6/30/2015)</u>	<u>172.00</u>			
Estimated	FY16 CRS Beginning Balance (7/1/2015)	172.00		
	FY16 CRS Allocation (7/1/2015)	(57.33)	320,747	-5.83%
	FY16 CRS Appropriation (7/1/2015)	-		
	<u>FY16 Ending Balance (6/30/2016)</u>	<u>114.67</u>		
	FY17 CRS Beginning Balance (7/1/2016)	114.67		
	FY17 CRS Allocation (7/1/2016)	(38.22)	213,831	-33.33%
	FY17 CRS Appropriation (7/1/2016)	-		
	<u>FY17 Ending Balance (6/30/2017)</u>	<u>76.44</u>		
	FY18 CRS Beginning Balance (7/1/2017)	76.44		
	FY18 CRS Allocation (7/1/2017)	(25.48)	142,554	-33.33%
	<u>FY18 CRS Appropriation (7/1/2017)</u>	<u>-</u>		
<u>FY18 Ending Balance (6/30/2018)</u>	<u>50.96</u>			





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## Memorandum 15-007

TO: Homer City Council

FROM: Public Safety Building Review Committee (PSBRC)

DATE: January 05, 2015

SUBJECT: **Public Safety Building  
Conceptual Design Status Report  
Recommendations on How to Proceed**

The Committee, working with City staff, has worked over the last eleven months to accomplish the completion of the Public Safety Building conceptual design scope of work contained within Ord. 14-020. The ordinance contained the following tasks:

“Review and rate GC/CM proposals and make a recommendation to the Council.”

✓ *This work is complete. A construction manager and project architect have been selected and the Council awarded contracts that achieve the first level of design.*

“Review the proposed contract and provide input on the scope of work and deliverables.”

✓ *This work is complete and was elucidated within the contract documents.*

“Review work products and participate in regular briefing with the contractor.”

✓ *This work is complete to the extent of reaching a conceptual design – a design and funding benchmark.*

“Make recommendations / provide direction to staff /contractors as the project proceeds.”

✓ *This work is complete to this juncture of additional policy related direction. The committee selected a site for the new facilities and the Council has ratified the location. The site selection has allowed advancement of the preliminary site and building design.*

“Make recommendations to Council as to how to proceed as benchmarks are achieved.”

✓ *We have reached a financial and design benchmark. Our recommendations are stated below.*

The committee, at the onset, agreed to work by consensus. In the event of failing unanimity, the options discussed are presented.

The committee initiated interactions with the citizenry, through the opportunities of its meetings, which often held three agenda spots for public comment and questions, and

presentations to civic organizations. We hope that these will continue as the next phase develops.

We have reached a point that requires policy direction from the City Council which may include further appropriation of funds to advance the project beyond the initial phase. The Council also now needs to decide whether to dissolve or extend the life of the Committee (as directed in the enabling ordinance).

### **Recommendations:**

#### 1. The City Council approve the conceptual design.

- Needs Analysis – A space needs study, commissioned by the architect with a firm specializing in accurate program identification and space allocations for municipal public safety buildings, documented a 2016 building size of ~22,000 square feet for the Police Department and ~21,200 square feet for the Police Department. Space allocations were based on mid-point (not the largest acceptable or the smallest acceptable) square footages for each program element.
- Site Planning - A site plan was developed that provides an efficient layout of a combined facility (as a single project); but also provides for the opportunity to construct in two phases. The site is not large enough to construct a building of a single story, so much of the building is on two floors.
- Site Mitigations – The HERC site contains a variety of existing encumbrances:
  - A waterway transects the property;
  - The Public Works Department occupies one of the existing buildings;
  - The gymnasium and an adjacent classroom are used for community recreation and training;
  - The skateboard park is located there; and
  - An outdoor basketball court is partially located there.
- Public Comment – Almost all public comment revolved around the loss of the recreational spaces. Some also wondered about the proximity to the KPSD Homer Middle School and the access to the school across the HERC property. When questions were posed by the public, the Committee or City staff or the GC/CM Design Team provided responsive information.
- Alternatives:
  - The “Build Everything as Soon as Possible” approach.
    - Pro: Notion that soonest money is the cheapest money, and soonest construction is the least expensive price per square foot.
    - Con: Shortage of funds for the size of the designed project may delay construction for many years, and returns a focus on the mitigations listed above.
  - The “Two Phases” approach.
    - Pro: Phasing allows a continued use of some of the existing facilities and may be the only sized plan that can be financed through municipal bonding or financing in this calendar year.



- Con: Future construction costs will undoubtedly be higher than today's. The Fire/EMS personnel worry that Phase II may fall off the list of City priorities.
- The "Private/Public" Partnership approach.
  - Pro: Teaming with a private partner could allow the entire project to proceed. A private entity can put certain tax advantages to good use, where the City cannot.
  - Con: The Council has previously decided that owning and maintaining municipal buildings is the best public policy.
- Policy Considerations:
  - Does the City go to complete design and pursue funding for the complete project; or
  - Does the City go to complete design and pursue funding for the first phase of the project; or
  - Does the City go to Phase One design and pursue funding for the first phase of the project; or
  - Does the City put the project on hold until a more solid funding plan has been established?

2. The City Council approve a schedule for the project. The GC/CM team developed a schedule with the following milestones:

	<u>Start</u>	<u>End</u>
35% Preliminary Design	Feb 2015	Dec 2015
Bond proposition on the ballot	Jun 2015	Oct 2015
65% GMP Design	Nov 2015	Sept 2016
100% Final Design	Sept 2016	Apr 2017
Construction	May 2017	Sept 2018

3. The City Council approve a budget to take the project to 35% design. Taking the next step will fill in some of the blank areas and establish some of the craft budgets (civil, electrical, mechanical and specialties) to further public information and review. A rough order of magnitude cost estimate was completed by the GC/CM team for the project; assuming 2017-18 construction. The total cost of a single combined project is \$29.9 M. Postponing construction or phasing may increase the overall cost of the project.

### Project Funding Needs – How Much and When?

Need	Amount	Date Needed
Complete 10% Conceptual Design	\$300,000	Appropriated
Complete 35% Preliminary Design	\$663,000	February, 2015
Complete 65% GMP Design	\$643,000	November, 2015
Complete 100% Final Design	\$316,000	September, 2016

Total Design/City Admin = \$1,922,000

Site Preparation/Demolition	\$975,000	March, 2017
First Year Building Construction	\$18,000,000	July, 2017
Second Year Building Construction	\$9,000,000	July, 2018

Total Construction/Inspect/CA/Art = \$27,975,000

Total Project \$29,897,000

The Design Team attempted to assess building square footage for both Police and Fire to determine if initial costs could reasonably be reduced. The design team concluded that rather than eliminating square footage to reduce costs, the City should seek cost sharing with other local, state, and federal agencies for jail, range, and emergency management facilities.

The Committee concluded that from a practical perspective there is no significant square footage with a lower priority that should be postponed (with the possible exception of the shooting range). The Committee also determined that it was premature to make reductions in scope prior to establishing firmer designs and cost estimates. Cutting and trade-offs can come later in the process.

If the State would participate in Jail construction (say pay 1/3 the cost); it could reduce the City's cost by \$1,100,000. Participation in Range construction (say pay half the cost) might reduce the City's cost by \$900,000). The potential for Federal/State/Borough participation in the cost of this project should also be investigated. Private organizations (such as the NRA) might also contribute to the costs of the project.

4. The City Council should either disband or reauthorize the Committee. Per the resolution that created the PSBRC, the committee "shall be disbanded when the initial scope of work is complete and the Council appropriation is expended. The Council may extend the life of the Committee and expand its scope of work if the project proceeds beyond this initial phase and additional project revenues are secured."
5. The City Council should consider some policy matters that are outside of the purview of the PSBRC.
  - a. What is the future of the fire department? Many have suggested that the EMS/Fire response duties found on the southern peninsula, be combined or reorganized. This could affect the programing and sizing of the new City facilities.

- b. What will the operational costs of the new facilities be and how will the City pay for those costs? The existing maintenance, janitorial, heating and lighting expenses will be magnified by the increased size of the new facilities. As part of a plan presented to the public, operational costs should be addressed.



Activity Name	Rev#	Original	Start	Finish	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Homer Public Safety Building</b>																																																				
<b>Reconstruction</b>																																																				
<b>15% Conceptual Design</b>																																																				
Trip #1 - Interviews for Needs Assessment	USQH		03-Jun-14A	03-Jun-14A																																																
Develop Needs Assessment	USQH		12-Jun-14A	26-Aug-14A																																																
Concept Design 10%	USQH		04-Oct-14A	10-Dec-14																																																
Trip #2 - Presentation & Discussion	USQH		10-Dec-14	10-Dec-14																																																
Pre-Construction NTP	CDH		02-Jan-15																																																	
Site Survey	CGC		30-Jan-15	30-Jan-15																																																
<b>35% Schematic Design</b>																																																				
Preliminary Design 35%	USQH		01-Feb-15	01-Sep-15																																																
Bond Proposition	CDH		02-Feb-15	01-Oct-15																																																
Trip #3 - 35% Presentation	USQH		10-Sep-15	10-Sep-15																																																
Issuance of 35% Documents	USQH		01-Oct-15																																																	
Develop Phasing Plan, 35% Design Review	CGC		15-Oct-15	15-Oct-15																																																
Initial 35% Schedule Development	CGC		15-Oct-15	15-Oct-15																																																
Bid Package Prep & Development	CGC		25-Oct-15	25-Oct-15																																																
35% Budget Alignment	CGC		15-Nov-15	09-Nov-15																																																
Develop Subcontracting Plan	CGC		25-Nov-15	04-Dec-15																																																
Subcontracting Plan Owner Review	CDH		10-Dec-15	14-Dec-15																																																
Develop Site Logistics Plan	CGC		11-Dec-15	20-Dec-15																																																
<b>65% Design Development</b>																																																				
65% Design	USQH		24-Nov-15	15-Jul-16																																																
Trip #4 - 65% Presentation	USQH		3-Jul-16	23-Jul-16																																																
Sub Solicitation Period - 65%	CGC		40-Jul-16	01-Sep-16																																																
65% Bid Day	CGC		0	01-Sep-16																																																
Compile Budget	CGC		15-Sep-16	16-Sep-16																																																
65% GMP to Owner	CGC		0	16-Sep-16																																																
GMP Reconciliation	CGC		15-Sep-16	01-Oct-16																																																
<b>85% Construction Documents</b>																																																				
Final Design	USQH		15-Sep-16	15-Feb-17																																																
85% Docs to City of Homer	USQH		0	05-Mar-17																																																
85% Review & Budget Alignment	CGC		25-Mar-17	29-Mar-17																																																
Finalize CPM Schedule	CGC		25-Mar-17	29-Mar-17																																																
Secure Early Submittals for Long-Lead	CGC		25-Mar-17	23-Mar-17																																																
Trip #5 - Final Design Presentations	USQH		3-Mar-17	23-Mar-17																																																
Design Complete	USQH		0	23-Mar-17																																																
Final Review	CGC		25-Mar-17	23-Apr-17																																																
NTP	CDH		0	24-Apr-17																																																
City of Homer Permit Issued	CDH		0	24-Apr-17																																																
Issuance of Conformed Docs	USQH		0	24-Apr-17																																																
<b>Construction</b>																																																				
Civil/Utility	CGC		30-Apr-17	23-May-17																																																
Substructure	CGC		50-May-17	27-Jun-17																																																
Superstructure	CGC		65-May-17	01-Aug-17																																																
Exterior Walls/Skin	CGC		85-Jun-17	31-Aug-17																																																
Roof	CGC		40-Jul-17	20-Sep-17																																																
Interior Framing	CGC		60-Jul-17	30-Oct-17																																																
Mechanical & Electrical Rough-In	CGC		120-Oct-17	28-Jan-18																																																
Hang, Tape, Finish, Paint GWB	CGC		120-Nov-17	29-Mar-18																																																
Architectural Finishes	CGC		160-Feb-18	17-Jul-18																																																
Mechanical & Electrical Finishes	CGC		100-Apr-18	17-Jul-18																																																
Testing & Balancing	CGC		40-Jun-18	06-Aug-18																																																
Substantial Completion	CGC		0	06-Aug-18																																																
Commissioning / Punchlist	CGC		30-Aug-18	05-Sep-18																																																
Final Completion	CGC		0	05-Sep-18																																																

TODAY →

### Homer Public Safety Building

Actual Work
  Critical Remaining Work
  Remaining Work
  Milestone

Substantial
  Com
  Final





# City of Homer

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

Office of the City Clerk

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## Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE  
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I  
DATE: JULY 23, 2015  
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

---

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

August

8/18/15 Tuesday

8/26/15 Wednesday

September

Any Wednesday is available at this time

Please review your schedules prior to the meeting and have alternative suggestions available.

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

I will have the Clerk's Calendar for meeting room availability at the meeting.

Recommendation:

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





1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3  
4 City Manager/  
Public Works Director

5 **RESOLUTION 14-020**

6  
7 A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A  
8 PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND  
9 ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER  
10 WHICH THE COMMITTEE WILL CONDUCT ITS WORK.

11  
12 WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to  
13 conduct preliminary engineering, design, site evaluation, and cost estimating for the  
14 proposed new Homer Public Safety Building; and

15  
16 WHEREAS, Proposals are due on January 21, 2014; and

17  
18 WHEREAS, It would be beneficial to establish a Public Safety Building Review  
19 Committee (PSBRC) to assist the City with numerous functions including review and  
20 evaluation of the proposals, similar to the committees the Council has established for  
21 construction projects on other public buildings.

22  
23 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes  
24 the Public Safety Building Review Committee (PSBRC).

25  
26 BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one  
27 member of the City Council, the Police Chief or their designee, the Fire Chief or their designee,  
28 a member of the public, preferably with construction or project management experience, and  
29 a member of the business community.

30  
31 BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer  
32 and Dan Nelsen and secondary support shall be provided as needed and requested by the  
33 City Manager, the Finance Director, and the City Planner.

34  
35 BE IT FURTHER RESOLVED the Scope of Work shall include:

- 36  
37
- 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 13<sup>th</sup> 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



# HOMER PUBLIC SAFETY BUILDING

*"To ensure Homer has adequate emergency services into the future to protect community health and safety using a cost-effective, locally-responsive emergency service model."*

## Project Need

Homer's Fire and Police Services are vital to the safety and health of our community. Adequate and safe working environments show our respect for the public servants who provide these services, and at the same time, reduce local vulnerability to emergencies and risk.

The purpose of considering a new facility at this time is to address these issues and our aging facilities' deficiencies, including:

- Limited space for performing basic functions on-site with no room to grow even as community needs expand;
- Lack of efficiency in cramped buildings;
- Safety problems such as inhaling fire truck exhaust indoors, unprotected police dispatch and prisoner visitor areas, and communicable disease exposure risks;
- Lack of storage for police evidence, equipment, and vehicles; and
- Poor conditions for supporting modern electronic and communication systems.

## Why Now?

Homer's Police Station was built in 1979. In 1980, the Fire Hall was built on an older garage/shop structure using sweat equity and donations. It is a testament to our staff and volunteers that they have managed to extend the useful life of these facilities.

Fully renovating these outdated facilities so they comply with modern, energy efficient standards is cost-prohibitive compared with new construction. Moreover, Police and Fire have limited space for expansion on their current sites and need room to grow.

Thus, it is critical to take steps now toward a long-term solution that ensures adequate levels of service in the future and takes advantage of cost efficiencies in co-locating the fire and police station together.

## Preliminary Concept Design

The City is exploring options for designing and constructing an up-to-date combined facility for Police and Fire, specifically tailored to local needs and resources. The City has hired a consultant team including USKH (now Stantec), Loren Berry Architect and Cornerstone General Contractors using a General Contractor Construction Manager approach for cost savings and better value.

Preliminary concept design is fully funded and is just getting underway. This phase of work will produce a space needs analysis, siting criteria, concept design, and cost projections for a new Homer Public Safety Building.

This process will actively engage public safety facility users, local residents, and a City Council appointed Public Safety Building Committee in a transparent public process for developing a realistic building concept plan and weighing site options.

## We Need Your Input!

Once a space needs assessment is completed, three public open houses will be held to present findings, to ask for community feedback, and to discuss options:

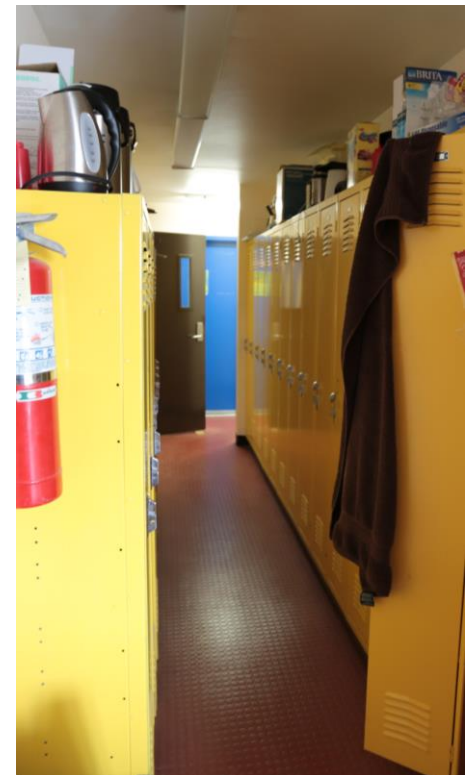
- Meeting #1 - Project Need and Site Criteria (target date **September**, TBA)
- Meeting #2 - Site Selection Rankings and Preliminary Design Concept (target date **October**, TBA)
- Meeting #3 Refined Design Concept (target date **November**, TBA)

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

Carey Meyer, Public Works Director  
[cmeyer@ci.homer.ak.us](mailto:cmeyer@ci.homer.ak.us) (907) 235-3170  
3575 Heath Street, Homer 99603

# City of Homer Police Station DEFICIENCIES

- Extremely cramped work areas
- Poor design causes efficiency problems
- Escape attempt issues due to poor layout
- Lack of evidence storage/lab space
- No separation between staff work areas and prisoner through-traffic
- No secure service counter window
- HVAC system routes from jail cells to dispatch risking passage of airborne disease
- Vehicle exhaust enters work areas
- Premature failure of expensive equipment because of poor ventilation
- Regularly overfilling the jail cells
- Communication/computer system issues and limitations due to building age



# City of Homer Fire Station DEFICIENCIES

- Outgrown facility for today's needs with no room to expand for future needs.
- Cramped work areas, limited storage
- Premature wear of expensive equipment and vehicles stored outside with slower winter response times
- Diesel exhaust emissions indoors causing lung health issues among staff
- No OSHA compliant biohazard decontamination/cleaning area
- Existing bays are too short for standard size fire apparatus requiring expensive modifications
- Walls are rotting indoors from water trapped indoors
- Floor is unable to sustain weight of apparatus and cracking throughout
- Not enough room for volunteers to stay overnight during duty





