



## City of Homer

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

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

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

(p) 907-235-3130

(f) 907-235-3143

# Memorandum

## Agenda Changes/Supplemental Packet

TO: MAYOR ZAK AND HOMER CITY COUNCIL

FROM: JO JOHNSON, MMC, CITY CLERK

DATE: FEBRUARY 13, 2017

SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

### **PENDING BUSINESS**

**Resolution 16-128**, A Resolution of the City Council of Homer, Alaska, Creating a Police Station Building Task Force and Establishing the Scope of Work and Parameters Under Which the Task Force Will Conduct Its Work. Mayor.

Kachemak Center Availability for Police Department Usage

Page 3

### RECOMMENDATION:

Voice consensus to changes under Agenda Approval.

Fiscal Note: N/A



**February 11, 2017**

**To: Shelly Erickson**

**From: Chris Newby**

**Re: Kachemak Center Availability for Police Dept. Usage**

**Thanks for your interest in the Kachemak Center as a possible interim solution for the current space needs of the Homer Police Dept. Before addressing your specific questions, let me give you a little background. Angie and I purchased Kachemak Center last year with the goal of completely renovating the facility into a multiuse retail/professional office complex. To this end, we have engaged an architectural firm, McCool Carlson Green, to design the various major renovation elements. The architectural plans are nearing completion (attached is the preliminary floorplan for the Main Floor, proposed building elevations and color renderings). To date, we have completed the conversion of the building to Natural Gas and we are in the process of upgrading the old downstairs Mall Area. With this in mind, what follows is an answer to your questions:**

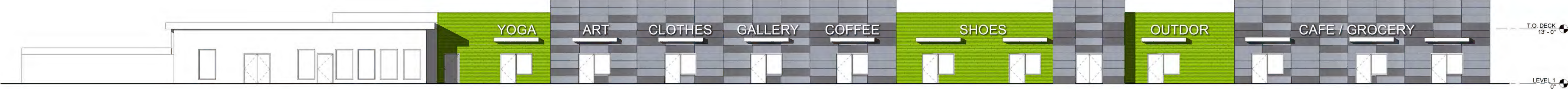
- 1. Space Available. Under the proposed layout, there is approximately 12,000 SF designated for professional office use (including ingress/egress). If the City needed more space, some of the Retail designated area could be used. Currently nothing is locked in.**
- 2. Typical Lease. At this time, we anticipate offering all prospective tenants a Base Rent of \$1.50 +/- per square foot, for Shell Office/Retail Space plus utilities. The Base Rent would provide the City with finished office space (flooring/lighting/fixture allowances). Any specialty requirements would be paid for by the City (or possibly incorporated into the lease rate) to be determined in advance and in writing. In addition, most of our leases include some form of annual increases for hard costs (taxes and insurance) and operating costs.**
- 3. Lease Term. Depending upon the complexity of the build-out, the amount of space leased and any special requirements, we would prefer a minimum lease of 5-7 years with some renewals built-in at the end of each lease term.**
- 4. Program Requirements. Although we could probably address all of the Police Dept's space program, we would not want to incorporate the Jail or Shooting Range in the building in consideration of our other tenants (current and future).**

5. **Occupancy Date.** Depending upon how soon we can reach and execute an agreement with the City and the City issues its' Notice to Proceed, we are looking at an overall timeframe of six to eight months (to include plan development, Fire Marshall review/ approval and construction). This is dependent upon minimal changes during the planning and construction processes, weather and other unforeseen variables. As a point of reference, I completed the build-out (slab floor and perimeter stud walls) of office space for the State of Alaska District Attorney's offices, in a building we own in Palmer, in a 4 month timeframe. Although smaller in size, the DA project had similar elements that the build-out for the Homer Police would entail.

Hopefully the above answers give you enough preliminary information to consider our building as an option to your space needs for the Police Dept. in the near term. If the City determines that this idea is feasible, we would be happy to meet with City officials to reach a mutually feasible agreement.

Again, thank you for your interest in our building.

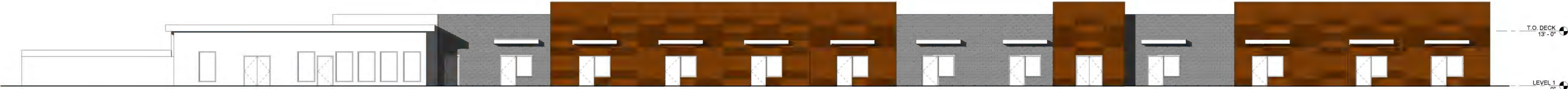




SOUTH ELEVATION OPTION



SOUTH ELEVATION OPTION

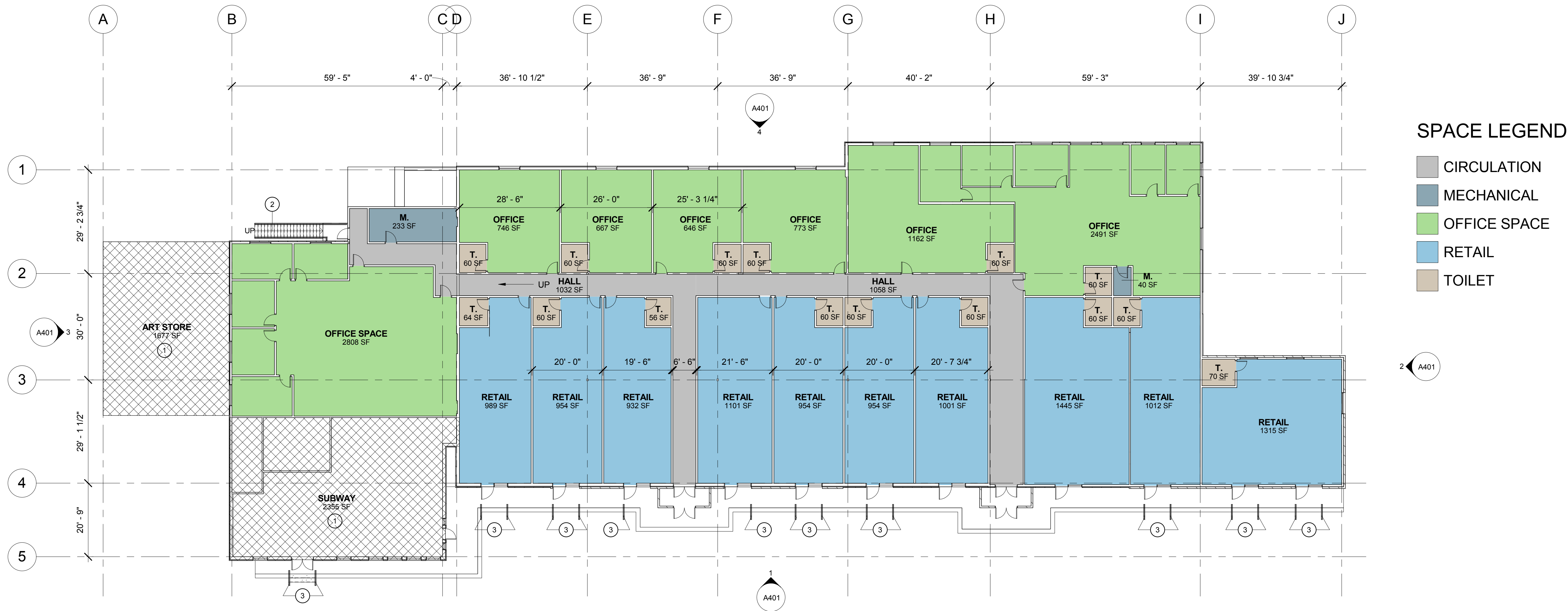


SOUTH ELEVATION OPTION



Kachemak Development  
August 8th, 2016





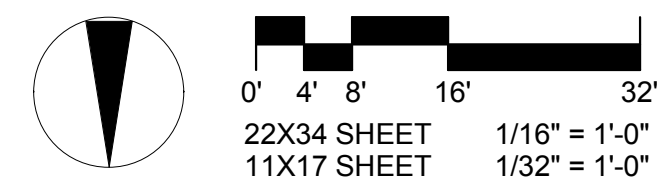
**1 FLOOR PLAN - LEVEL 1 - REMODEL**  
A201 1/16" = 1'-0"

**Code Summary**

503	Type V Area Limit: Level one area of TI: Sub level area of TI:	40,500 SF per Level 24,900 gross SF 14,100 gross SF
602:	Construction Type: No change in occupancy	Type VB

**SHEET NOTES**

- 1 EXISTING SPACE NOT RENOVATED - HATCHED
- 2 EXIT STAIR
- 3 RAILING



CONSTRUCTION DOCUMENTS - ROOF REPLACEMENT

SHEET NO.

**A201**

**KACHEMAK DEVELOPMENT**

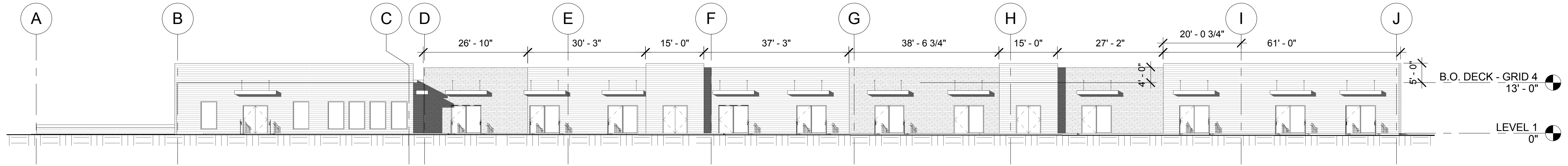
637 E Pioneer Ave, Homer, AK  
Owner

**CONCEPT FLOOR PLANS - LEVEL 1**

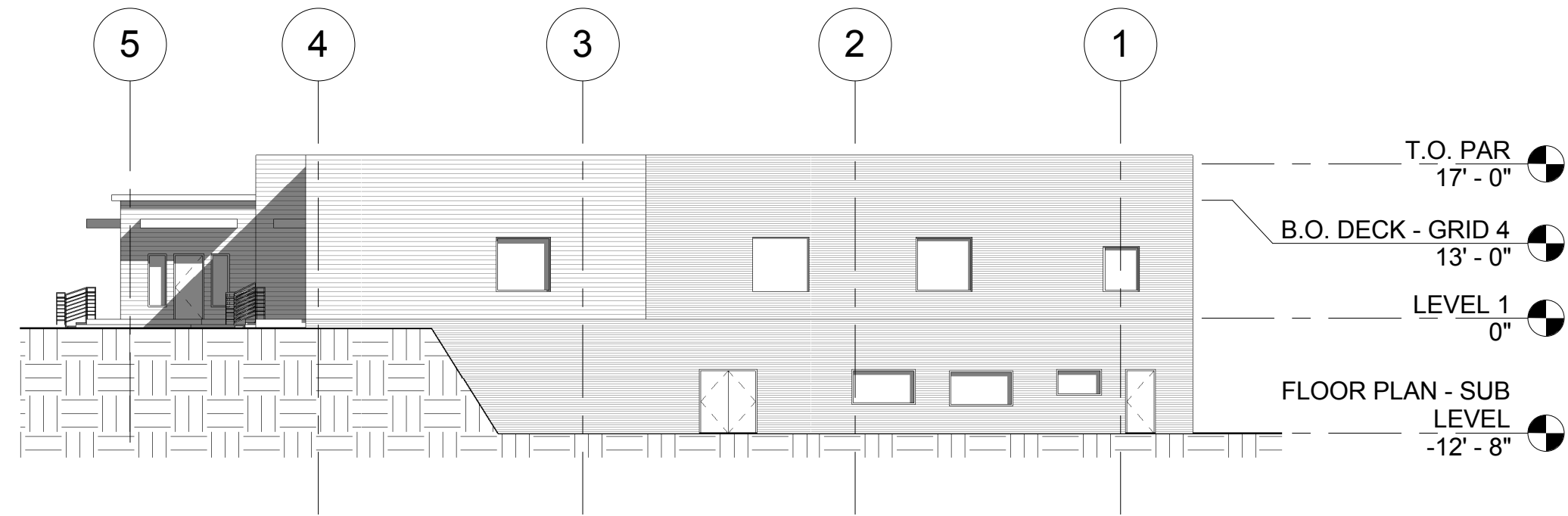
**MCCOOL CARLSON GREEN**  
ARCHITECTURE • PLANNING • INTERIORS  
HISTORIC ANCHORAGE TRAIN DEPOT  
421 W. 1ST AVENUE • SUITE 300 • ANCHORAGE, AK 99501  
907.563.8474 PHONE • 907.563.4572 FAX • WWW.MCGALASKA.COM

JOB NO. 2016017	REVIEWED BY:
PROJ. MGR. NMH	
DRAWN BY: NMH	
DATE: 10-28-2016	
REVISIONS	

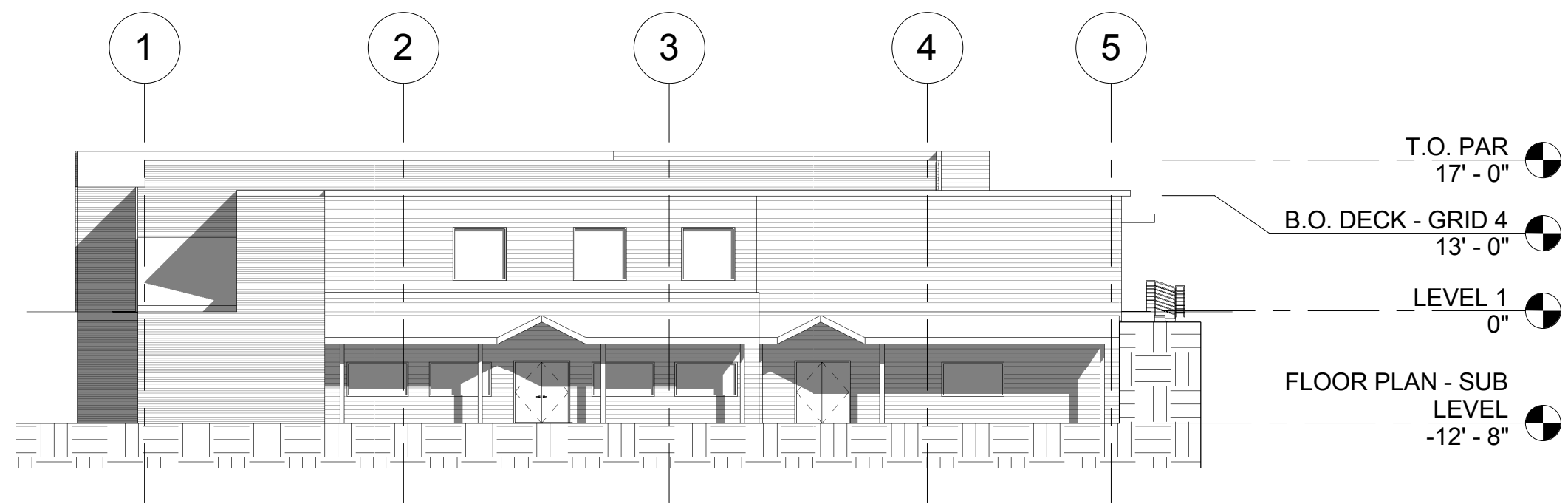
Michael P. Carlson



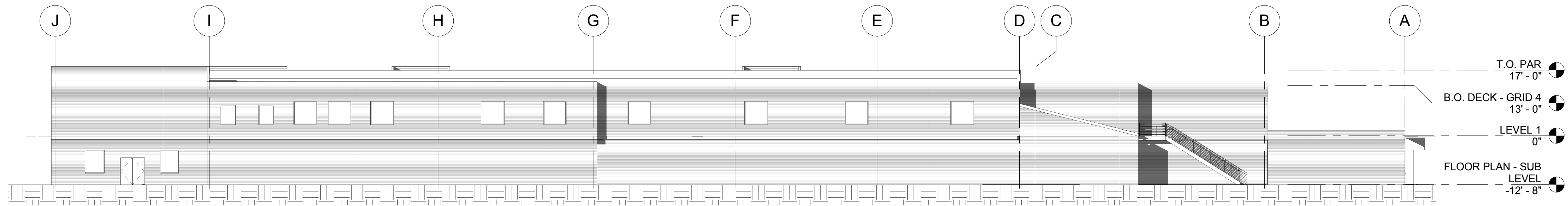
**1 NORTH ELEVATION**  
A401 1/16" = 1'-0"



**2 WEST ELEVATION**  
A401 1/16" = 1'-0"



**3 EAST ELEVATION**  
A401 1/16" = 1'-0"



**4 SOUTH ELEVATION**  
A401 1/16" = 1'-0"

REVIEWED BY:	PROJ. MGR. Designer	DATE: 10-28-2016
LOB NO. 2016017	DRAWN BY: Author	REVISIONS
	Michael P. Carlson	

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**KACHEMAK DEVELOPMENT**  
637 E Pioneer Ave, Homer, AK  
Owner  
**EXTERIOR ELEVATIONS**

SHEET NO.  
**A401**

CONSTRUCTION DOCUMENTS - ROOF REPLACEMENT