



MAYOR BRYAN ZAK
COUNCIL MEMBER DONNA ADERHOLD
COUNCIL MEMBER HEATH SMITH
COUNCIL MEMBER TOM STROOZAS
COUNCIL MEMBER SHELLY ERICKSON
COUNCIL MEMBER CAROLINE VENUTI
COUNCIL MEMBER RACHEL LORD
CITY ATTORNEY HOLLY WELLS
CITY MANAGER KATIE KOESTER
CITY CLERK MELISSA JACOBSEN

WORKSESSION AGENDA

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)
- 3. HOMER EDUCATION AND RECREATION CENTER (HERC) –
Discussion with Park Art Recreation & Culture Advisory Commission on the
future of the building**

Participants submitted 1 sentence visions of what the property looks like in 10-20 years prior to the meeting. Responses were categorized for the packet.

Page 7

1. Intro and review of categories (5 minutes)
 2. What would it take to implement the identified vision for the property?
Group will go through each category and identify steps and potential obstacles for each vision. (15 minutes)
 3. What information do we still need to determine the possibility and probability of each vision? (10 minutes)
 4. Next steps (10 minutes)
- 4. COMMENTS OF THE AUDIENCE**
 - 5. ADJOURNMENT NO LATER THAN 4:50 P.M.**
Next Regular Meeting is Monday, January 22, 2018 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



City of Homer

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Memorandum

TO: KATIE KOESTER, CITY MANAGER
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: JANUARY 3, 2018
SUBJECT: HERC VISION

Included in this memo are the responses to your request for Councilmember and PARCAC Commissioner visions for the HERC property in 10-20 years. They can be separated into 4 general categories:

1. Hotel Convention Center
2. Sell it
3. Police Station/ Recreation
 - *Recreational/Educational hub of the community or a combined Public Safety/Recreational facility.*
4. Recreation Facility (multi-use)
 - *I envision the HERC building as a vibrant rec center with gym and classrooms scheduled and used for community activities for all ages, such as exercise, dance, quilting, etc.*
 - *My vision of the property would be for a vibrant multi-use community recreation and education center that includes inside and outside spaces with a particular eye towards year-round/winter indoor activities and space specifically for youth.*
 - *The property could become a revamped Boys and Girls club for students with nowhere to go after school.*
 - *My vision would be a multi-use complex which is supported by a service area. Just as the YMCA, Boys and Girls Club and Boy & Girl Scouts provided physical and educational programs for after school for many parents in their youth, this facility has the potential to provide the location for dedicated parents to conduct these programs.*

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HERC Building

City Council Worksession – January 8, 2018

1. Costs of operating and maintaining the HERC building
 - a. 2018 Operating Budget. Includes 2015, 2016 and 2017 Page 13
 - b. 2013 Operating Budget. Includes 2010, 2011, 2012, 2013 Page 15
2. Costs to:
 - a. Remodel
 1. Stantec assessment and cost estimate, April 5, 2016 Page 17
 2. Klaunder & Company Architects, Inc. Dec. 10, 2012 Page 42
 - b. Gas conversion
 1. Memo 13-077 Conversion of City Facilities to Natural Gas Page 47
 - c. Fire Code
 1. Memo 14-113 HERC Gym – Fire Code 7/21/2014 Page 49
 2. State of Alaska, Fire Marshal response Page 50
 - d. Demolition
 1. Memo 13-131 Public Safety Building. See pg 2, top paragraph for demolition costs. Page 55
3. Transfer from the KPB
 - a. May 18, 2015 Release of Deed Restriction “...use and benefit of the general public.” Page 61
 - b. July 1, 1998 Site Survey Old Homer Intermediate School prepared for KPB Page 67
4. Timeline of former City Council Actions – most current first
 - a. Ord. 14-110 Designating the HERC for the proposed public safety building. Page 157
 - b. Ord. 14-37 Appropriating \$19,000 for Fire Code Compliance. Page 159
 - c. Resl. 13-096 Requesting KPB amend Quit Claim Deed “to see the property and dedicate the proceeds for the use and benefit of the general public.” Sept. 23, 2013. Page 161
 - d. Resl. 13-095 HERC Gym with minimal heat until demolished. Page 163
 - e. Ord. 13-19(A)(S) HERC building not include in gas conversion. Page 165
 - f. Memo 13-058, April 17, 2013 HERC Workshop. Page 167
 - g. Ord. 12-45 Appropriating \$15,000 for Engineering review. Page 189

Cost to Operate

City of Homer
2018 Operating Budget

0114 HERC BUILDING			Unaudited	Adopted	Draft	Δ %	
A/C Num.	Expenditure Categories & Descriptions	12/31/15 Actual	12/31/16 Actual	12/31/17 Budget	12/31/18 Budget	vs. Prior Yr Amended	
						\$	%
Salaries and Benefits							
	Total Salaries and Benefits	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
Maintenance and Operations							
5202	Operating Supplies	0	0	0	-	0	0.0%
5203	Fuel and Lube	23,376	12,259	21,000	21,000	0	0.0%
5208	Equipment Maintenance	0	0	0	-	0	0.0%
5209	Building & Grounds Maintenance	1,763	4,374	3,000	3,000	0	0.0%
5210	Professional Services	3,449	1,413	1,500	1,500	0	0.0%
5215	Communications	375	459	500	500	0	0.0%
5216	Freight and Postage	0	0	0	-	0	0.0%
5217	Electricity	16,146	14,476	12,000	15,000	3,000	25.0%
5218	Water	738	780	1,000	1,000	0	0.0%
5219	Sewer	381	466	1,000	1,000	0	0.0%
5220	Refuse and Disposal	0	0	0	-	0	0.0%
5221	Property Insurance	2,262	1,947	1,632	1,795	163	10.0%
5223	Liability Insurance	81	189	121	133	12	10.0%
5227	Advertising	0	0	0	-	0	0.0%
	Total Maint. and Operations	<u>48,571</u>	<u>36,362</u>	<u>41,753</u>	<u>44,928</u>	<u>3,175</u>	<u>7.6%</u>
	Total	<u>48,571</u>	<u>36,362</u>	<u>41,753</u>	<u>44,928</u>	<u>3,175</u>	<u>7.6%</u>

Budget Notes:

**CITY OF HOMER
2013 OPERATING BUDGET**

**NARRATIVE
GENERAL FUND - LEASED PROPERTY**

This budget reflects the costs associated with providing maintenance of the old school facilities obtained from the borough and other properties the city owns and leases out. UAA has a lease with the City of Homer through May, 2011. The Boys and Girls Club also utilize this facility.

**FUND 100
114 - LEASED PROPERTY**

	FY 2010 Actual	FY 2011 Actual	FY 2012 Adopted Budget	FY 2012 Amended Budget	FY 2013 Adopted Budget	Difference Between 2012 Amended & 2013	
<u>Maintenance and Operations</u>							
5203 Fuel/Lube	43,765	42,648	28,000	56,000	28,000	(28,000)	-50.00%
5208 Equipment Maintenance	174	-	700	700	700	-	0.00%
5209 Building & Grounds Maintenance	3,717	1,383	3,375	3,375	3,375	-	0.00%
5210 Professional & Special Services	3,571	6,132	1,875	1,875	1,875	-	0.00%
5215 Communications	497	462	700	700	700	-	0.00%
5217 Electricity	19,865	20,561	9,000	19,000	9,000	(10,000)	-52.63%
5218 Water	1,751	1,494	1,000	1,000	1,000	-	0.00%
5219 Sewer	1,613	1,471	1,000	1,000	1,000	-	0.00%
5220 Refuse/Disposal	-	-	200	200	200	-	0.00%
5221 Property Insurance	2,083	1,758	1,934	1,934	1,934	0	0.01%
5223 Liability Insurance	1,430	626	1,244	1,244	1,244	(0)	0.00%
Total Maintenance and Operations	78,467	76,535	49,028	87,028	49,028	(38,000)	-43.66%
<u>Capital Outlay, Transfers and Reserves</u>							
5990 Transfers to Reserves	-	-	-	-	-	-	0.00%
Total Capital Outlay, Transfers and Reserves	-	-	-	-	-	-	0.00%
Total	\$ 78,467	\$ 76,535	\$ 49,028	\$ 87,028	\$ 49,028	(27,507)	-35.94%

LINE - ITEM EXPLANATIONS:

For the 2012 Budget, Council chose to keep the Boys & Girls Club open through May, 2012. The Boys and Girls Club signed a lease agreement to pay \$750 a month toward expenses.

Account Number Explanations: See "Appendix" Tab.

Dept	Reserve	2013 Beg Balance	Transfers In	Expenditure	2013 End Balance
396	Depreciation Reserves	215,738	-		215,738

Cost to Remodel or Abate

Conceptual Cost Estimate

Homer Public Safety Building Project

Construction Items	Quantity	Unit	Unit Price	TOTAL
ASSESSORY SPACE				
Vehicle Impound Fenced Storage	1,962	sf	\$50	\$98,100
Enclosed Parking (25x60)	1,500	sf	\$200	\$300,000
Covered Parking (15x20)	300	sf	\$150	\$45,000
Covered Parking (20x30)	600	sf	\$150	\$90,000
K-9	55	sf	\$150	\$8,175
SUBTOTAL ACCESSORY STRUCTURES				\$541,275
CIVIL SITE				
Mob/Demob/General Conditions	1	LS	\$95,000	\$95,000
Construction Survey	1	LS	\$25,000	\$25,000
Excavation - Off-Site Disposal	7,500	CY	\$7	\$52,500
Excavation - Off-Site Disposal	2,000	CY	\$4	\$8,000
Geotextile Fabric	25,000	SF	\$1	\$31,250
Import Select Fill Material	6,500	CY	\$25	\$162,500
Paving (2" LC/2" AC)	24,000	SF	\$5	\$120,000
Curb & Gutter	400	LF	\$25	\$10,000
Sidewalk/Trails/Courtyard	1	LS	\$30,000	\$30,000
Storm Drainage	1	LS	\$35,000	\$35,000
Water Service	1	LS	\$30,000	\$30,000
Sewer Service	1	LS	\$25,000	\$25,000
Landscaping/Seeding	1	LS	\$35,000	\$35,000
Detention Basins	1	LS	\$18,000	\$18,000
Gas/Electric/Tele Service	1	LS	\$45,000	\$45,000
Pavement Striping/Signage	1	LS	\$25,000	\$25,000
Site Lighting	1	LS	\$45,000	\$45,000
SWPPP	1	LS	\$17,500	\$17,500
Dumpster/Pad/Enclosure	1	LS	\$12,500	\$12,500
Large Radio Antenna	1	LS	\$65,000	\$65,000
Bridge/Retaining walls	1	LS	\$16,000	\$16,000
Emergency Generator	1	LS	\$95,000	\$95,000
Skateboard Park	4,500	SF	\$99,000	\$99,000
SUBTOTAL CIVIL SITE				\$1,097,250
MAIN BUILDING				
General				\$858,295
Re-Roof @ HERC	13,913	sf	\$30	\$417,390
Sprinkler system @ HERC	17,181	sf	\$5	\$85,905
Fire Pump	1	each	\$75,000	\$75,000
2 stop elevator @ NEW	1	ls	\$80,000	\$80,000
Dispatch consoles @ NEW	4	each	\$50,000	\$200,000
Jail cells @ NEW	9	each	\$45,000	\$405,000
Unusable Area				\$62,200
Unusable Area	311	sf	\$200	\$62,200
Existing First Floor				\$391,575
Fitness Support	856	sf	\$250	\$214,000
Gymnasium	7,103	sf	\$25	\$177,575
Existing Second Floor				\$1,239,625
Support				
Kitchen	561	sf	\$200	\$112,200
Radio	278	sf	\$75	\$20,850
Bunks	280	sf	\$75	\$21,000
Remaining Support Space	1,108	sf	\$75	\$83,100
Property/ Evidence				
Vehicle Evidence	713	sf	\$100	\$71,300
Property	741	sf	\$150	\$111,150
Long Term Evidence Storage	873	sf	\$150	\$130,950
Decontamination Space	115	sf	\$125	\$14,375
Remaining Evidence Space	1,028	sf	\$75	\$77,100
Range				
Gun Range	2,574	sf	\$200	\$514,800
Range Support	552	sf	\$150	\$82,800
New First Floor				\$1,374,450
Investigation/Patrol	3,927	sf	\$350	\$1,374,450
New Second Floor				\$2,723,300
Dispatch	2,493	sf	\$400	\$997,200
Jail Cells (sf only)	1,279	sf	\$300	\$383,700
Jail Support	3,356	sf	\$400	\$1,342,400
SUBTOTAL MAIN BUILDING				\$6,851,945
ADD ONS				
FF&E	2	%	-	\$169,809
Design	8	%	-	\$679,238
1% for Art	1	%	-	\$84,905
Construction Assistance/Inspection	2	%	-	\$169,809
Contingency	15	%	-	\$1,273,571
City Administration	2	%	-	\$169,809
SUBTOTAL DESIGN/ADMIN				\$2,547,141
TOTAL PROJECT COST				\$11,037,611

**HERC Building Upgrade
Analysis Report**




Prepared for:
City of Homer
3575 Heath Street
Homer, Alaska 99615


Prepared by:
Stantec Architecture Inc.
725 E, Fireweed Lane, Suite 200
Anchorage, Alaska 99503-2245

April 5, 2016

Sign-off Sheet

This document entitled HERC Building Upgrade Analysis Report was prepared by Stantec Architecture Inc. ("Stantec") for the account of City of Homer (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by 
(signature)

Dale Smythe, AIA
Reviewed by 
(signature)

Bruce Hopper, PE, SE

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Executive Summary

The Stantec Architecture Inc. design team and the Homer Public Safety Building Committee have been working together to determine the needs and potential solutions for the Police and Fire departments in the City of Homer. Funding limitations have led the team to explore options for combining, separating, or phasing the two requirements at the current Homer Educational and Recreation Center site. The goal of this report is to examine the potential reuse of portions of the building to provide space needed in a new Homer Police Station.

Discussions with the Authority Having Jurisdiction (Tim Fisher, State of Alaska Office of Fire and Life Safety) have confirmed the project falls within the requirements of Chapter 34 (Existing Structures) of the International Building Code. Without submission of a completed design for review, the discussion revolved around determining the probable level of upgrade required per their interpretation of the Code requirements given the Office's past history with this facility, and the expected new use. Considering the relationship to cost and impact to building systems the discussion focused mainly on what would be required as structural upgrades. The State does not have the capacity to review structural designs. Mr. Fisher confirmed that ensuring the capacity of the structural systems and any upgrades will be left to the designer of record. It was also confirmed that inclusion of any assembly occupancy (the gymnasium) with the reuse of other portions of the building would require fire separation (fire wall) or fire protection (sprinklers) for the entire facility.

Considering the age of the existing Homer Educational and Recreation Center's building systems and the plan for the new police station to be constructed as close as possible to the existing Homer Educational and Recreation Center the report assumes that electrical, data, communication, and heating utilities would come from the new police station facility and only be upgraded or replaced to the minimum functional need. It is assumed that all air systems serving the HERC will need to remain independent; especially considering the special requirements for a shooting range and the control of lead particles.

This report assumes that elements not required as code upgrades, but that could decrease the cost of operations, will be explored during the initial design effort. These elements include upgrades to the thermal envelope that could decrease heating costs, or hazardous material abatement that would reduce the requirement for licensed abatement contractors to be involved with future maintenance or upgrades through the life of the building. This report examines the reuse of only a limited area of the classroom wing. It is assumed the remainder of the building will remain as-is and demo cost is not included.

Rough order of magnitude pricing for the anticipated upgrades is being provided by the projects construction partner, Cornerstone. The pricing effort is based on an onsite walk-through with members of the design team; Ken Castner, Chairman of the Public Safety Building design committee; and Chief Robl; and the narrative descriptions of the upgrades contained in this report.

1.0 STRUCTURAL ASSESSMENT

1.1 BACKGROUND

1.1.1 As Built

The as-built drawings for the old Homer High School are dated 1956. The existing Homer Educational and Recreation Center (HERC) structure is still essentially the same as the 1956 drawings indicate. There are no additions to the structure, and it appears there are only some minor revisions in the floor plan layout since its original construction.

The structure is generally described as a wood framed building on concrete foundations. This description is apropos for the classroom portion of the old school. The roof deck consists of 2x tongue and groove decking over glue-laminated wood beams. The beams are in turn supported on 6x6 timber columns that are concealed in the walls. The columns bear on a concrete foundation system.

The gym portion of the old school has a roof deck consisting of 2x6 tongue and groove planking over steel joists. The joists span the width of the gym to bear on timber columns hidden within the walls. The timber columns bear on a continuous concrete wall footing.

The foundation system of the HERC building consists of a concrete slab on grade throughout the structure. The exterior walls bear on continuous concrete stem walls.

Lateral forces (wind and seismic loads) are resisted using plywood sheathing on nearly every wall in the building. The wall sections on the architectural drawings show the exterior of the building sheathed using 5/8-inch plywood. An inspection above the ceiling space reveals a layer of plywood on the inside face of the wall below the glue-laminated beam at the exterior walls.

The interior classroom partitions are sheathed with plywood as a finish material. Although these walls may not have been intended to be, they are defacto shear walls.

HERC BUILDING UPGRADE ANALYSIS REPORT

Structural Assessment
April 5, 2016

1.1.2 Building Codes

The structure is presumed to be designed in conformance with the 1952 Uniform Building Code. The structural loads used as the basis of design are listed in the General Notes on the structural drawings. Those loads are shown in the figure below:

DESIGN DATA:

Roof loads		Misc. loads	
Live load	30 #/ft ²	Wind load	30 #/ft ²
T&G deck	10 #/ft ²	Floor live load	50 #/ft ²
Ceiling	5 #/ft ²	Entrances	100 #/ft ²
Roofing	10 #/ft ²		
total	55 #/ft ²		

Seismic loading - Zone 3 per Pacific Coast Uniform Bldg. Code. $F_s = 0.15 \times 4.0 \times D.L. = 0.133 \times D.L.$ T&G roof is assumed to act as a horizontal diaphragm to carry loads to braced interior partitions and to end walls, to ground floor slab and foundations.

Assumed soil bearing capacity = 4000 #/ft²

The model building code has changed dramatically since 1952, so comparing the loads listed in the General Notes in the as-built drawings to specified loads in our contemporary codes is not always a direct comparison. For example the "fastest-mile wind speed" was used to determine the wind loads on a structure. In the mid-1990s, the fastest-mile wind speed was abandoned in favor of using the 3-second gust speed. The basic wind speed used to calculate the design wind load was that speed associated with a 300-year return period. A load factor of 1.6 was applied to this load when designing building components. In 2010, the code changed again, now using the wind speed associated with a 700-year return period event. This new design wind speed is higher than that used in previous codes; and it is referred to as an 'ultimate' design wind speed. Recognizing the wind speed is greater, the design process now uses a load factor of 1.0 instead a load factor of 1.6.

The end result is that while the design process has changed significantly, the final design wind load is approximately the same. The as-built drawings list a design wind pressure of 30 pounds per square foot (psf), and the new code also requires a basic design wind pressure of 30 psf.

The code provisions used to determine seismic loads has changed significantly as well. The process used to calculate the design seismic load codes in current codes is long and labored, but the end result is new code only requires a seismic design load 2 percent greater than that used to design the structure in the 1950s.

1.1.3 Significant Historical Events

Beyond the information presented on the as-built structural drawings, the building survived the Magnitude 9.2, 1964 Great Alaska Earthquake; and, more recently, the Magnitude 7.1 Iniskin Bay Earthquake. Homer is located approximately 180 miles and 50 miles from those epicenters, respectively.



HERC BUILDING UPGRADE ANALYSIS REPORT

Structural Assessment

April 5, 2016

The HERC building has also survived several major wind events. The wind event in March 2003 recorded extremely high wind speeds in much of Alaska's south central region.

Other notable events include winters of significant snowfall. The south central region of Alaska has had several winters with significant snowfall including the record-breaking winter of 2011-2012.

1.2 GENERAL CONDITION

1.2.1 The Roof and Walls

The existing structure is in remarkable condition given its age. In general, the wood roof decking in all the areas where it could be observed appeared to be in good condition, and free of any water stains. No evidence of previous roof leaks was observed.

The glued-laminated wood beams are also in good condition. The beams appear to be manufactured using casein glue. Casein glue was commonly used to manufacture glue-laminated beams up until about the mid-1960. Its use was discontinued because it tends to break down when it is exposed to moisture. Nearly all the glue-laminated beams in the classroom area and the shop area were inspected during the site visit, and no indication was found that any glue joint is failing. All the beams inspected appear to be competent.

Performing structural calculations to verify the structure was designed appropriately is beyond the scope of this project. Assuming the beams were correctly designed, the roof should be capable of supporting a design roof snow load of 30 psf. The discussion in section 1.1.2 reveals that the design roof snow load under the current code is the same as that used in the original building design, so there is no compelling reason to augment or otherwise change the existing roof framing, except where the floor plan is to be changed.

1.2.2 The Concrete Foundation

The building's foundation system consists of cast-in-place concrete. The classroom wing is founded on a concrete slab on grade that is thickened under the load bearing walls. The exterior classroom walls are founded on cast-in-place foundation walls.

All the concrete elements that could be inspected appeared to be in very good condition. Usually, in buildings this old, the concrete is cracked from having settled, or it is spalled and degenerating where it is exposed to the weather. The concrete foundation under the HERC building is in very good condition. There are some cracks along the foundation walls, but none that require repairs.

1.2.3 The Lateral Force System

The lateral force (wind and earthquake) resisting system essentially consists of numerous shear walls throughout the structure. The building does not have adequate shear resistance on the



HERC BUILDING UPGRADE ANALYSIS REPORT

Structural Assessment

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exterior sides of the classrooms, where the perimeter walls are nearly all glass. The interior partitions are sheathed with either structural plywood, or plywood wall finish. As a result, the classrooms, although probably not designed to do so, are acting as a group of three-sided diaphragms. The copious use of wood sheathing as a wall finish likely helped this structure survive the 1964 Great Alaska Earthquake.

1.3 THE RE-PURPOSED BUILDING

1.3.1 The Shooting Range

Future plans for this building suggest the (plan) south half of the classroom addition being converted into a shooting range. To create that large, open space requires six timber columns to be removed along with the three walls between rooms 108, 109, 110, and 111. Removing the columns will require new beams to support the existing roof structure. The new beams will be framed from the exterior wall to the corridor wall under the existing roof beams. Two new columns will be required at each beam location, one under each end.

As noted previously in this report, the partitions between the classrooms probably function as de facto shear walls. Removing these interior walls significantly reduces the lateral resistance of the building to both wind loads and seismic loads. A detailed structural analysis of the building will likely prove that the existing roof diaphragm over the south half of the classroom addition will not be adequate to resist the design lateral loads. The existing diaphragm can be augmented by adding structural wood sheathing panels to the underside of the existing tongue and groove deck between the existing glued-laminate roof beams. This new sheathing could then be connected to new, competent wood-sheathed shear walls at each end of the range. The new wood shear walls would in turn be bolted to the existing concrete foundation system.

The windows in the (plan) south wall will have to be removed to control the lighting in the shooting range. The empty holes should be infilled with wood framing sheathed with wood structural wood shear panels, which will create a competent shear wall on the exterior side.

1.3.2 The Evidence Room

Future plans suggest the north half of the classroom wing will be remodeled to create an evidence storage room. As with the shooting range, if the interior partition walls between the classrooms are removed, the underside of the existing roof deck should be sheathed and new shear walls constructed on each end of the space. If the walls are not removed, they should at least be augmented to ensure they function as competent shear walls.

The windows should be removed from the north wall of the classroom wing and replaced with infill and structural wood sheathing to create a more secure storage area. Walls around secure storage areas are often hardened by adding chain link, sheet metal or other products to prevent intruders from entering by cutting through the walls. Adding shear strength to the walls can be accomplished in conjunction with these other improvements.



1.4 THE TWO-STORY POLICE STATION ADDITION

Future plans for this site include the addition of a two-story police station on the south side of the existing HERC building. This new addition should be framed to be structurally independent of the existing structure. The new police station will be designed as an 'essential' facility under the new code, meaning it will be designed to a standard much higher than the existing HERC building. The existing structure will be much more likely to be damaged in a future extreme weather or seismic event than the new structure.

Creating a separation between the two structures will prevent the existing building from placing undue burden on the new structure during that event. Structurally separating the two buildings means placing a joint that is only inches wide between the two structures. Ostensibly, the two structures will function as a single building.

The new two-story police station will be higher than the existing building. As a result, the new building could cause snow to drift on the existing lower roof. There is little means available to prevent the drifting, so the existing roof will have to be strengthened where the new snow drifts are expected to form. The existing roof structure can be shored up by adding new beams under the existing beams, spanning from exterior wall to the corridor, as-is required for the shooting range. An alternative is to create a new roof over the existing roof to bear the weight of the potential snow drifts.

1.5 SUMMARY

From a structural viewpoint, re-purposing the HERC building to create a shooting range, evidence storage, and possibly a shop area is feasible; however, there are some minor structural alterations required to make the space useable. The alterations should include adding some shear resistance (1/2-inch plywood with fasteners 6 inches O.C.), and improvements to the gravity load system where loads imposed as a result of the new construction will be greater than the loads for which the existing system was designed.

2.0 ARCHITECTURAL ASSESSMENT

2.1 CODE UPGRADES

The repair and alteration of an existing building within the City of Homer is governed by Chapter 34 (Existing Structures) of the International Building Code (IBC) per the State of Alaska Office of Fire and Life Safety. Without the submission of a completed design for review by the State's Office, the discussion with Tim Fisher (Building Plans Examiner) revolved around determining the probable level of upgrade required per their interpretation of the IBC requirements, the Office's past history with this facility, and the expected new use.

2.1.1 Fire Protection- Sprinklers

The expected total square footage of the two-story Police Station would be larger than current code would allow for an unprotected structure; therefore, it is assumed that a new facility or reused portions of the HERC will be sprinklered. It was also confirmed with Mr. Fisher that an inclusion of any assembly occupancy (the gymnasium) with the reuse of other portions of the building would require fire separation (fire wall) or fire protection (sprinklers) for the entire facility.

2.1.2 Americans with Disability Act (ADA)

The existing structure is two levels with exits at grade. It is assumed only minor site modifications from slope and surface would be needed to allow exiting to a safe area to meet the requirements of ADA. Door threshold and hardware are assumed to be replaced and would meet all current requirements. It is assumed that all required ADA restroom facilities will be provided in the newly constructed portions.

2.1.3 Exiting

Considering the planned reuse of the classroom wing for lower occupant type loading (storage, maintenance, and shooting range) the existing number of exterior exits and arrangement, and the planned new construction appears able to meet current code. Meeting the requirement for two means of egress at the west end; occupants would need to exit north at-grade or through a new addition to the south. If the gymnasium is reused as part of the project, the exiting of the two areas will need to be separated but appears to be feasible within the existing arrangement.

2.2 EXTERIOR ENVELOPE

2.2.1 Roof

The seismic upgrades for the roof diaphragm can be constructed from inside the facility and will not require demolition of the existing roof. The price of a new roof is not included but the existing condition has not been verified.

For purposes of this report we are assuming the insulation values will remain as-is and that within the concept design an analysis would be done to determine the cost benefit of increasing the roof insulation and associated energy savings. The two factors that will reduce the benefit of additional insulation will be the many air exchanges required for the shooting range, and the potential for relatively low temperature requirements for evidence storage.

2.2.2 Exterior Wall Assembly

This report assumes no thermal upgrade to exterior walls for similar reasons to the roof. The project will require infill of windows for lateral resistance as described by the structural review. Because of the infill, new paint and prep is assumed for all exterior walls.

2.2.3 Exterior Window and Doors

All doors and windows in the facility that are to remain have reached the end of their service life and should to be replaced. Replacement will ensure the correct waterproofing and air tightness. New hardware required to meet ADA, and current code requirements for safety glazing will be satisfied with unit replacement. Insulated glazing in exterior windows and doors will also reduce energy use.

2.3 INTERIOR FINISHES

Most interior finishes in the facility have reached the end of their useful service life. Considering the cost limitations, all interior finishes would be demolished for new construction and only replaced as allowed by budget or as a requirement for fire protection.

2.3.1 Floors

As a cost saving measure all existing flooring will remain. Asbestos mastic in the floor will remain contained.

2.3.2 Interior Walls

Interior walls will be patched to accommodate new devices and infills and all interior surfaces will be repainted.

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2.3.3 Ceilings

Considering the structural diaphragm, sheathing upgrades all ceilings will require demolition. It is assumed all lighting will be suspended and that no new ceiling would be installed. Underside of sheathing will be painted.

2.3.4 Interior Doors

It is assumed that because of security requirements and new layouts for a public entrance to the shooting range, and separation from the remainder of the building, all interior doors and hardware will be new.

2.4 HAZARDOUS MATERIALS

2.4.1 Existing Material to Remain

Friable and non-friable asbestos containing material (ACM) is present at the HERC building. Friable asbestos is classified as regulated asbestos containing materials (RACM) by the U.S. Environmental Protection Agency (EPA). RACM includes thermal system insulation and surfacing materials, which have been applied through methods such as spraying or troweling. RACM creates the greatest risk of exposure due to its propensity to release asbestos fibers into the air when disturbed. Examples of RACM at the HERC building are the insulation that covers the old boiler and pipe insulation located on heating and domestic plumbing located in various areas the building.

Non-friable ACM is broken down into two separate classifications: which are Category I non-friable asbestos and Category II non-friable asbestos and the HERC building contains both. Category I non-friable ACM is defined as resilient floor coverings, mastics, asphalt roofing, packings, and gaskets. Category II non-friable ACM is defined as any material excluding Category I non-friable ACM that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure. These materials do not present the high level of fiber release that RACM does; however, if not handled correctly the material can still present a health hazard. Examples of non-friable asbestos at the HERC building include joint compound within gypsum assemblies, vinyl flooring, and various types of mastics.

Any ACM that would be directly disturbed during a renovation of the HERC building would need to be removed prior to the disturbance taking place. Examples of this include gypsum walls, soffits, and ceilings that may be affected as part of a reconfiguration of the interior layout. Another example would be the speaker/clock units in the classrooms, which contain a black coating within its housing that is ACM. Another example would be the black mastic that adheres chalk boards to walls. In some locations the boards have been removed, leaving the asbestos mastic exposed.



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Any ACM that is to remain in place should be properly managed in order to comply with Occupational Safety and Health Administration (OSHA) and EPA requirements. The elements of this management effort would include:

- Designate an asbestos coordinator.
- Comply with OSHA Hazard Communication requirements.
- Placard all friable ACM.
- Provide asbestos awareness training for all staff who work within building.
- Conduct periodic inspections of ACM to track condition.
- Develop, implement and administer contractor procedures for working in the building.

2.4.2 Mold and Mildew

No reports or testing for confirmation of mold or mildew was completed.

3.0 MECHANICAL ASSESSMENT

The purpose of this portion of this report is not to assess the condition and age of the mechanical systems in the existing building, but to identify code required upgrades that would be needed if a portion of the building was to be re-purposed. The area of work would include the upper floor of the existing building, which would be converted from classrooms and office space into a shooting range, evidence storage and drying, and a maintenance space. The lower floor of the building houses the multi-purpose room, locker rooms, a fitness room, a kitchen, storage, and the boiler room. These spaces would remain as-is.

This renovation would occur at the same time as the construction of the new Police Station building, adjacent to the HERC building. The new and existing building would be separate structures with a connection, allowing central mechanical systems in the new building to serve the re-purposed areas, in lieu of doing major upgrades to the existing systems.

3.1 PLUMBING

The existing building is served by the public water and sewer utility. A 2-1/2-inch domestic cold water pipe enters on the east side (plan south) of the building, routes directly to the boiler room, and goes through a water meter and pressure reducing valve. A hot water storage tank, located in the boiler room and heated by the hydronic heating system, provides domestic hot water for the building. Most of the domestic water system appears to be from original construction.

The shooting range and evidence storage/drying spaces should not require the addition of any plumbing fixtures. If desired, a utility sink could be added to the maintenance room and be fed off the existing building's plumbing system without requiring any code upgrades to the main service. Backflow protection could be provided at the utility sink, as required.

3.2 FIRE PROTECTION

The HERC building is currently not equipped with a fire sprinkler system. The shooting range and evidence storage/drying spaces will need to be sprinklered; however, the existing 2-1/2-inch water service is too small to serve a sprinkler system and it would be cost prohibitive to upsize the water service to the existing building and provide the required backflow prevention. Therefore, it is our recommendation that the remodeled portions of the existing building be fed off the wet-pipe fire sprinkler system that will be installed in the new building.

A separate dry-pipe sprinkler system or chemical suppression system could be considered for use in evidence storage, but would likely add significant cost to the project.

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3.3 FUEL SYSTEM

An above ground fuel tank serves the facility. The tank is not adequately secured to resist damage from earthquakes, as required by National Fire Protection Association (NFPA). The tank base should be upgraded and the tank seismically anchored to the base to prevent overturn.

Although the new equipment discussed under heating and ventilation will be gas-fired, the existing fuel-fired boiler could remain in use to temporarily heat the portions of the existing building not being re-purposed under this project, to include the multi-purpose room, Locker Rooms and Kitchen.

3.4 HEATING

The building is currently heated with a fuel-fired boiler that replaced the original steam-fired boiler, which was abandoned in place. Individual rooms are heated by cabinet unit ventilators (CUVs) with heating coils or hydronic baseboard. The fuel-fired boiler is in good operating condition and could remain in use to heat the portions of the building that do not get re-purposed under the scope of this project.

The existing CUVs and baseboard in the re-purposed portions of the existing building would be demolished. Since the CUVs have a ducted opening through the exterior wall, patching of the existing wall would be required. New terminal heating equipment would be provided to accommodate the new use and layout; most likely a combination of baseboard and unit heaters. Hydronic hot water to these terminal units would be fed from the central heating system in the new building.

No major code upgrades would be required to the existing central heating system.

3.5 VENTILATION

Ventilation for the building is provided by a variety of systems. The classrooms and some of the office spaces are ventilated by the CUVs, which bring in outside air and heat it as required. A central, ducted relief fan pulls the air from each of these spaces and discharges it to the outside. This ventilation scheme will not work for the re-purposed spaces, so the CUVs, the relief fan, and associated relief ductwork would be demolished.

Although it does not appear that the relief fan is serving any of the spaces that are to remain as-is, this would need to be confirmed. In this case, a new relief/exhaust fan would replace the existing relief fan to provide the correct airflow and control. This fan would also be sized to support relief/exhaust from the evidence storage and maintenance spaces.

A small, 900 cubic feet per minute (CFM) air handling unit was installed in 1997 to serve an area that was converted into office space on the west side of the second floor. It is located above the ceiling of the area it serves. Consideration could be given to re-using this unit for the



HERC BUILDING UPGRADE ANALYSIS REPORT

Mechanical Assessment
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evidence storage area, but it would need to be confirmed that it was large enough to provide code-required ventilation and whether the filtration was adequate. Regardless of whether the unit could be salvaged or not, the supply and return/relief ductwork would need to be completely replaced. As another option, ventilation could be supplied to evidence storage from the central system in the new building.

The multi-purpose room has its own dedicated air handling unit, located in a fan room on the upper floor. This system would remain mostly as-is, with minor modifications to the ductwork to accommodate any renovation to the wall that divides the multi-purpose room from the rest of the building. Exhaust and make-up air systems for the kitchen and locker rooms located on the lower floor, and the restrooms located on the upper floor, could remain as-is unless floor plan changes necessitate relocating ductwork or exhaust fans.

A dedicated, once-through exhaust/make-up air ventilation system will be required to serve the shooting range. The preferred system would include a roof-mounted exhaust fan and a gas-fired make-up air unit, if the structural analysis or renovations permit it. As an alternative, the exhaust fan could be mounted to an exterior wall and the upper level fan room could be enlarged to make room for a make-up air unit equipped with a hydronic heating coil (in lieu of gas-fired).

3.6 COOLING

There is currently no mechanical cooling in the existing building. Mechanical cooling does not need to be added to comply with code, but could be added for comfort if desired.

4.0 ELECTRICAL ASSESSMENT

This assessment is to identify code required upgrades to the facility. It also provides recommended improvements to the existing system.

4.1 ELECTRICAL DISTRIBUTION

The existing electrical distribution system is adequate. The main distribution panel is a very old 800a, 120/208-v, 3-phase, 4-wire, Westinghouse switchboard that will be hard to find replacement parts for, if at all. Panel A and Panel 1A are also older type Westinghouse panelboards. The rest of the panels are Square D panelboards for which breakers are still readily available.

There are a few code required deficiencies that need attention.

- Conduit that is not supported properly.
- Ensure all wiring is routed in conduit or MC cable to devices. It was noted at a corridor light fixture that the conductors were extended to the fixture from the junction box.
- Damaged conduit runs that have separated joints need to be corrected. A resistance test should be performed on each conduit run to identify and correct any separations since the conduit is used as the equipment grounding electrode.
- Damaged surface raceways must be corrected and devices properly installed.
- Junction boxes that need to have their covers and/or knockouts installed.
- Ensure proper working clearances are maintained in front of all panels.

4.2 LIGHTING SYSTEMS

A majority of the lighting is provided by fluorescent T12 fixtures, incandescent bathroom wall sconces, and exterior high-intensity discharge (HID) light fixtures. Many of the fixtures are in poor condition. It is recommended that they be replaced with energy efficient light-emitting diode (LED) fixtures, which may be more cost effective than replacing the existing ballasts, lamps, and lenses.

The code requires emergency egress lighting at each exit door to sufficiently light the exit landing. These will be required to be installed.

4.3 WIRING DEVICES

The wiring devices are at the end of their useful life. Some devices in the surface raceways are falling out and have exposed conductors. This must be corrected. Ground fault circuit interrupter (GFCI) type receptacles must be installed in all restrooms and within 6 feet of a water source. Exterior receptacles must be weather resistant GFCI type with while-in-use covers.

4.4 SPECIAL SYSTEMS

4.4.1 Fire Alarm System

The building has simple single zone Edwards E 1257 fire alarm panel. The system has some audible/visual indicating devices and pull stations. If this system is to remain, devices need to be added and the battery backup capacity rechecked. Devices that need to be added include audible/visual indicating devices in restrooms and other occupied spaces, as well as heat and carbon monoxide (CO) detectors in the boiler room and smoke detectors in the electrical room. Since the HERC building does not have a sprinkler system, smoke detectors should be added along the means of egress from the facility.

It is recommended that the system be replaced with an addressable system and devices added to provide effective coverage of the facility.

4.4.2 Telecommunications

The installation and workmanship of the existing telecommunication system is very poor. Even the routing of the incoming cables to the telephone backboard and punchdown blocks should be redone. The system has been scattered throughout the facility and abandoned portions and cables left hanging in place. The entire system should be removed and new cabling routed to the necessary locations.

4.4.3 Clock/Speaker System

Parts of this system have been removed and since it is not needed, it should be removed.

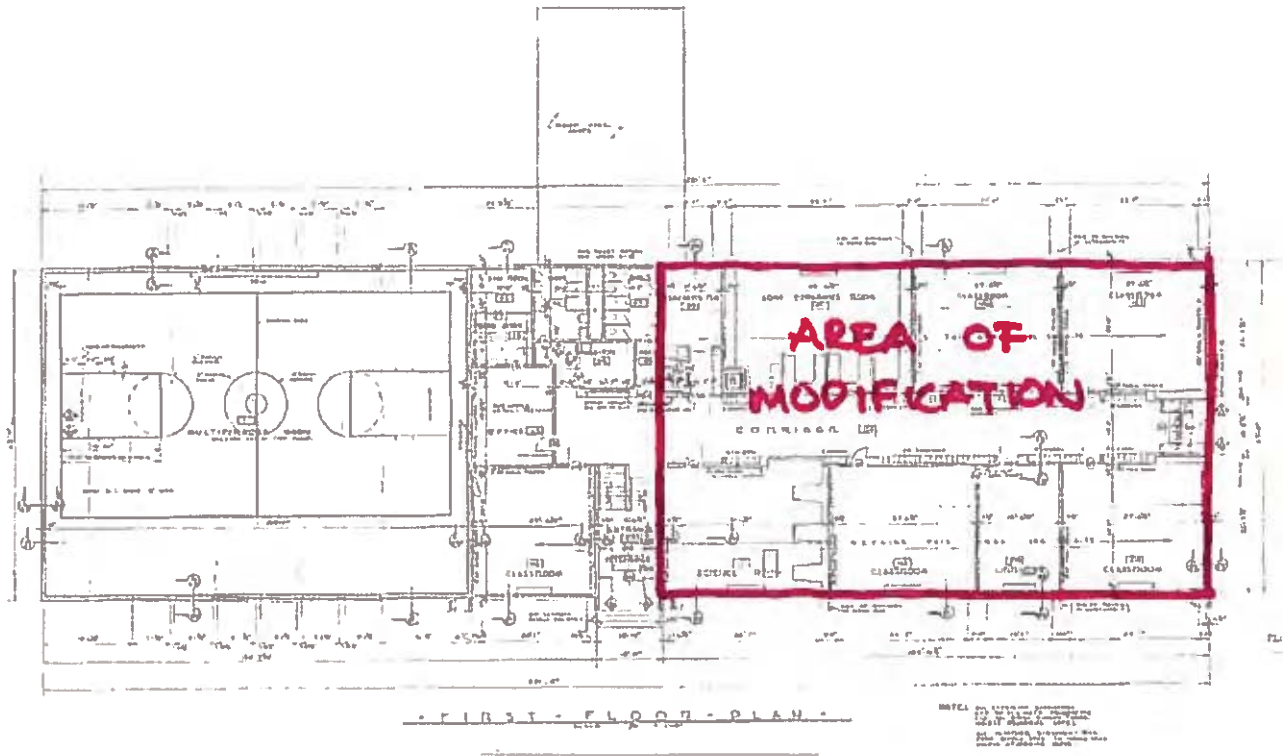
Appendix A AREA OF MODIFICATION



HERC BUILDING UPGRADE ANALYSIS REPORT

Appendix A Area of Modification
April 5, 2016

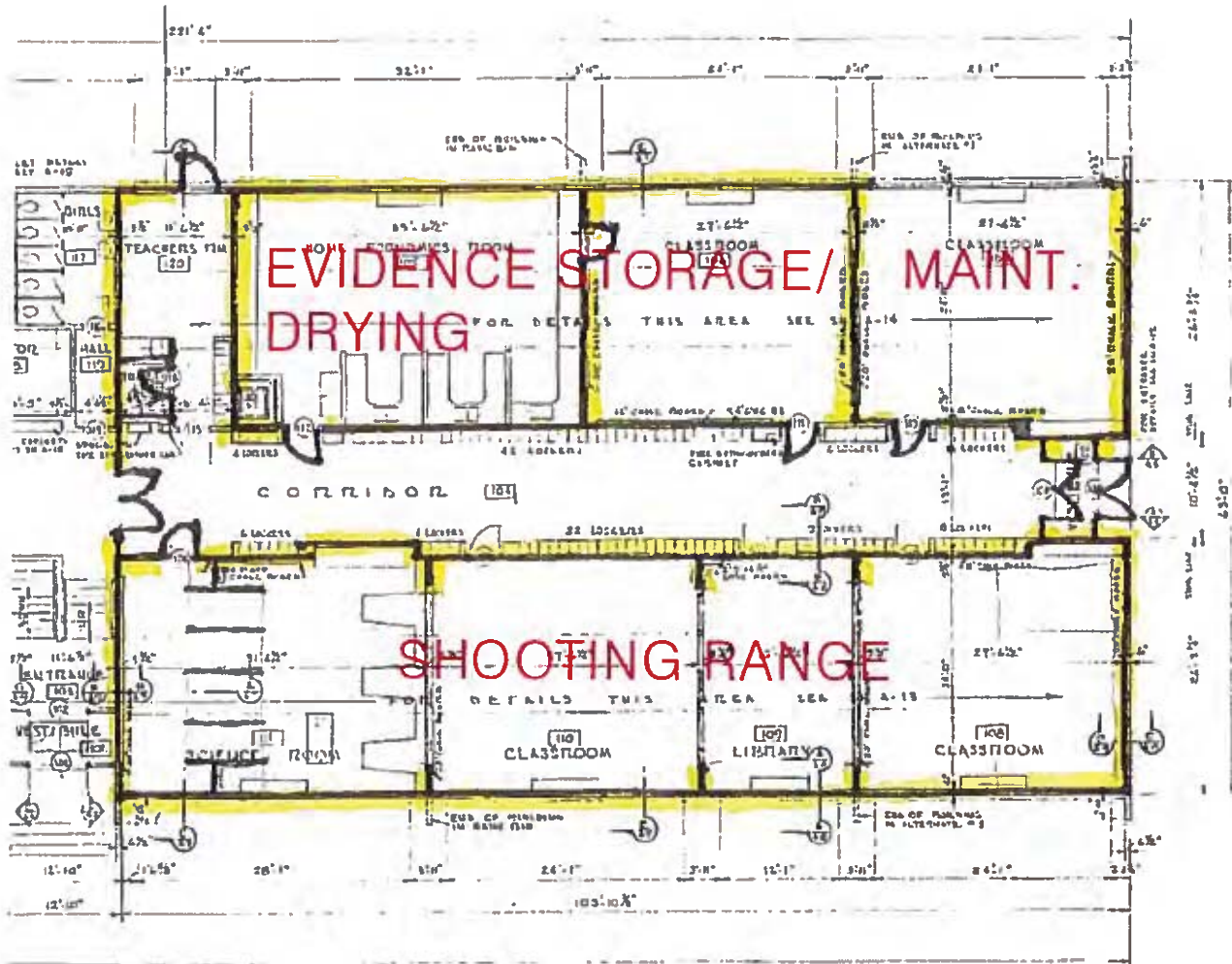
A.1 PORTION OF HERC TO BE RE-USED



HERC BUILDING UPGRADE ANALYSIS REPORT

Appendix A Area of Modification
April 5, 2016

A.2 CONCEPT LAYOUT OF RE-PURPOSED AREAS



**HERC Building Analysis
Order of Magnitude Cost Estimate**

April 24, 2013

Building Areas

Gym Area	5,700 SF
Lower Level Area	2,800 SF
Upper Level Area	8,300 SF
Total Building Area	16,800 SF

Description	Quantity	Units	Unit Cost	Totals	Total Required for	
					Code and ADA Compliance	Building Performance
Sitework						
Walkway	625	SF	\$9.48	\$5,926	\$5,926	\$0
HCP Paving	1,000	SF	\$4.48	\$4,481	\$4,481	\$0
Stoop	28	SF	\$10.00	\$280	\$280	\$0
Regrading	3,750	SF	\$0.50	\$1,875	\$1,875	\$0
Sitework Subtotal				\$12,562	\$12,562	\$0
Replace Siding & Insulation						
Windows	11,880	SF	\$52.80	\$627,264	\$0	\$627,264
Renovations: Gym	683	SF	\$92.00	\$62,873	\$0	\$62,873
Renovations: Lower Level	5,700	SF	\$82.07	\$467,775	\$93,555	\$374,220
Renovations: Upper Level	2,800	SF	\$120.00	\$336,000	\$67,200	\$268,800
Replace Roofing Assembly, Complete	8,300	SF	\$120.00	\$996,000	\$199,200	\$796,800
Architectural Subtotal				\$425,600	\$0	\$425,600
				\$2,915,512	\$359,955	\$2,555,557
Structural						
Upgrade Roof Structure	15,200	SF	\$20.00	\$304,000	\$0	\$304,000
Upgrade Shear Walls: Upper Level	480	LF	\$126.72	\$60,826	\$0	\$60,826
Upgrade Shear Walls: Lower Level	230	LF	\$126.72	\$29,146	\$0	\$29,146
Structural Subtotal				\$393,971	\$0	\$393,971

HERC Building Analysis
Order of Magnitude Cost Estimate

April 24, 2013

Description	Quantity	Units	Unit Cost	Totals	Total Required for	
					Code and ADA Compliance	Building Performance
Mechanical						
New Sprinkler System	16,800	SF	\$4.50	\$75,600	\$75,600	\$0
New Heating Distribution System	16,800	SF	\$27.00	\$453,600	\$0	\$453,600
New Air Handlers & VAV Air Distribution System	16,800	SF	\$30.00	\$504,000	\$0	\$504,000
New Bathrooms: Lower Level	2	EA	\$91,200.00	\$182,400	\$182,400	\$0
Add Roof Overflow Drain System With Heat Trace	15,200	SF	\$4.00	\$60,800	\$60,800	\$0
Mechanical Subtotal				\$1,276,400	\$318,800	\$957,600
Electrical						
Replace Power Distribution System	16,800	SF	\$14.00	\$235,200	\$47,040	\$188,160
Replace All Lighting	16,800	SF	\$20.95	\$351,900	\$70,380	\$281,520
New Fire Alarm System	16,800	SF	\$3.50	\$58,800	\$58,800	\$0
New Telecom Distribution System	16,800	SF	\$6.45	\$108,300	\$0	\$108,300
Electrical Subtotal				\$754,200	\$176,220	\$577,980
Subtotal				\$5,352,645	\$867,537	\$4,485,108
General Contractor Costs						
General Conditions	15%			\$802,897	\$130,131	\$672,766
Hazmat Abatement (allowance)	1	LS		\$336,000	\$336,000	\$0
Contractor Overhead & Profit	8%			\$519,323	\$106,693	\$412,630
Estimating Contingency	10%			\$701,087	\$144,036	\$557,050
Total Estimated Construction Cost (2013 Dollars)				\$7,711,952	\$1,584,398	\$6,127,555
Total Construction Cost Per Square Foot (2013 Dollars)				\$459	\$94	\$365
Project Costs						
Permits and Fees	2%	of Const Cost		\$154,239	\$31,688	\$122,551
Design	10%	of Const Cost		\$771,195	\$158,440	\$612,755
Construction Admin & Management	6%	of Const Cost		\$462,717	\$95,064	\$367,653
Furniture, Fixtures, Equipment	5%	of Const Cost		\$385,598	\$79,220	\$306,378
1% For Art	1%	of Const Cost		\$77,120	\$15,844	\$61,276
Project Contingency	10%	of Const Cost		\$771,195	\$158,440	\$612,755
Total Estimated Project Cost (2013 Dollars)				\$10,334,475	\$2,123,187	\$8,211,288
Total Project Cost Per Square Foot (2013 Dollars)	16,800	SF		\$615	\$126	\$489

December 10, 2012

Attention: Carey S. Meyer, P.E., MPA
Public Works Director
3575 Heath Street
Homer, AK 99603

RE: HERC Building Analysis

Dear Mr. Meyer.

We have been charged with the task of evaluating the condition of the existing HERC Building, located at the corner of Pioneer Avenue and the Sterling Highway. The lower level of the HERC Building is currently occupied by the Boys and Girls Club. You have asked for a report of our findings to indicate building modifications that would be required to make the building code compliant and ADA accessible based on the proposed future use. A rough order of magnitude cost estimate for making the proposed building modifications has also been requested.

It is our understanding that the proposed future use of this facility includes continued use of the lower level by the Boys and Girls Club as well as use of the upper level as a community recreation and education facility. The community recreation and education facility may include office space, classrooms for public use, public weight / exercise rooms, and rental rooms for community projects. The upper level would also house the Community Schools Program. It has also been discussed that the Parks and Recreation Department for the City of Homer could make use of office space on the upper level.

On December 4, 2012 a member from our office visited the HERC Building. We have also received several documents to review including a condition overview completed in April 2007, an ADA Compliance Report of the lower level completed in 1999, a few drawings from the 1997 remodel of the upper level for the Kachemak Bay Campus and a few drawings from the 1985 remodel of what was then called the Homer Middle School. The purpose of reviewing these documents and making the site visit was to assess the general condition of the building and determine what upgrades would be required to make the building code compliant and ADA accessible.

The building consists of three distinct spaces: the gymnasium wing (lower level), the classroom wing (upper level), and the central core (a two story space that connects the two wings). The building is sited on a hillside which allows for both the upper level and the lower level to be accessed from grade. Both levels have an entry at grade and the central core has a "split level" entry where one can enter the building at a stair landing and proceed up the upper run of stairs to the upper level or down the lower run of stairs to the lower level. Current configuration of this stairwell allows access to the upper and lower levels separately.

The Lower Level of the building is currently occupied by the Boys and Girls club and consists of a gymnasium, a boys locker room, a girls locker room, a warming kitchen, a computer room, a community room, and a boiler room that services the entire building.

The Upper Level of the building is currently unoccupied. This level has recently been used as classroom and office space for the Kachemak Bay Campus of UAA, as well as temporary office space for City employees during remodel work on other buildings. The Upper Level consists of five classrooms, a former library that has been divided into two rooms to be used as offices, a former science lab and teachers lounge that have been combined into an office suite containing six individual offices, a former teachers restroom that has been converted into an ADA accessible restroom, a women's restroom, a men's restroom, a janitor / mechanical closet, a fan room, a storage closet that is also being used as an IT closet, a former principal's office and nurse's office that have been combined into an office suite containing three individual offices and a common area, and the former school front office.

At this time, we have not had sufficient time to perform a complete review of the building to discover all of the specific items that would be required to make the building code compliant and ADA accessible. In order to give you a rough idea of the items that may need to be addressed in order to bring the building into compliance, we are providing you with the following preliminary list.

Potential Code and ADA Accessibility Upgrade Requirements

- Site
 - Access from the lower parking lot to the lower level is not currently ADA compliant. An area in the lower parking lot would need to be paved and designated for accessible parking and a path from that area to the building would need to be graded and paved for an accessible route to the building entrance.
 - The concrete stoop outside the gymnasium emergency exit door needs to be demolished and a new stoop installed.
- Lower Level
 - The gymnasium will require a sprinkler system. This is a major item that would require installation of a lot of equipment and piping inside the building, but may also require that the water service line connecting the building to the water main be upgraded as well.
 - The boys locker room currently serves as the only men's restroom on the lower level. It only contains one toilet, one urinal, and one lavatory. This space would need to be completely renovated to add additional fixtures and to make the space ADA compliant.
 - The girls locker room currently serves as the only women's restroom on the lower level. It only contains one toilet and two lavatories. This space would need to be completely renovated to add additional fixtures and to make the space ADA compliant.
 - If the Kitchen is to be used for preparing food, then several modifications would need to be made including the installation of a vent hood with an ansul fire suppression system.
 - The interior entry door and door frame to the gymnasium are not currently fire rated and are not ADA compliant. The door and frame need to be replaced with a fire rated door and door frame that is also ADA compliant.
 - The door and door frame between the boys locker room and the gymnasium are not currently fire rated and are not ADA compliant. The door and frame need to be replaced with a fire rated door and door frame that is also ADA compliant.
 - The arctic entry doors are not currently ADA compliant. These doors will need to be replaced and reconfigured.
 - The door into the girls locker room is not currently ADA compliant. The door needs to be replaced with a door that is ADA compliant.
 - The gymnasium emergency exit door is not ADA compliant and needs to be replaced.
 - An additional emergency exit door from the gymnasium may need to be added depending on the occupant load calculation of this space.
- Upper Level
 - The doors into each classroom will need to be reconfigured in order to be ADA compliant. This will require the removal of some of the existing lockers in the hallway. Some of the doors may need to be replaced entirely.
 - The arctic entry doors are not currently ADA compliant. These doors will need to be replaced and reconfigured.
 - The doors into both the men's and women's restrooms are not currently ADA compliant; however, a separate ADA accessible restroom has been provided on the upper level. Some minor items will need to be addressed in the ADA accessible restroom to meet current ADA standards.
- Mechanical (based on the 2007 report, a mechanical engineer should review the existing conditions to indicate other items that may not be code compliant)
 - The existing low slope roof contains interior roof drains; however, it does not include the overflow roof drains that are required by code. These drains would need to be installed.
 - The existing ventilation and exhaust system should be checked to ensure that the code required amount of ventilation is being met for each space.

- Electrical (based on the 2007 report, an electrical engineer should review the existing conditions to indicate other items that may not be code compliant)
 - The emergency egress lighting system needs to be checked for code compliance.
 - The exit signs in the building need to be upgraded to meet the current code requirements.
- General Items
 - The door hardware for each door needs to be reviewed to ensure that it is ADA compliant.
 - All three arctic entries do not have sufficient space between the sets of doors to make them ADA compliant. Either moving the interior set of doors further into the building, or moving the exterior set of doors further out would not only make these entries compliant, but would also improve their function to minimize the amount of cold air that enters the building when the exterior set of doors is open.
 - The handrails for both the interior and the exterior stairs at the split level entry are not currently code compliant.
 - Both locker rooms on the lower level are currently being utilized as storage spaces. If the locker rooms are remodeled, then another space would need to be dedicated for storage of this equipment.

Potential Energy Efficiency Upgrades

Another major item to consider in planning for the future use of the HERC building is energy conservation. According to the 2007 report, the insulation in the exterior wall assembly has an r-value of no more than R-5 and the insulation in the roof assembly has an r-value of no more than R7. The 2009 International Energy Conservation Code recommends an R-21 for wood framed wall assemblies and an R-49 for roof assemblies for current construction in our region. In order to efficiently operate this building as a public use facility, major modifications would have to be made to the roof structure so that the R-value of the roof could be increased. The existing windows appear to be original and new energy efficient windows would greatly enhance the building's energy performance. The 2007 report also recommended upgrading the building's heating and ventilation controls, ventilation and exhaust equipment, plumbing fixtures and faucets, and lighting system to make the building more energy efficient.

Potential Structural Upgrade Requirements Due to Increased R-Values

A limited structural inspection of the HERC facility was performed on February 26, 2007. The purpose of the visit was to assess the general condition of the building and to determine if structural upgrades will be required to provide increased energy efficiency and to convert the space to house City government functions.

The 2007 report was re-evaluated in light of the proposed continued use of the lower level by the Boys and Girls Club and use of the upper level as a community recreation and education facility instead of converting the space to house City government.

The increased snow load requirement and provision of an improved thermal envelope will result in the need to increase the structural capacity of the roof framing.

Class Room Wing 99' x 63'

In the classroom area, this could be accomplished by adding additional lines of beams and columns to reduce the tributary load area for existing beams.

The structural capacity of the roof diaphragm will need to be augmented by adding a layer of plywood sheathing over the existing tongue and groove sheathing. Existing roofing materials and roof insulation will need to be removed in order to apply the new plywood sheathing directly to the existing decking.

The shear capacity of the existing interior corridor bearing walls will need to be increased in order to handle the increased seismic loading. Gypsum wallboard will need to be removed in order to expose the wood framing and to apply plywood sheathing and seismic hold downs.

Central Core 25' x 111'

The snow load capacity of the roof in the central core area will need to be increased if additional insulation is added to the roof in order to reduce energy consumption. The most practical way to provide additional capacity may be to add a vaulted roof over the central core. The roof could be vaulted with wood trusses designed to span across the 25 foot dimension of the core. The trusses would be supported on existing concrete walls.

Gymnasium 97'x63'

The load capacity of the gymnasium roof could be increased by adding bar joists between the existing bar joists. Adding joists between the existing joists will reduce the tributary loading area and will increase the load capacity of the roof. The new joists will need to be supported at each end by new structural steel columns located under each joist at the interior face of the perimeter walls. It would also be necessary to remove the existing roof membrane and insulation and then overlay the existing decking with a layer of plywood sheathing to create a roof diaphragm to support increased seismic loads. The new columns would be supported by new square concrete pad footings cut into the existing floor slab.

The lateral load capacity of the existing walls is probably adequate to meet current codes.

Potential Structural Upgrade Summary

1. Increased snow load will require structural upgrades to roof framing in the Classroom, Central Core and Gymnasium areas.
 - a. Classroom:
 - Add:
 - (24) glulam beams, 36' long, 6 3/4" x 24" (Under exist roof decking)
 - (48) Wood Posts 6x6
 - (48) footings 3'x3'x12" with (4) #5 rebar each way
 - 3/4" T&G plywood sheathing. 97'x 63' (Added over existing roof decking)
 - 100 lf plywood shear walls.-remove gypboard, add plywood add ne gypboard
 - b. Central Core: Vaulted Roof Structure
 - Add:
 - Vaulted trussed roof with 3/4" plywood sheathing. 4:12 pitch, 25' span length gable trusses at 24" o/c. 56 required at 24" o/c to cover 111'. Add metal roofing over plywood sheathing.
 - c. Gymnasium:
 - Add:
 - (12) 32LH 09 Bar Joists at 8' o/c
 - (24) HS8x8x3/8 columns
 - (24) 4'x4'x16" thick concrete footings with (5) #5 rebar each way, cut into existing slab.
 - Add 3/4" plywood sheathing over existing roof decking

Summary

Due to the age of the building, a Hazardous Materials study and testing will need to be completed prior to making any modifications to the building. We recommend that this study be completed as soon as possible as it could have major implications on planning the future use of this facility.

The Condition Overview and Order of Magnitude Cost Estimate completed in 2007 was a study of what upgrades would be required to convert the existing HERC building to house City Government functions.

This was a fairly major change from the buildings existing layout as a school building to a civic office building. Our task now in 2012 is to investigate what it would take to give the building new life without much change to the existing building layout. Converting the building to house City Government functions did not prove to be very economical according to the 2007 report; however, repurposing the facility for a use compatible with its current layout would not require as many changes and may prove to be more economical.

In compiling this report, we have only been able to offer limited time, effort and resources and do not feel we have adequate information to offer a final recommendation. In order to determine if this project should be pursued further, a more detailed level of study needs to be completed to better understand actual costs involved. In addition to more carefully defining actual costs, an assessment of the political environment for available funding needs to be considered. The cost of a complete renovation of this building will most likely be the same cost per square foot for construction of a new building. If this turns out to be the case we would recommend construction of a new facility. However, if funding is available for renovation projects and is not available for new construction then that would need to be considered in the decision process. In conclusion, it is too early for us to make a final recommendation, but we believe this project is worthy of a more detailed study, if funding is available for renovation projects.

Sincerely,



Peter Klauder, President and Principal Architect
Klauder & Company Architects, Inc.

Bill Nelson of Nelson Engineering also contributed to this preliminary report letter.

Attachments:

- 1227 HERC Building Analysis - Order of Magnitude Cost Estimate



CITY OF HOMER
PUBLIC WORKS
3575 HEATH STREET HOMER, AK 99603

TELEPHONE (907)235-3170
FACSIMILE (907)235-3145

MEMORANDUM 13-077

TO: Walt Wrede, City Manager
FROM: Carey Meyer, Public Works Director
DATE: May 24, 2013
RE: **Conversion of City Facilities to Natural Gas
Recommendations for Funding Authorization**

Public Works is preparing to convert City facilities to natural gas over the next two years. Not all of our buildings will have access to natural gas this year. Service applications must be received by Enstar before July 1 if we want a guarantee of service installation this year. The costs associated with service line installations will increase next season. Public Works and the Administration are attempting to make service applications for all City facilities at one time this year.

Public Works has engaged a mechanical engineer to assist in estimating costs associated with natural gas conversions and is working with Enstar to determine service line alignments and meter locations at each facility. After inspecting all facilities, Public Works has estimated the rough order of magnitude cost to complete the work (including main line assessments, installation of service lines and meters, design and installation of heating system conversions, and abandonment of above and below ground heating fuel tanks). These costs (see attached) have been incorporated into the budget ordinance offered up for first reading. Before the second reading of the budget authorization ordinance, firm cost estimates are expected from the mechanical engineer.

Currently, the budget does not include converting the Harbormaster's Office (due to be replaced in the near future), but does include converting the two HERC buildings and the Fish Dock Ice House. An analysis of the payback period of these conversions may remove these facilities from the list of buildings slated for conversion to natural gas.

Public Works costs are higher than others because the boiler will need to be replaced; The Fire Department is high because it is being converted from electric heat; and the Airport terminal and the Sewer treatment plant are high because the cost includes abandonment of an underground fuel tank.

After the gas conversion budget has been approved by the City Council, Public Works will contract with the mechanical engineer to prepare drawings and specifications for required work, submit applications for gas service installations to Enstar, and competitively bid the building conversion work.

Recommendations: The City Council pass an ordinance authorizing a budget for the conversion of City buildings to natural gas and authorize the City Manager to execute all appropriate documents.

**Etsimated Cost to Convert to Natural Gas
City Facilities**

Building	Main Line Assessment Cost	Service Line From Main to Meter Cost	Building Conversion Cost	Abandon Exist. Fuel Tank Cost	Total Cost to Convert Building to Natural Gas
General Fund Buildings					
Public Works	\$3,283	\$7,500	\$22,000	\$7,500	\$40,283
Animal Shelter	\$3,283	\$3,000	\$5,000	\$5,000	\$16,283
Library	\$3,283	\$3,500	\$5,500	\$7,500	\$19,783
City Hall	\$3,283	\$3,000	\$5,000	\$5,000	\$16,283
Fire Dept	\$3,283	\$2,500	\$85,000	\$0	\$90,783
Police Dept	\$3,283	\$3,000	\$8,000	\$5,000	\$19,283
HERC 1	\$3,283	\$5,500	\$9,500	\$10,000	\$28,283
HERC 2	\$3,283	\$3,000	\$3,500	\$4,500	\$14,283
Airport Terminal	\$3,283	\$4,500	\$6,500	\$21,000	\$35,283
Restroom - Ramp 4	\$3,283	\$3,000	\$2,000	\$750	\$9,033
Restroom - Ramp 6	\$3,283	\$3,000	\$2,000	\$750	\$9,033
Restroom - Load and Launch	\$3,283	\$1,500	\$2,000	\$750	\$7,533
Restroom - Ramp 2	\$3,283	\$2,000	\$2,500	\$3,000	\$10,783
Harbor Fund Buildings					
Fish Dock Ice House	\$3,283	\$2,500	\$13,000	\$0	\$18,783
Port Maintenance Facility	\$3,283	\$3,500	\$4,500	\$7,500	\$18,783
Waste Oil Building	\$3,283	\$1,500	\$1,500	\$0	\$6,283
Sewer Fund Buildings					
Sewer Treatment Plant	\$3,283	\$8,500	\$5,000	\$15,000	\$31,783
Sewer Treatment Plant Office	\$3,283	\$2,000	\$1,000	\$500	\$6,783
Water Fund Buildings					
Water Treatment Plant	\$3,283	\$6,000	\$7,500	\$0	\$16,783
Water Treatment Plant Shop	\$3,283	\$1,500	\$1,000	\$500	\$6,283

Total Cost Construction	\$422,410
Total Engineering (10%)	\$42,241
Contigency (15%)	<u>\$61,418</u>
Total Conversion Cost	\$526,000

General Fund	\$396,000
Harbor Fund	\$54,000
Water Fund	\$28,000
Sewer Fund	\$48,000

Memorandum 14-113

TO: Mayor Wythe and Homer City Council

FROM: Walt Wrede

DATE: July 21, 2014

SUBJECT: HERC Gym / Fire Code

On September 23, 2013, the Council adopted Resolution 13-095. Resolution 13-095 authorized the City Manager to keep the HERC Gym open for pickleball, basketball, and other Community Recreation programs that require only minimal heat and utilities. The gym is heavily used by the Community Recreation Program and its use has expanded because facilities at the High School and Middle School are in high demand for school related activities. Many people consider the gym to be a community asset. The Council decided to make it available for use by the public until such time as it is demolished or a final determination is made as to the future of the building and property.

Every time the Council discusses this building, the fact that it does not meet modern building codes invariably comes up. Of particular concern is the Fire Code. The City consulted with the Fire Marshall on several occasions over the years regarding this building. We provided old building plans prepared by the Borough and the University, described current uses and building characteristics over the phone, and requested a site visit. A Fire Marshall plan review was performed on this building before the college moved in and the occupancies had not changed much since the college moved out, especially with respect to the gym. The Fire Marshall did not express concern about this building and its uses however, we never received anything definitive. Since the gym is now the only part of the facility now open to the public, we decided to ask the Fire Marshall for a full plan review of the gym only. We did this to assure the Council and the public that the building is safe from a Fire Code perspective and to get a more precise handle on what deficiencies there are and how much it would cost to fix them.

Attached is a copy of the letter the City received from the Fire Marshall which constitutes his preliminary plan review response. Also attached is a rough estimate from the City Engineer regarding what it would cost to address the issues raised. You will see that the Fire Marshall requested additional information and confirmation, which the Public Works Department is in the process of providing.

Although the Fire Marshall plan review is not final, we decided to get an ordinance moving now so that we are in a position to make the required improvements quickly and not interrupt activities at the gym. We believe the chances are good that a final determination will be received prior to second reading of the ordinance. The cost to bring this building into compliance is relatively inexpensive and it would be a good investment in the community to keep it open until a determination is made as to its final disposition. The \$19,000 would come from the HERC Building Depreciation fund.

RECOMMENDATION: Approve Ordinance 14-37 appropriating up to \$19,000 from the Leased Property Depreciation Account.



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY
Plan Review Bureau - Anchorage

5700 East Tudor Road
Anchorage, Alaska 99507-1225
Main: 907 269 2004
Fax: 907 269 0098

July 08, 2014

Dan Nelsen
City of Homer
491 E Pioneer Ave
Homer, AK 99603

SUBJECT: Homer Education Recreation Center (HERC)
Building - Occupancy Change
CITY: Homer
PLAN REVIEW: 2014Anch1430
OCCUPANCY: A-3
2009 INTERNATIONAL BUILDING AND FIRE CODE

Dear Dan Nelsen:

Plans for the subject facility Occupancy Change have been reviewed by this office for conformity with the State Fire and Life Safety Regulations. However, before construction, alteration, or repairs may begin, the list of item(s) on the following page(s) require clarification and/or new drawings must be submitted for approval.

Please provide the above information to our office within thirty (30) days from the date of this letter.

If you have any questions on this matter, please contact us at the address above.

Sincerely,

A handwritten signature in cursive script that reads "Timothy W. Fisher".

Timothy Fisher
Plans Examiner

Reference is made to the above cited plan review, specifically to item(s):

1. Verify that emergency lighting is present and operational throughout the proposed open area. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas: IBC. 1006.3
2. Verify that exit signs are present and operational as required per this section. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. IBC. 1011
3. Verify that extinguishers are present and been inspected within the past year from a state licensed inspector. Provide size, type and location. Portable fire extinguishers shall be installed in the following locations. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies. IFC. 906.1(1)
4. Verify that the fire sprinkler system is operational and inspected by a state licensed fire systems company within the past year, provide the report. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists: 1.The fire area exceeds 12,000 square feet (1115 m²);2.The fire area has an occupant load of 300 or more; or3.The fire area is located on a floor other than a level of exit discharge serving such occupancies. . IBC. 903.2.1.3
5. Verify that the fire alarm is in operation and inspected within the last year by a state licensed fire systems company, provide report. (As Amended) A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group A occupancies having an occupant load of 300 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.Exception: A manual fire alarm system shall be installed in Group A-2 occupancies with an occupant load of 100 or more. IFC. 907.2.1 (F)

6. Verify use of kitchen and whether a grease or smoke laden vapors will be present. If grease and smoke laden vapors will be present, provide an inspection report that the kitchen hood and duct suppression system is operational and inspected within the last year.

Commercial cooking systems. The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. IFC. 904.11

7. Provide use of the space and exit door configuration. Plans are hard to read on number of doors, to determine width. Configuration of space is required, sport events, bleachers, tables and chairs or just chairs, stages, etc. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by the factors in this section (1005.1) and not less than specified elsewhere in this code. IBC. 1005.1
8. Provide documentation the local fire authority or their designee has been involved in discussions regarding fire apparatus access, premises identification, fire protection water supplies and key boxes. IFC. Chapter 5

Walt Wrede

From: Walt Wrede
Sent: Monday, July 21, 2014 11:27 AM
To: Walt Wrede
Subject: FW: HERC Gym - Fire Marshall response

From: Carey Meyer
Sent: Tuesday, July 08, 2014 12:25 PM
To: Walt Wrede
Cc: Bob Painter; Dan Nelsen; Mike Riley
Subject: HERC Gym - Fire Marshall response

- 1) **Verify emergency lighting** – PW will need to verify that existing emergency lighting is operational and/or install additional to comply.
Max Cost \$4,000
- 2) **Verify exit signs** – PW will need to verify adequacy of existing signage; expect that additional signage will be required.
Max Cost \$2,500
- 3) **Verify fire extinguishers** – might need a few more.
Max Cost \$1,500
- 4) **Verify fire sprinkler system** – My reading of their comments indicate no need for a sprinkler system. 1 - fire area (gym, exit hallway, kitchen, restroom/showers, boiler room is less than 12,000 SF; 2) occupancy load less than 300; and 3) – fire area essentially on same level as exits.
Max Cost \$0
- 5) **Verify fire alarm system** – PW will need to verify existing system is operational, make repairs, and coordinate inspection. No need for manual alarm (if occupancy less than 100);
Max Cost \$3000
- 6) Since **kitchen** is not in use; no kitchen fire suppression equipment required.
Max Cost \$0
- 7) **Space exit door configuration** – this will take PW verifying code requirements, but does not seem to be a major issue. Maybe we should remove bleachers, maybe new door openings.
Max Cost \$8,000
- 8) **Provide documentation** of local fire authority involvement – PW can work with Fire Chief on this, assume access, fire flows are adequate.
Max Cost \$0

Max Cost to Comply = \$19,000

Carey S. Meyer, P.E., MPA
Public Works Director/City Engineer
City of Homer, Alaska
3575 Heath Street
Homer, AK 99603
cmeyer@ci.homer.ak.us
(p) 907-435-3124
(f) 907-235-3145



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum 13-131

TO: Mayor Wythe and Homer City Council
THROUGH: Walt Wrede, City Manager
FROM: Katie Koester, Community and Economic Development Coordinator
DATE: September 4, 2013
SUBJECT: Public Safety Building Site Assessment

The purpose of this memo is to provide information on the possible site locations for a Public Safety Building.

Things to keep in mind when selecting a site for a Public Safety Building include: ease of ingress and egress, ease of access by the public, ease of access to customer (police, fire and EMS incidents), minimum of 1.5 acres, and clearly out of a tsunami zone.

Staff considered 8 possible sites for the location of a new public safety building. After a site visit with the Chiefs on September 3 and closer inspection, 5 sites remained on the list. The three lots that were ruled out and reasons included:

- a) Private/CIR I lots along the Sterling Highway west of Petro Express. There is no water and sewer at those lots and space is limited. Lots may be in a tsunami zone.
- b) Waddell lot on the corner of Sterling Highway and Main Street. Too valuable of real estate for civic purpose and lot may be in a Tsunami zone.
- c) Waddell cabins behind Post Office. Lot is too small.

The remaining lots are divided into two tiers, tier one being the preferred lots. Pros and cons for the various lots are listed on the following pages. Refer to the map Potential Public Safety Building Sites for a visual.

TIER ONE:

1) HERC Site

This would involve tearing down both structures on the HERC building lot. The demolition cost for that is projected to be \$450,000 (\$250,000 to remove asbestos and lead based paint and \$200,000 for demolition of structures}.

PRO	CON
City owns the property	Have to demo existing structures
Access: direct access to Sterling Hwy and easy access to Pioneer	Located at a complicated, busy intersection. Off of Main more ideal. Could mitigate with stop light controls.
Plenty of room. Potential for future growth and/or other City facilities on same lot.	Small creek runs through lot (can be mitigated}
Already developed land: limited permitting, utilities are already on location	Fire is concerned the distance from the Spit may cause ISO ratings to increase for spit structures
View	Too valuable of real estate for a public building?
Could offer two accesses (public could enter off Woodside, fleet could roll onto Sterling on other side of lot}.	

2) Main Street Site (Town Center)

PRO	CON
A civic building could initiate development of Town Center.	Lot needs utilities and road/driveway, however would not have that far to travel
Would clean up an area of town that could use a police presence	Added expense of acquiring the lot (maybe a land trade?)
Great access right off Main	May have to/want to acquire Homer Cleaning Center lot: could be some remediation issues with dry cleaning chemicals
Would be easy for public to find	
Build able: little elevation gain, cleared	

TIER TWO

1) Pioneer Site (Town Center)

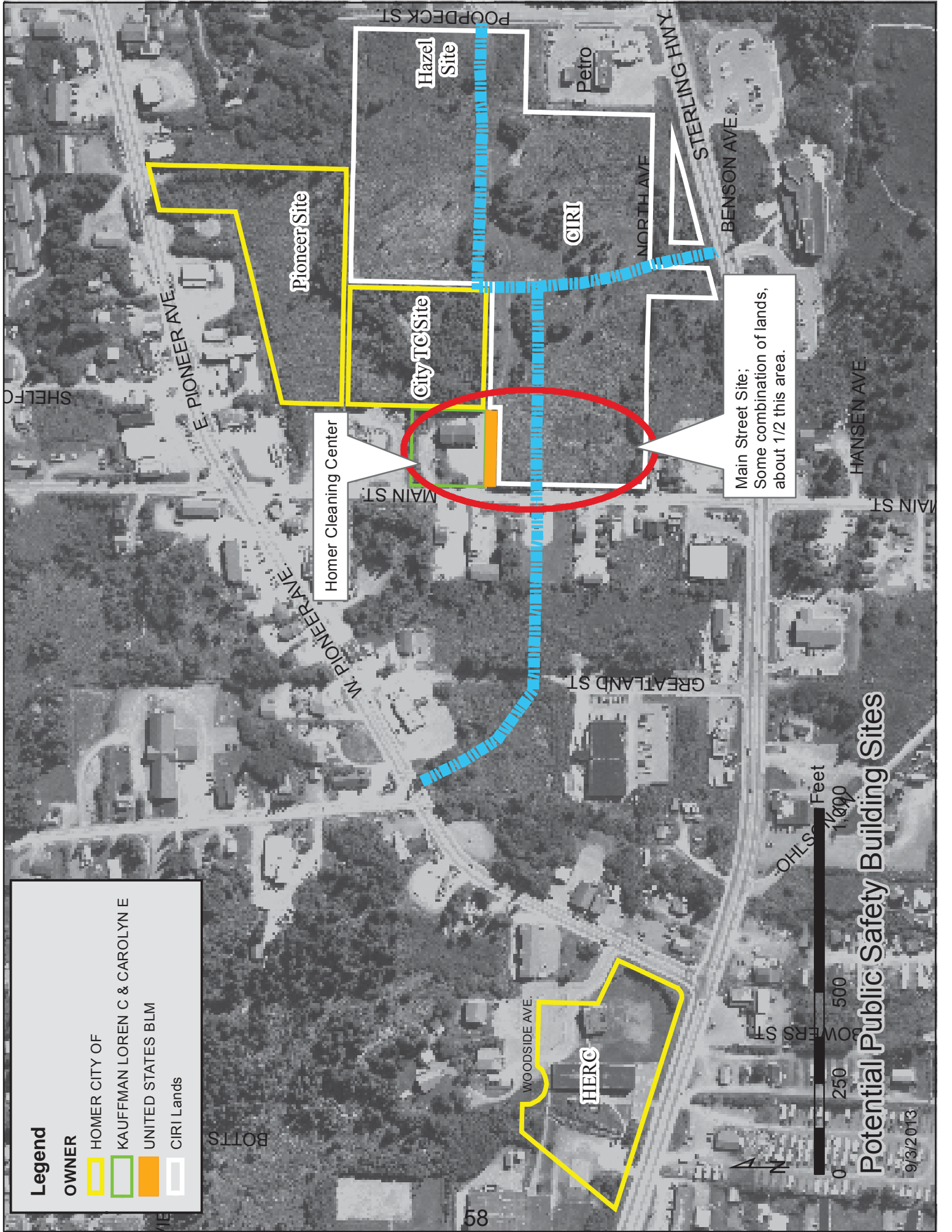
PRO	CON
A civic building could initiate development of Town Center	Extra expense brining infrastructure (utilities and roads) to lot
City owns the property	Would have to acquire a private lot in order to develop two access points
Decent grade for building on	Would have to clear a lot of trees. Needs a fair amount of dirt work
Does not significantly constrain other possibilities for Town Center	Is behind Alice's the best location for Police/Fire?
Would clean up an area of town that needs a police presence	Hidden from public

2) City TC Site (Town Center)

PRO	CON
A civic building could initiate development of Town Center. Would really open up Town Center.	Extra expense of infrastructure. Utilities and road have a long way to travel.
City owns the property	Is Public Safety Building the best use of the most centrally located City lot in Town Center?
Would clean up an area of town that could use a police presence	Would have to acquire Homer Cleaning Center or CIRI land for access
	May have issues for double entry
	Require lots of tree clearing/ dirt work
	Some elevation on north side of lot. Could be used as a buffer

3) Hazel Site (Town Center)

PRO	CON
A civic building could initiate development of Town Center	Extra expense of infrastructure
Would clean up an area of town that could use a police presence	Would push police/fire traffic onto Hazel or Poopdeck. No direct access to a main road
Buildable: limited grade, cleared	Expense of acquiring property (potential land trade)
	Buildable space is small and narrow, especially once E-W Corridor road goes through. May have to split garage space on either side of lot.



Legend

OWNER

- HOMER CITY OF
- KAUFFMAN LOREN C & CAROLYN E
- UNITED STATES BLM
- CIRI Lands



Potential Public Safety Building Sites

9/3/2013

Transfer From KPB

cc

**RELEASE OF DEED RESTRICTION**

WHEREAS, the Kenai Peninsula Borough conveyed the below described property to the City of Homer by quitclaim deed recorded at **Book 303, Page 614** in the **Homer Recording District** pursuant to KPB Ordinance 98-42 on July 7, 2000:

Tract 2, Homer School Survey 1999 City Addition, According to Plat No. 2000-22 on file in the **Homer Recording District, Third Judicial District, State of Alaska**

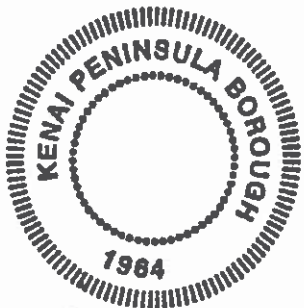
WHEREAS, said conveyance instrument contained the following restriction:
"FURTHER SUBJECT TO the restriction that the site shall be owned in perpetuity by the City of Homer or its successor and be managed for the use and benefit of the general public"; and

WHEREAS, on November 25, 2014 the Kenai Peninsula Borough Assembly enacted Ordinance 2014-31 authorizing the release of said restriction.

NOW, THEREFORE, the **GRANTOR, KENAI PENINSULA BOROUGH**, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 2014-31, enacted November 25, 2014, **releases forever** unto the **GRANTEE, CITY OF HOMER**, an Alaska Municipal Corporation, whose address is 491 East Pioneer Avenue, Homer, AK 99603, its successors and assigns, the above stated restriction on the use and ownership of the above described real property set forth in the quit claim deed recorded at **Book 303, Page 614, Homer Recording District, Third Judicial District, State of Alaska.**

Dated this 18th day of MAY, 2015.

KENAI PENINSULA BOROUGH:



Mike Navarre
Mike Navarre, Mayor

ATTEST:

APPROVED AS TO FORM
AND SUFFICIENCY

John Blankenship
John Blankenship
Borough Clerk

Holly B. Montague
Holly B. Montague
Deputy Borough Attorney

NOTARY ACKNOWLEDGMENT

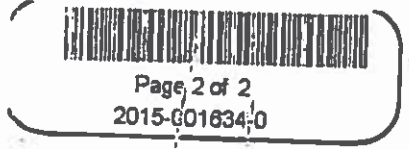
STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 18th day of May, 2015 by Mike Navarre, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation, for on behalf of the corporation.



Pamela Highley
Notary Public in and for Alaska
My commission expires: 4-11-2017

Please return to: Kenai Peninsula Borough
Planning Department
144 North Binkley Street
Soldotna, Alaska 99669



**CITY OF HOMER
HOMER, ALASKA**

Howard

RESOLUTION 13-096

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA REQUESTING THAT THE KENAI PENINSULA BOROUGH ASSEMBLY AMEND RELEVANT AGREEMENTS AND THE QUITCLAIM DEED REGARDING THE TRANSFER OF OWNERSHIP OF THE OLD MIDDLE SCHOOL PROPERTY TO PERMIT THE CITY TO SELL THE PROPERTY AND DEDICATE THE PROCEEDS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.

WHEREAS, The Kenai Peninsula Borough transferred ownership of the Old Intermediate School property to the City of Homer via a Quitclaim Deed dated July 7, 2000; and

WHEREAS, The property is described as Tract 2, Homer School Survey 1999 City Addition according to Plat 2000-22; and

WHEREAS, The City Attorney advises that the only currently operative restriction on the use or disposal of the property is a restriction contained in the Deed which states " the site shall be owned in perpetuity by the City of Homer or its successor and managed for the use and benefit of the general public"; and

WHEREAS, The City cannot afford to operate and maintain the buildings nor bring them up to current code requirements and a suitable future use has not been identified; and

WHEREAS, The City Council has concluded that it is in the best interest of the community to demolish the buildings and use the site for the proposed new public safety building; and

WHEREAS, The Council wishes to expand the options available to it in the event that it is determined the site is not suitable for a public safety building; and

WHEREAS, Permitting the City to sell the property provided that the proceeds of the sale are directed to the use and benefit of the general public would be in the best interest of the community and would be consistent with the original intent of the Borough when it conveyed the property.

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby requests that the Kenai Peninsula Borough Assembly amend relevant agreements and the Quit Claim Deed on the transfer of ownership of the Old Middle School Property to allow the City to sell the property and dedicate and direct the sale proceeds to the use and benefit of the general public.

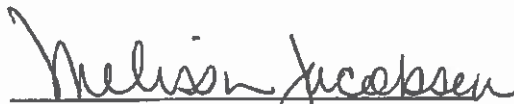
PASSED AND ADOPTED this 23rd day of September, 2013.

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CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


MELISSA JACOBSEN, CMO
DEPUTY CITY CLERK

Fiscal Note: NA



QUITCLAIM DEED

The GRANTOR, KENAI PENINSULA BOROUGH, an Alaska municipal corporation, whose address is 144 North Binkley Street, Soldotna, Alaska 99669, for ten (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to Assembly Ordinance 98-42 enacted September 1, 1998, conveys and quitclaims unto the GRANTEE, City of Homer, an Alaska municipal corporation, whose address of record is 491 East Pioneer Avenue, Homer, AK 99603-7645 all interest it has, if any, in the following described real property:

Tract 2, Homer School Survey 1999 City Addition, according to Plat No. 2000-22 on file in the Homer Recording District, Third Judicial District, State of Alaska.

TOGETHER WITH all the improvements thereon, if any, and all rights of the Grantor to any and all hereditaments and appurtenances hereto, and

SUBJECT TO any taxes and assessments, exceptions, reservations, restrictions, conditions, covenants, easements, rights-of-way, encroachments either of record or ascertainable by physical inspection.

FURTHER SUBJECT TO the restriction that the site shall be owned in perpetuity by the City of Homer or its successor and be managed for the use and benefit of the general public.

Dated this 7 day of July, 2000.

This Agreement has been executed by the parties on the day and year first above written.

Grantor:

Dale L. Bagley
Dale L. Bagley, Mayor

8K00303PG0615

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 7th day of July, 2000, by Dale L. Bagley, Mayor of the Kenai Peninsula Borough, an Alaska municipal corporation.

Bonnie Golden
Notary Public in and for Alaska
My commission expires: 11-15-00

RETURN TO: Grantee

NOTARY PUBLIC
BONNIE GOLDEN
STATE OF ALASKA

002421
HOMER
RECORDING DISTRICT

2000 JUL -7 P 2:42
REQUESTED BY 1800
X2

Kenai Peninsula Borough, Alaska
KPB/City of Homer - Quitclaim Deed

Page 2 of 2

Clerk

RECEIVED

SEP 08 1998

City of Homer
City Manager

**Site Survey
Old Homer Intermediate School
Homer, Alaska**

July 1, 1998

Prepared for:
Kenai Peninsula Borough
144 North Binkley
Soldotna, Alaska 99669

Prepared by:
Architects Alaska
900 West Fifth Avenue, Suite 403
Anchorage, Alaska 99501

**Condition Survey
Old Homer Intermediate School**

Part I - Introduction

General:

The Kenai Peninsula Borough is currently investigating the feasibility of leasing out the Old Homer Intermediate School to parties interested in using the facility as a private school.

In response to the Kenai Peninsula Borough Request for Proposal for a Site Survey of the Old Homer Intermediate School, Marvin Ungerecht, of Architects Alaska traveled to Homer on February 16, 1998 to take a look at the school. Due to budget limitations for the survey work, Mr. Ungerecht undertook a detailed site investigation during the pre-proposal site visit. Upon Mr. Ungerecht's return to Anchorage, a team of consultants was selected for the project proposal. The Architects Alaska Team included:

<u>Architects Alaska</u> Marvin Ungerecht,	<u>Architectural</u> Project Manager
<u>Hays, Zietlow and Associates</u> Calvin Hays Tom Zietlow	<u>Mechanical and Electrical Engineering</u> Project Mechanical Engineer Project Electrical Engineer
<u>BBFM Engineers</u> Forrest Braun	<u>Structural Engineering</u> Project Structural Engineer
<u>Environmental Health Sciences</u> Bob French	<u>Hazardous Materials Consultants</u> Project Haz. Mat. Architect
<u>HMS, Inc.</u> Ehsan Moghul	<u>Cost Estimating Consultants</u> Project Estimator

Based upon the KPB Request for Proposal and the pre-proposal site visit, Architects Alaska developed a preliminary work plan and fee proposal to accomplish the Old Homer Intermediate School Condition Survey Work. The Professional Service Request for Proposal was submitted to the Kenai Peninsula Borough on February 19, 1998. The proposed scope of work was subsequently revised to incorporate on-site hazardous materials testing and Architects Alaska was selected to complete the condition survey on the basis of the revised work plan as follows:

- 1.1 Travel (Architectural and Hazardous Material Consultants Only): This element includes travel to and from the Homer Intermediate School Site. Given the budget limitations, travel to the site was limited to *Architects Alaska's* pre-proposal site visit and the Hazardous Materials Consultants trip to the site, after Notice to Proceed, to conduct lead and hazardous materials samples.

- 1.2 On-site ADA/Condition Survey Audit/Hazardous Materials Audit (Architectural and Hazardous Materials Consultants Only): Given the budget limitations, *Architects Alaska* undertook a detailed site investigation while it made its pre-proposal site visit. The site visit included a detailed ADA survey audit, data gathering for the condition survey, and a detailed photographic survey of the existing building. The Hazardous Materials Consultant was scheduled to undertake a trip to the site after Notice to Proceed, to take lead and hazardous materials samples. No other site visits by other consultants were scheduled. All condition survey work was to be completed from data gathered on those two site visits.
- 1.3 Develop Photo's, Print Documents, Distribute Documents (Architect): Photo's have been developed, full sets of existing documents were copied, and the AHERA plan, and inspection reports, were copied and distributed to consultants. Included in this task was time required to organize documents and have photo copies made and distributed to consultants.
- 1.4 Document and Code Compliance Review (Each Discipline): This task includes the time required for each discipline to review distributed plans, documents, reports and photo's and do a detailed code compliance review.
- 1.5 Dialog with KPB Maintenance Dept. (Each Discipline): After each discipline has reviewed the documents and documented code compliance issues, this task includes the time required for a telephone review of any specific knowledge that the KPB Homer Maintenance Dept. has with regard to known architectural, mechanical, electrical, or structural system, material, and/or equipment deficiencies.
- 1.6 Draft Existing Condition Survey Report (Each Discipline): This task includes the time required to prepare a draft report of the existing facility conditions, deficiencies and required upgrade requirements with regard to architectural, structural, mechanical, electrical and hazardous materials disciplines.
- 1.7 ADA Report (Architectural Only): This task includes the time required to complete an ADA report documenting barriers to access and required upgrade requirements. The raw data has already been collected for this effort.
- 1.8 Compile and Publish Condition/ADA Survey Report (Architectural Only): The architect to utilize digital copies of consultant reports and combine into a single condition/ADA survey report.
- 1.9 Prepare Order of Magnitude Estimates (All disciplines as required): Prepare construction cost estimate for accomplishing facility upgrade work as outlined in the Condition/ADA survey report. For comparison purposes, prepare an estimate of facility demolition costs.

- 1.10 Prepare Draft RFP (Architectural Only): Architect to prepare a draft RFP, in the Kenai Peninsula Borough Format that will be utilized to solicit public proposals for the Old Homer Intermediate School facility lease, upgrade and occupation.
- 1.11 Submit 95% Package to Owner for Review (Architectural Only): Architect to make copies of 95% package including survey audit reports and estimates and forward to the Kenai Peninsula Borough for the Borough's review.
- 1.12 Make Final Corrections (Architectural Only): The architect to review Owner comments and make corrections as required.

Architectural, structural, mechanical, electrical and hazardous materials consultants observations, and recommendations for the upgrade of the Old Homer Intermediate School follow in Part II of this report.

Preliminary drawings have been developed to help quantify the work and have been included in Part III. An order of magnitude cost estimate for the upgrade work is included in Part IV. Attachments in Part V include the ADA condition survey, and hazardous materials lab reports.

Site Survey
Old Homer Intermediate School
Homer, Alaska

Part II - Existing Building Condition Survey

Architectural Narrative

General

The Kenai Peninsula Borough is currently investigating the feasibility of leasing out the Old Homer Intermediate School to parties interested in using the facility as a private school.

Architects Alaska was retained by the Kenai Peninsula Borough to undertake a site investigation of the existing four classroom facility of approximately 7,000 sq. ft. and prepare a report on building code and ADA compliance issues and on hazardous materials and life safety issues. Based upon the site investigation, Architects Alaska is to prepare a cost comparison between the upgrade work required to re-occupy the educational facility vs. the demolition of the facility.

With these goals in mind, the building was visited by Mr. Marvin Ungerecht of Architects Alaska on February 16, 1998. Marvin undertook a detailed site investigation during the pre-proposal site visit. Observations and recommendations were made with the assumption that the proposed facility will be upgraded and leased out as an educational facility.

Codes and Standards:

Renovation work on the Old Homer Intermediate School would be required to comply with the following codes and standards:

- 1994 Edition - Uniform Building Code
- 1994 Edition - Uniform Fire Code
- 1994 Edition - Uniform Mechanical Code
- 1994 Edition - Uniform Plumbing Code
- Current Edition - National Electric Code
- Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities

Uniform Building Code/Uniform Fire Code Analysis

Existing Square Footage	6,974 sq. ft.
Construction Type	Type V-Non Rated *
Occupancy Group	E-1
Automatic Sprinkler System	None Existing (Required by State of Alaska Amendment to the UBC)

Side yard separation	a) Exceeds twenty feet on all sides b) All exterior walls are 1 hr. rated bearing walls c) All openings are non-rated.
Allowable Height (Table 5B)	One Story (40 ft. max.)
Allowable Area (Table 5B)	9,100 sq. ft.
Allowable Area Increase	9,100 sq. ft. (Separated on all sides)
Allowable Area (bldg. footprint)	18,200 sq. ft. > 3,685 sq. ft. (O.K.)
Added story increase	18,200 sq. ft.
Total allowable area	36,400 sq. ft. > 6,974 sq. ft. (O.K.)

The existing building is classified as Type V Non-rated primarily because the existing steel beams are unprotected. An E-1 occupancy of type V Non-rated construction is only permitted to be one story in height. In order to bring the existing building into compliance with the Uniform Building Code (UBC), either the beams and columns will need to be protected with one-hour rated assemblies so the building can be classified as Type V One-hour construction, or an automatic sprinkler system will need to be added to allow for the second story per UBC Section 506 for maximum height of building increases.

The State of Alaska requires that all new or altered E-1 Occupancies have an automatic sprinkler system. Since the building has been unoccupied for some time the State Fire Marshal's Office has indicated that they will insist on an automatic sprinkler system in the facility before they would permit the building to be re-opened as an educational E-1 Occupancy. This being the case, an automatic sprinkler system will be required as part of the upgrade work, but this will permit the second story without upgrading the building to Type V One-hour construction.

Corridor walls will need to be upgraded to one-hour wall assemblies. The existing single layer of gypsum wall board protection at the steel beams at the corridor walls does not provide the required one-hour rated wall assembly. This can be upgraded fairly easily by installing a one hour shaft cavity wall system on either the classroom side or the corridor side of the beam above the suspended acoustical tile ceiling systems. The existing pipe columns will also need to be protected in a similar fashion at four locations in Corridor 006 and four locations in Corridor 104.

The existing rated solid core doors in hollow metal frames are adequate, however smoke gaskets will need to be added at all doors opening into the Corridors 006 and 104.

In general the existing building complies with other requirements of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC). Penetrations of rated walls (duct, conduit, piping penetrations, etc.) will need to be carefully sealed with rated sealant systems throughout the facility.

Americans with Disabilities Act Accessibility Guidelines (ADAAG) Analysis

The existing Old Homer Intermediate School currently does not have Accessible Parking (Element 1), an Exterior Accessible Route (Element 4), an Accessible Entrance and Entrance

Doors (Element 8), Accessible Exterior or Interior Signage (Elements 10 and 11), an Interior Accessible Route (Element 12), Accessible Toilet Rooms (Element 14), Accessible Interior Doors (Element 17), Accessible Drinking Fountains (Element 18), and the audible and visual alarms are not mounted at the required height.

Please see the attached ADA Survey Audit for Homer Intermediate School with a detailed description of existing barriers to access and the attached drawings (Sketch No's 3 through 7) showing possible solutions to the required upgrade work. Clearly upgrade work that will be required will need to include creating an accessible parking area with two spaces, and an exterior accessible route to an accessible building entrance. Also required will be a new accessible exterior entrance, an interior accessible route which will need to include an elevator providing access between floors, and new accessible unisex toilet rooms on each floor. The existing doors at program spaces will need to be made accessible with lever handled hardware and closers will need to be adjusted for access. The existing drinking fountains will need to be replaced with accessible hi-low drinking fountains on each floor and the existing audible and visual alarms will need to be lowered so that they are 80 inches above the finish floor. New alarms will need to be added to the toilet rooms.

Existing Condition Survey Observations

Existing Exterior Wall System: Typical exterior wall construction consists of steel columns and beams, with a 6" thick non-bearing concrete wall. Exterior walls are generally insulated with 2" thick rigid insulation and are finished on the inside with painted cement asbestos board. Two inches of rigid insulation and 5/8" gypsum wall board has been adhered to the original exterior wall construction at some locations at the east end of the building during 1976 renovation work.

A large portion of the exterior wall surface on the north and south elevations consists of insulated glazing units set in wood frames. Window openings are approximately 6' high x 16' long with the sill set at 3'-6" above finish floor on the lower level and approximately 8' high x 16' long with the sill set at 2'-6" above finish floor on the upper level. There are two of these large window openings in each of the four classrooms.

Existing Interior Wall System: In general, interior walls are 6" concrete masonry units (CMU), except for plumbing chase walls, furred walls at recessed locker units, and a couple 6" thick concrete shear walls adjacent to the stairs 02 and 011. The plumbing chase walls (west wall at Boy's Toilet 09 and Girls Toilet 107) are 2x wood frame construction with 5/8" gypsum wall board and prefinished cement asbestos board on one side. The opposite wall on classroom sides of the plumbing chase and at furred walls for recessed lockers, are also 2x wood frame construction with 5/8" gypsum wall board and prefinished cement asbestos board on the finish side.

Interior partitions generally continue up to the bottom of steel beams or up to the underside of the cast-in-place concrete floor or roof slab where the walls are not on beam lines.

Existing Interior Openings: Existing interior doors are of solid core wood doors, set in hollow metal frames. All existing doors opening up to the corridor are appropriately rated, although new smoke gaskets need to be added at all locations.

Existing Floors: Existing floors are generally concrete with carpet over 9" x 9" vinyl asbestos tile (VAT). The VAT and mastic are assumed to be asbestos containing materials. At some locations in each classroom, the old VAT has been replaced with 12" x 12" vinyl composition tile (VCT). The VCT has been tested and appears to be free of asbestos, however they may have been installed over the old mastic which is assumed to be an asbestos containing material.

Existing Ceiling Assembly: The existing ceiling at classroom, corridor, stair and office areas, is a suspended acoustical tile ceiling system. The ceiling system is directly hung and is on a 24" x 48" grid. Ceilings at Toilet, Janitor, Storage and Boiler rooms is exposed concrete, painted.

The existing height of the suspended acoustical tile ceiling is approximately 10 feet above finish floor at the upper level and 9'-0" above finish floor at the lower level. The ceilings generally appear to be in good condition.

Existing Roof and Roofing Assembly: The existing roof structure is a cast-in-place concrete slab supported on steel beams. The existing roof structure appears to be in good condition except for at the roof edges where water has penetrated under the roof membrane and has gone through freeze and thaw cycles causing some concrete cracking and spalling at roof edges.

The concrete cracking and spalling is a condition that needs to be fixed. The roof edge needs to be flashed and repaired so that water doesn't penetrate to the concrete where it can go through freeze and thaw cycles. It may also make sense to install a metal soffit underneath the roof overhang, just to ensure that no one could be injured by a piece of falling concrete, should some of the existing loose concrete fall. Please reference Sketch No. 8, attached.

The existing roofing assembly consists of an asphaltic built up roofing system on top of rigid insulation. In areas that were visible, the most recent asphalt roofing layer(s) are beginning to "alligator" and the felts are becoming exposed, although the roofing investigation was relatively limited due to snow on the roof. It may make sense to consider resurfacing the existing roof fairly soon.

Structural Narrative

The existing two story structural system is composed of cast-in-place concrete floor and roof slabs over steel beams. Steel columns embedded in cast-in-place concrete pilasters integral with the cast-in-place walls support the steel beams on the exterior walls, while pipe columns support the steel beams at interior corridor wall locations. The foundations are concrete strip footings at the perimeter with pads at the column locations. The lower level floor is of concrete slab-on-grade construction.

Based on observations of the Architect, and photographic documentation, the basic structure appears to be sound with no signs of distress in the existing framing system. However, the roof eaves are deteriorating due to exposure to water and freeze-thaw cycles in the exposed concrete. The concrete eave should have all loose concrete removed down to sound material and new concrete grout placed to reconstruct the eave. Reinforcing in the eave may need to be cleaned of rust to prevent future spalling. The roofing should be extended over the eave to provide protection to the concrete.

The modifications suggested by the report can be performed on the existing structure without adversely affecting the performance of the existing structural system. The elevator/entry addition can be constructed either of concrete to match the existing system, or of wood framed construction.

Mechanical Narrative

General

The building mechanical systems appear to consist of plumbing, heating, fuel oil, ventilation, and control systems. The building was originally constructed in the early 1950's and the mechanical systems were significantly remodeled in the 1976. The remodel drawings indicate that most of the original mechanical systems were removed and replaced with the exception of the boiler, water heater, and portions of the waste and vent system. Subsequent to the 1976 remodel, the original water heater has been removed and replaced with an electric type unit.

Plumbing

Fixtures: Plumbing fixtures appear to be commercial grade, china fixtures and in relatively good condition. China fixtures typically have a long life and should be acceptable for continued use. The fixture trim appears to be in marginal condition and may need to be replaced. The fixtures do not appear to be ADA compliant.

Water: The building is served by an existing 2" water service which serves a cold water distribution system to the building hot water heater and plumbing fixtures throughout the building. The cold water piping systems appears to be a copper system which has relatively long life and should be in fairly good condition. If galvanized water piping is located anywhere within the building it should be checked for condition. Galvanized water piping systems are more subject to early failure than copper pipe systems.

Hot Water: Potable hot water is produced by a 50 gallon, electric hot water heater which serves a hot water distribution system to applicable plumbing fixtures. The electric hot water heater is more expensive to operate than other fuel sources (such as fuel oil), however, there are relatively few fixtures served with hot water and it would not be economical to replace the water heater. The hot water system does not include a recirculating system which should not be a problem due to the relatively short run of hot water piping to the stacked fixture groups.

Waste & Vent: The waste and vent piping systems appear to be commercial grade cast iron systems which typically have a long life and should be acceptable for continued use.

Heating

Heat Generation: The building heating system consists of an oil fired boiler serving a perimeter hydronic heating system. The existing boiler appears to be a old fire tube boiler manufactured by Birchfield and is probably near the end of its useful life.

Fuel Systems: The fuel oil system consists of an exterior, buried, fuel oil storage tank which serves a day tank within the boiler room. The day tank serves the oil fired boiler and a standby generator also located in the boiler room. The condition of the buried fuel tank and piping system is unknown. If buried fuel oil tank and piping systems are from original construction, they are probably in poor condition and may be leaking. The existing buried fuel tank location appears to conflict with a new and required accessible entrance for the building. Most likely the buried fuel tank will need to be removed, replaced, and relocated to prevent conflict with the new accessible entrance.

Heat Distribution: The heating distribution system consists of a circulating hot water piping system which serves finned tube radiation at classrooms, unit ventilators at classrooms, finned tube radiation at miscellaneous spaces, and cabinet unit heaters at entry vestibules. The heating distribution system appears to be in relatively good condition and should be acceptable for continued use.

Ventilation

Classroom Ventilation: Classroom ventilation is provided by unit ventilators located at each individual classroom space. The unit ventilators are mounted on top of classroom casework and draw outside air through a wall mounted louver. Unit ventilators are used primarily in school facilities and are used primarily due to their low cost to install. Unit ventilators are a functional method of providing ventilation to the space, however, they can tend to be noisy and difficult to control.

Toilet Ventilation: Toilet room ventilation is provided by ceiling mounted exhaust grilles located at each toilet room which is ducted to a roof mounted exhaust fan. The roof exhaust fan appears to be in marginal condition and is reported to be deficient in exhaust capacity. It is likely that the exhaust system will need to be replaced.

Corridor Openings: Each classroom and toilet room is provided with a relief air opening into the ceiling space above the corridor (according to record drawings). It appears that the openings are to serve as a relief path for outside air pressure relief from the classrooms and makeup air for the exhaust from toilet rooms. The corridor openings are provided with fire dampers. These openings are in violation of present code restrictions which do not allow the corridor to be used as an air plenum (UMC Section 601.1) and openings into a fire rated exit corridor are required to

be protected by combination fire and smoke dampers (UBC Section 713). This type of code violation is considered a life safety issue and the State Fire Marshal may require the system to be upgraded to present code requirements.

Relief Air Path: The building does not appear to have a relief air path to the outside for pressure relief of outside air supplied by the unit ventilators located at classroom spaces. This may not be a problem, but I have seen circumstances where the building pressure will increase to the point where doors will blow open and door closers will not operate correctly.

Generator Ventilation: The standby generator is presently located in the boiler room and does not appear to have a means of radiator cooling other than air within the boiler room space. A heat rejection and outside air cooling system should be provided to prevent high temperatures in the space during generator operation.

Fire Protection

Existing Condition: The building presently does not have a sprinkler system.

Future Requirements: The State Fire Marshal has made a ruling that all educational occupancies require fire protection sprinkler systems. The building is presently served by a two inch water service which will be inadequate to provide fire water flow to a sprinkler system. A new water service will be required from the nearest utility main with adequate flow and pressure. Attached information provided by the City of Homer, Public Works Department indicates that the nearest water main with sufficient capacity is approximately 150 feet east of the existing school building. The existing service main is 10 inch with a 6 inch capped branch line presently in place.

Controls

The existing control system is a pneumatic type control system serving pneumatic thermostats and pneumatic control devices such as control valves and damper actuators. The pneumatic control system is served by a pneumatic air compressor located in the boiler room. The pneumatic control system appears to be in adequate condition and should be acceptable for continued use.

Electrical Narrative

Electrical Distribution System

The underground electrical service to this facility is supplied by a three-phase four-wire utility feed from an adjacent pad mounted transformer at a nominal voltage of 120/208 volts. The 200 amp main electrical distribution panel was installed during the 1976 remodel. Consequent to this remodel a 15 kW three-phase diesel standby generator, transfer switch and standby panel has been installed to support vital facility systems during an extended loss of commercial utility power. The age and apparent condition of this equipment indicates that it is operational and should not necessitate replacement at this time.

Lighting Systems

Classroom Lighting: Typically the classrooms are illuminated with grid mounted fluorescent fixtures with acrylic lenses. The classroom fixture lay out provides a calculated average illumination level of 112 foot-candles at a work surface 2'6" above floor level. Each classroom is provided with multiple level switching which allows the illumination level to be reduced 50% (55 fc) if so desired. The Illuminating Engineering Society of North America (IES) recommends maintained illumination levels between 20 and 50 foot-candles for general educational classrooms and reading, however this is subjectively dependent upon the occupants visual comfort level and the specific tasks commonly performed. In reference to this, the existing lighting is suitable and efficient for general classroom illumination. If the prolonged use of video display terminals (VDT's) becomes prevalent in these spaces, the tenant may wish to consider the installation of new fixtures specifically designed to reduce vertical illumination and consequent screen glare and eyestrain.

Corridor Lighting: Typically the corridors are illuminated with grid mounted fluorescent fixtures with acrylic lenses. The lay out provides a calculated average illumination level of 42 foot-candles at a work surface 2'6" above floor level. The Illuminating Engineering Society of North America (IES) recommends a maintained illumination levels between 10 and 20 foot-candles for stairways and corridors. In reference to this, the existing lighting is suitable and efficient for general corridor illumination.

Exterior Lighting: Building mounting high intensity discharge (HID) style fixtures provides exterior illumination. Typically this is the most efficient means for general area illumination, and the fixtures themselves appear to be in fair condition. Site lighting poles present on the site appear to be supplied from the adjacent facilities.

Emergency Lighting: A means of emergency illumination, as required by UBC Section 1012, is presently not provided in the exit corridors and stairwells. The most economic solution to this would be to install self-contained emergency lighting units in the corridors and stairwells. It appears that six units would be adequate to provide sufficient levels of emergency egress illumination.

Exit Signage: The existing exit signs appear to be original equipment from the 1976 remodel. These signs were provided with integral emergency batteries to provide emergency illumination in compliance with UBC 1013, however due to the age of the units they are likely no longer capable of providing the required 90 minutes of illuminations as required by NEC Article 700-12(e). The most economic long-term solution to remedy this deficiency would probably be to replace the existing signs entirely with LED illuminated exit signs with emergency battery backup.

Power Systems

Three duplex receptacles are provided on the exterior wall of each classroom, and one quadruplex receptacle is provided on the corridor wall of each classroom. There is no Code requirement that

additional receptacle be installed in the classrooms, however the future occupants may find it inconvenient that there are no receptacles on the end walls.

Specialty Systems

Fire Alarm System: The present fire alarm system is an Edwards (General Signal) conventional zone type system. Heat detectors are provided in the corridors and classrooms and appear to be installed in compliance with their listed area of coverage. It is reported that the system is tested yearly and is operational. The pull stations are mounted approximately 60" AFF, which does not maintain compliance with ADA recommendations, which requires that they be installed at a maximum of 54" for side access and a maximum of 48" for front access. The pull stations can be easily lowered with surface mounted raceway. The quantity and location of the fire alarm signaling devices (horns and strobes) will not provide sound and illumination levels in compliance with current NFPA requirements and ADA recommendations. Additional annunciator alarm module(s), power supplies, and batteries may be required to supply the additional horn-strobes required to maintain NFPA and ADA compliance alarm signal levels.

Telephone System: There is presently no central phone system for the facility. It appears that dedicated lines are run from the phone termination board in the mechanical room to voice outlets throughout the facility.

Clock and Public Address System: There is presently a combination clock-public address station in each classroom. The clocks are battery powered with no central control. The speakers and call stations are presently connected to the master controller in an adjacent building. To maintain stand-alone operation of the public address system, a master control station would be required for this facility.

Miscellaneous

It was observed in the above ceiling space that a number of junction boxes had the covers removed and the power conductors exposed. In addition some raceways appear to require additional support and the grid mounted lighting fixtures should be supported independently from the ceiling grid, as is suitable for seismic zone 4 construction.

Hazardous Materials Narrative

General

Asbestos-containing materials (ACM), Polychlorinated biphenyl's (PCBs), Mercury, and lead-containing materials (LCM) were located in the building. The controlled removal and disposal of some of these materials will be required to allow the safe operation of demolition and/or renovation activities.

The asbestos materials were in good condition and do not pose a hazard when undisturbed. Removal within a contained area would be required to allow safe renovation and/or demolition work to take place. Based on the site inspection and sampling and the AHERA management plan, the following materials contain asbestos: Boiler insulation, boiler breeching insulation, boiler room pipe insulation, cement asbestos board (CAB), CAB mastics, joint compound, chimney fire brick, roofing mastics, window frame caulking, window glazing compound, lab counter top, floor tile, floor tile mastics, fire door insulation, and sheet vinyl flooring. Removal of some of these materials within containments, using protected and trained workers will be required for completion of renovation and/or demolition activities. Additional sampling of concealed materials (requiring destructive methods) is recommended prior to demolition or renovation activities.

Light fixture ballast and lamp removal will be required for all fluorescent light fixtures which will be demolished. The ballasts contain PCBs and the lamps contain mercury. If the fixtures will not be replaced, no special removal will be required and they will not pose a hazard. No leaking ballasts which could pose a hazard were observed during the inspection. The PCB ballasts and lamps must be disposed of outside the state of Alaska in an approved landfill. Some site and worker protection procedures are required during ballast and lamp removal, however, full containments are not required.

The only LCMs located during the survey were paints, solders on pipe joints and fittings, and lead pipe joint caulking on sewer lines. Twenty year old solders typically contained lead. Sampling confirmed that building paints contain lead. All LCMs were in good to fair condition and do not pose a hazard during normal operation of the building. After initial testing in a contained work area is completed, it is probable that any required disturbance of LCMs will be allowed to be performed by unprotected general construction labor, using specific engineering controls (i.e. specially equipped tools, ventilation controls, or wet methods). Testing of LCM waste will be required to determine if the or painted debris will need to be disposed of as hazardous waste. Hazardous material must be shipped out of state for disposal.

The purpose of this report is to describe the survey and inspection results and to discuss the asbestos, lead, mercury and PCB materials located in the building.

The entire building was subject to inspection and limited sampling of suspect materials. All suspect materials suspect of containing lead, asbestos, mercury or PCBs were noted and appropriate samples were taken.

The majority of the materials inspected in the building were in good condition. Normal operations and maintenance procedures should not pose a health hazard for workers or building occupants.

Construction Phasing Impacts

The PCB and mercury abatement work, initial lead testing, and asbestos abatement work will be required to be conducted as independent portions of the project. This means specially trained and protected workers will perform the work (not general construction labor) in an area where access will be restricted to specific personnel only.

Asbestos

Construction materials containing asbestos were used extensively in buildings constructed between 1900 and 1985, so that most existing buildings contain some asbestos. The School building which is the subject of this report was designed and constructed prior to 1970. The AHERA management plan was reviewed and additional suspect materials were sampled by EHS-Alaska during the site survey, and the results are listed below.

<u>ASBESTOS-CONTAINING MATERIALS</u>	<u>PERCENT ASBESTOS</u>
Sheet vinyl - janitor's closets	positive*
Vinyl asbestos tile - classrooms and storage rooms	positive*
Boiler insulation	positive*
Boiler breeching insulation	positive*
Fire door insulation	assumed*
Cement asbestos board (CAB) - stairwells, classrooms and halls	positive*
Cement asbestos board mastic (no access)	Assumed
Pipe insulation - boiler room	positive*
Concrete damp proofing (no access) - inside of exterior walls	Assumed
Lab counter top - first floor counter top	Assumed
Chimney fire brick	Assumed
9" x 9" vinyl asbestos floor tile (under carpet) - hallways and classrooms	10
Black mastic under floor tile	10
Joint compound - throughout building	2.5
White window frame sealant - exterior	8.0
Black and silver roof mastics	10
White window glazing compound - exterior	6.8
Boiler gaskets	None detected (ND)*
Ceiling tiles	ND*
Brown cove base mastic	ND
Light brown cove base mastic	ND
Cloth stair tread material	ND
Stair tread mastic	ND
Cloth cover on fiberglass pipe insulation	ND
Yellow flooring mastic	ND
Dark brown cove base mastic	ND
Gypsum wallboard	ND
2' x 4' drop ceiling tile	ND
12" x 12" new white vinyl floor tile	ND
New black mastic under 12" x 12" floor tile	ND
Fix-all on floor	ND
Brown mastic above 12" x 12" ceiling tile	ND
New roofing mastics	ND
Gray roof penetration sealant	ND

* Materials identified in AHERA management plan

EPA classifies GWB and joint compound as one system. Thus, if asbestos is only present in the joint compound and not in the GWB, the system has less than 1 %. Materials with less than 1 % asbestos are not covered by AHERA. However, OSHA 1926.1101 does consider joint compound to be an independent component of the wall system. Thus, if joint compound contains asbestos, any joint compound disturbance must be performed by trained and protected workers under controlled conditions.

The majority of the asbestos material observed was in good condition, but would become a hazard if it was disturbed or removed improperly. All disturbance of asbestos materials should be conducted by trained and protected workers.

Regulatory Impacts - Asbestos

Current regulations: 1) restrict the use or installation of most asbestos-containing materials (ACM) in buildings; 2) specify work practices for handling ACM in buildings; and 3) require a "good faith" inspection of renovation/demolition sites so that workers won't carelessly be exposed to asbestos.

The presence of asbestos in a building does not mean that the health of construction workers or building occupants is necessarily endangered. The hazard which asbestos potentially creates occurs only when the ACM becomes damaged so that asbestos fibers are released into the air. Asbestos fibers may be released when building demolition or renovation activities disturb ACM; consequently, the regulations have established work practices, exposure monitoring, and worker training requirements.

EPA and OSHA regulations require: 1) that the building owner notify the EPA prior to asbestos removal operations; 2) that regulated ACM only be removed by trained workers using wet removal techniques; 3) that worker monitoring be performed to document airborne exposure to asbestos; and 4) that no visible emissions of dust are allowed during removal, transportation, or disposal of EPA regulated ACM. EPA regulated ACM includes all asbestos-containing materials except non-friable floor tiles and roofing materials (Category 1 non-friable materials) and cement-asbestos panels and pipes (Category 2 non-friable materials). All ACMs are regulated by OSHA.

Many waste disposal sites will not accept building debris which contains asbestos of any kind. The asbestos waste will most likely need to be shipped to either Kenai or Anchorage for disposal. Anchorage and Kenai have landfills permitted to accept asbestos waste. The landfill should be contacted prior to disposal to determine any site specific packaging and handling requirements. Burning of asbestos-containing waste is prohibited.

Lead

The AHERA management plan does not address lead-containing paints or other lead-containing materials, therefore sampling was required to determine if any of the building paints contained

lead. Selective sampling of a cross section of the different paint types (listed below) was conducted. The laboratory results are listed below.

<u>LEAD-CONTAINING PAINTS, LOCATION</u>	<u>LEAD (PPM*)</u>
Blue and red paint on interior walls	590
Brown / cream / black paint layers on interior door frames	4,000
Light blue and cream paint layers on interior window frames	35,000
Light and dark cream paint layers on exterior	360
Brown paint on exterior window frames	14,000
Solder on copper piping	Assumed
Pipe joint caulking on sewer piping	Assumed

* PPM = parts per million

It is assumed the old solder and pipe joint caulking contains lead. These may be impacted for mechanical upgrades, demolition, or tie ins.

No other suspect materials that may contain lead were observed in the building.

Regulatory Impacts - Lead

The essential conditions that the lead regulations establish are:

1. Permissible exposure limits and action levels for airborne lead aerosols.
2. Record keeping requirements.
3. Worker training requirements.
4. Work practices and procedures.
5. Worker and workplace monitoring requirements.

These requirements are similar to the worker protection requirements for asbestos, although there is no requirement for state certification of lead workers.

Lead is a hazardous material and under several conditions lead-containing construction wastes cannot be disposed of in Alaska. The Resource Conservation and Recovery Act requires that lead wastes be tested to verify that they are non-hazardous, before they can be disposed of outside of a hazardous waste disposal facility. The behavior of wastes during the TCLP tests is fairly sensitive to the lead content in the waste, how the waste was created (fines, sweepings, vacuum cleaner emptyings, etc. are usually "hazardous"); and how the waste was handled (burning almost always creates a hazardous waste).

If it can be verified that the disturbance, demolition and removal of lead painted surfaces, using engineering controls to reduce dust, do not expose workers above the action level of $30 \mu\text{g}/\text{m}^3$, then costly worker and site protection methods are not required. Usually a pilot lead disturbance project is set up to establish the lead exposure that will occur for each individual demolition or

renovation task. The results from the pilot abatement project can be used to determine the level of worker protection, if any, that is required.

Regardless of the airborne lead levels, the debris is required to be separated from normal construction waste, stored in a secure location in poly sheeting, and tested to determine the disposal requirements. If waste materials are classified as hazardous they will need to be disposed of in a hazardous waste disposal site. There are no hazardous waste disposal sites in Alaska, thus, hazardous waste will need to be shipped out of state.

Lead in construction is a relatively new issue, there is not a body of good data relating lead content of paint to worker exposure or to disposal requirements. The problem is complicated by the fact that lead is still being used as a pigment in many paints, although at lower concentrations. The OSHA regulations do not establish a lower limit for the lead content of materials below which the materials are considered benign. This is the same approach they took with asbestos--its up to the employer to show that the employees are not being exposed. There are no exceptions to the OSHA worker protection requirements.

PCB Containing Light Fixture Ballasts

Polychlorinated Biphenyl's (PCBs), are oily liquids used in transformers, capacitors, switches and light fixture ballasts as a non-conducting liquid for thermal insulation purposes.

The AHERA management plan does not address PCBs, therefore, inspection of the light fixture ballasts was undertaken to determine which fixture ballasts must be treated as hazardous material.

Proper disposal of light fixtures ballasts containing PCBs, and any corresponding contaminated components, must be handled by trained personnel to prevent exposure or contamination of workers, occupants, or the environment.

PCB-containing fluorescent light fixture ballasts were the only materials observed in the building that are suspected of containing PCBs. Representative inspection of the ballasts of all light fixture types was conducted. All ballasts inspected were not marked by the manufacture as being PCB free. Thus, all fixture ballasts are assumed to contain PCBs and will need to be treated as hazardous material if demolished.

Regulatory Impacts - PCB Ballasts

The Federal, and state laws require trained workers to remove, handle, transport, and dispose of all PCB-containing or contaminated materials.

There are no air monitoring requirements during removal of PCB-containing materials, but there are very specific work practices to ensure no PCB contamination of the building or the environment occurs.

The only way to guarantee ballasts are PCB free (besides testing) is if the ballasts are marked as PCB free by the manufacturer. If ballasts are not marked, they are assumed to be PCB-containing.

Worker protection procedures have been established which require protective equipment, full bodysuits, gloves, face shields, aprons, et cetera. Decontamination of all materials used for removal, personal, and environmental protection is also required.

An EPA approved disposal site is required for the disposal of hazardous materials. As with hazardous lead-containing materials, the PCB waste must be shipped to an out of state approved disposal site.

Mercury Containing Fluorescent Lamps

The AHERA management plan does not address mercury, therefore, inspection of the light fixture lamps and thermostats was undertaken to determine which items must be treated as hazardous material.

The only suspect mercury-containing items observed in the facility were the tubes of the fluorescent light fixtures. These light fixture tubes were located throughout the facility and were typically in 4 foot, 2 bulb fixtures.

Proper removal and disposal of fluorescent lamps, and any corresponding contaminated components, must be handled by trained personnel to prevent exposure or contamination of workers, occupants, or the environment.

Regulatory Impacts

The U.S. Environmental Protection Agency, the U.S. Department of Labor, and the State of Alaska have promulgated regulations that apply to the generation, handling, control, transportation, and disposal of hazardous materials. Mercury is listed as a hazardous material and therefore falls under these regulations. Workers handling mercury must have HAZMAT training and wear proper protective equipment.

There are no air monitoring requirements during removal of mercury-containing materials, but there are very specific work practices to ensure no mercury contamination of the building or the environment occurs.

Depending on the age of the light fixtures, the fixture tubes may pass the TCLP test for hazardous waste. The tubes should be combined and tested to determine if the tubes will be considered hazardous waste.

Additionally, there are no hazardous waste disposal sites in Alaska. All fixture tubes which do not pass the TCLP test need to be packaged appropriately and shipped to an EPA approved hazardous waste disposal site in the lower 48.

Renovation Recommendations

Upgrade Work - UBC/UMC/NEC/NFPA: Upgrade work required for compliance with the Uniform Building Code includes the following:

1. An automatic sprinkler system will need to be added for compliance with the state of Alaska amendment requiring an automatic sprinkler system for educational facilities. This will however, take care of the added story increase allowing a second story in Type V-N construction for an E-1 occupancy. Provide a new water service and automatic sprinkler system throughout the facility, in accordance with UBC and NFPA requirements.
2. The corridor walls will need to be upgraded to one-hour wall assemblies by installing a one hour rated shaft cavity wall system on the corridor side of the wall above the suspended acoustical tile ceiling system. This should also cover over the existing corridor relief air openings.
3. The existing pipe column enclosures at the corridors on the first and second floors, four locations on each floor, will need to be protected as required to provide a one-hour rated assembly.
4. Smoke gaskets will need to be added to all corridor doors.
5. All penetrations through the new shaft cavity wall above the ceiling at the corridor walls and all penetrations of existing rated walls (boiler room, storage rooms, etc.) will need to be carefully sealed with rated sealant systems.
6. A relief path should be provided from each classroom space to the exterior. The path could utilize the operable windows, however this is not an optimal method. A better solution would be to install a roof hood with control and backdraft dampers serving each classroom space. The lower classrooms would require a vertical duct chased through the upper classroom areas, most likely at the recessed locker area in each classroom.
7. The existing toilet room exhaust fans should be removed and replaced with new units of sufficient capacity. The existing ductwork appears adequate.
8. Provide a ducted radiator exhaust to the exterior through a wall louver or hood, and separate cooling air intake opening. The openings should be provided with appropriate control dampers to modulate and maintain space temperature based on thermostat control.

9. Replace existing exit signs at 6 locations with new LED illuminated exit signs.
10. Install six (6) self contained emergency lighting units in the corridors and stairwells as required by UBC to provide emergency egress illumination.
11. Replace junction box covers where they are missing at above ceiling locations. Provide additional raceway support as required.
12. Provide seismic support for light fixtures throughout the facility.

Upgrade Work - ADA: Upgrade work required for compliance with the Americans with Disabilities Act includes the following:

1. Provide two accessible parking spaces (Element 1) as required for compliance with ADA. See Sketch No. 3, attached.
2. Provide a 5' wide concrete sidewalk, exterior accessible route to the main building entrance and from the main building entrance to the playground (Element 4) as required for compliance with ADA. See Sketch No. 3, attached.
3. Provide a new accessible entrance and entrance doors (Element 8) as required for compliance with ADA. See Sketch No's. 4 through 7, attached. Remove and replace the existing fuel oil tank. Install the new tank in a suitable location away from the new construction work.
4. Provide accessible signage, interior and exterior, (Elements 10 and 11) as required for compliance with ADA.
5. Provide an interior accessible route to all program spaces (Elements 12, 22 & 23) as required for compliance with ADA. This will require the addition of an elevator or an enclosed ramp. The elevator will probably be more cost effective, and the elevator machine room can probably be put under the stair in existing Storage Room 010. See Sketch No's. 4 through 7, attached.
6. Provide a unisex toilet room on each floor (Element 14) as required for compliance with ADA. See Sketch No's. 4 through 7, attached.
7. Provide lever handled hardware and adjust closers to make interior doors accessible (Element 17) as required for compliance with ADA.

8. Remove the existing drinking fountains and provide a new hi-lo drinking fountain on each floor (Element 18) as required for compliance with ADA. See Sketch No's. 6 and 7, attached.
9. Lower the audible and visual alarms in the corridors to 80" above finish floor with surface mounted raceways and install new audible and visual alarms in the toilet rooms (four locations) (Element 27) as required for compliance with ADA. Verify that the existing strobes and alarms are in compliance with ADA and NFPA requirements. Lower the fire alarm pull stations from 60" to 54" above finish floor with surface mounted raceways.

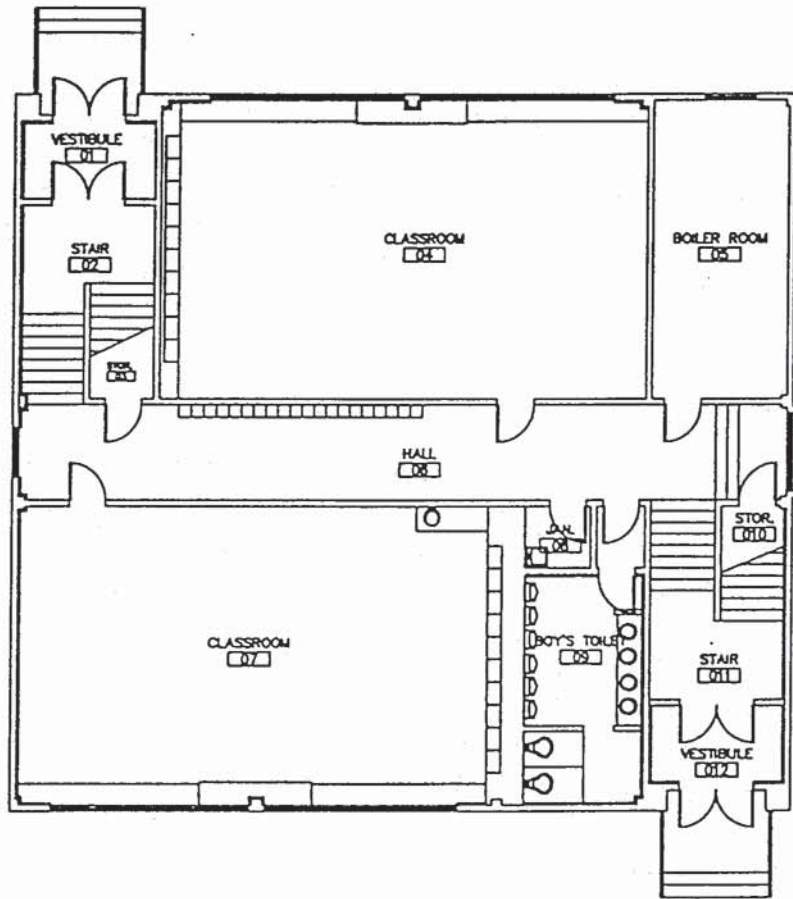
Upgrade Work - Life Safety: Upgrade work required for resolution of life-safety issues include the following:

1. Remove the existing loose concrete at the roof edges down to sound material and place new concrete grout as required to reconstruct the eave. Reinforcing may need to be cleaned of rust to prevent future spalling. The roofing should be extended over the eave to provide protection to the concrete. A new prefinished roof edge flashing, and metal soffit should be installed and stripped in to provide a water tight roof edge system as shown on Sketch No. 8.

Interface with Hazardous Materials: Wherever upgrade work interfaces with hazardous materials, hazardous materials abatement should be undertaken in accordance with all applicable State and Federal Regulations as outlined in the hazardous materials narrative.

**Site Survey
Old Homer Intermediate School
Homer Alaska**

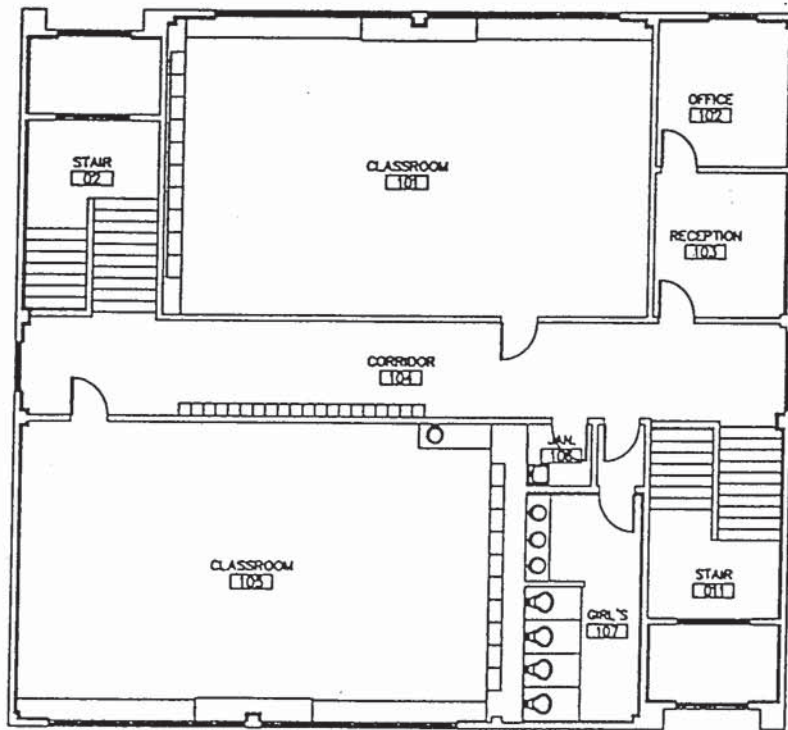
Part III - Preliminary Drawings Outlining General Scope of Required Upgrade Work



EXISTING FIRST FLOOR

SCALE: 1/16" = 1'-0"

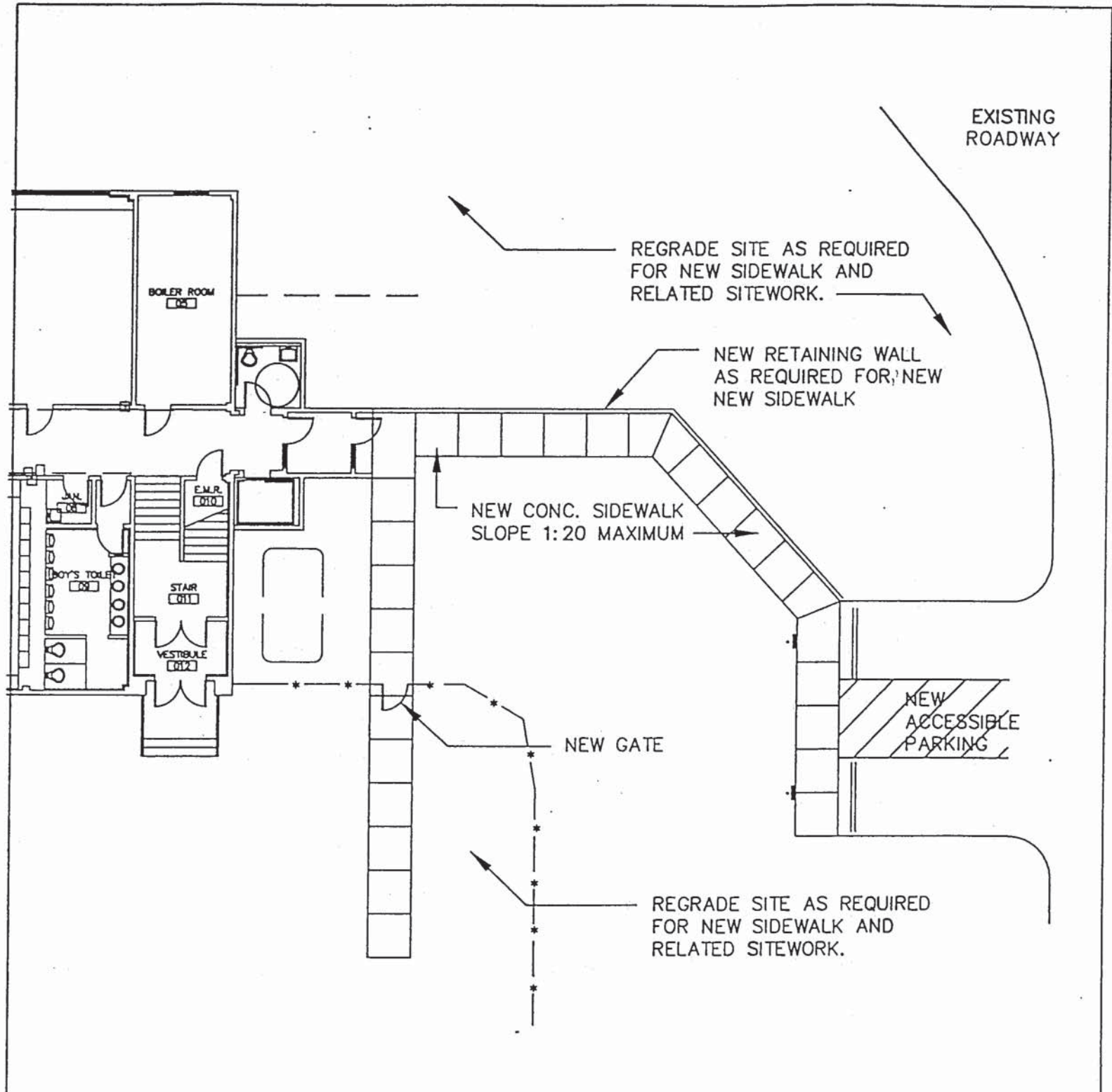




EXISTING SECOND FLOOR

SCALE: 1/16" = 1'-0"

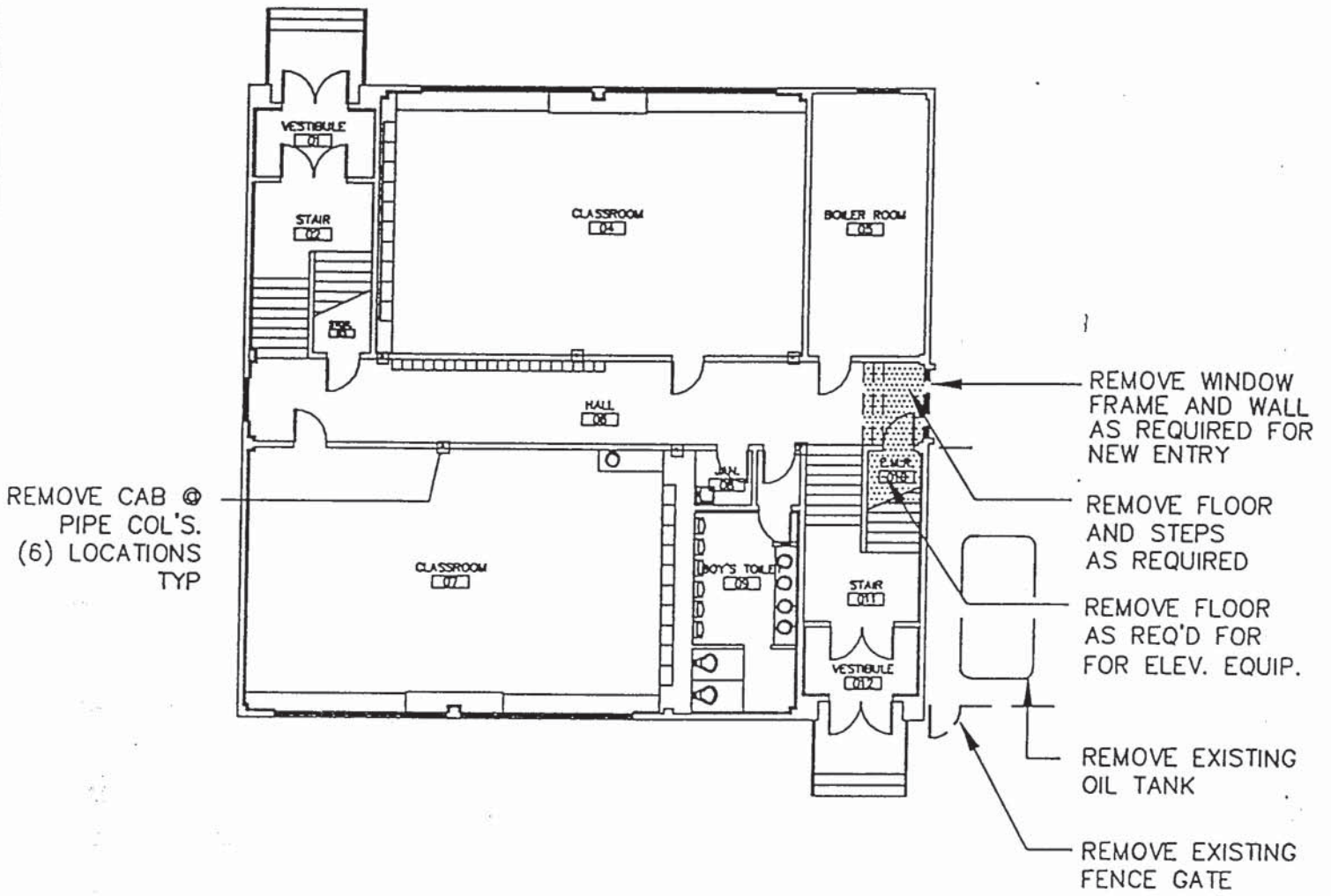




PROPOSED SITE IMPROVEMENTS

SCALE: 1/16" = 1'-0"

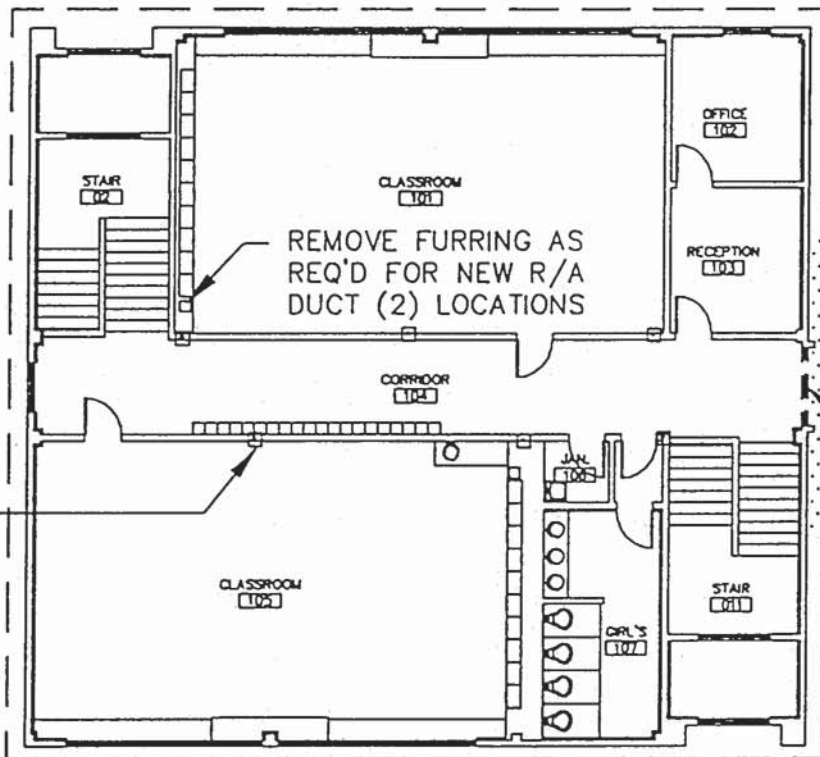




FIRST FLOOR DEMOLITION

SCALE: 1/16" = 1'-0"





REMOVE
NEW CAB @
PIPE COL'S
(6) LOCATIONS
TYP

REMOVE FURRING AS
REQ'D FOR NEW R/A
DUCT (2) LOCATIONS

REMOVE EXIST
ROOF OVERHANG
AS REQUIRED FOR
NEW WORK

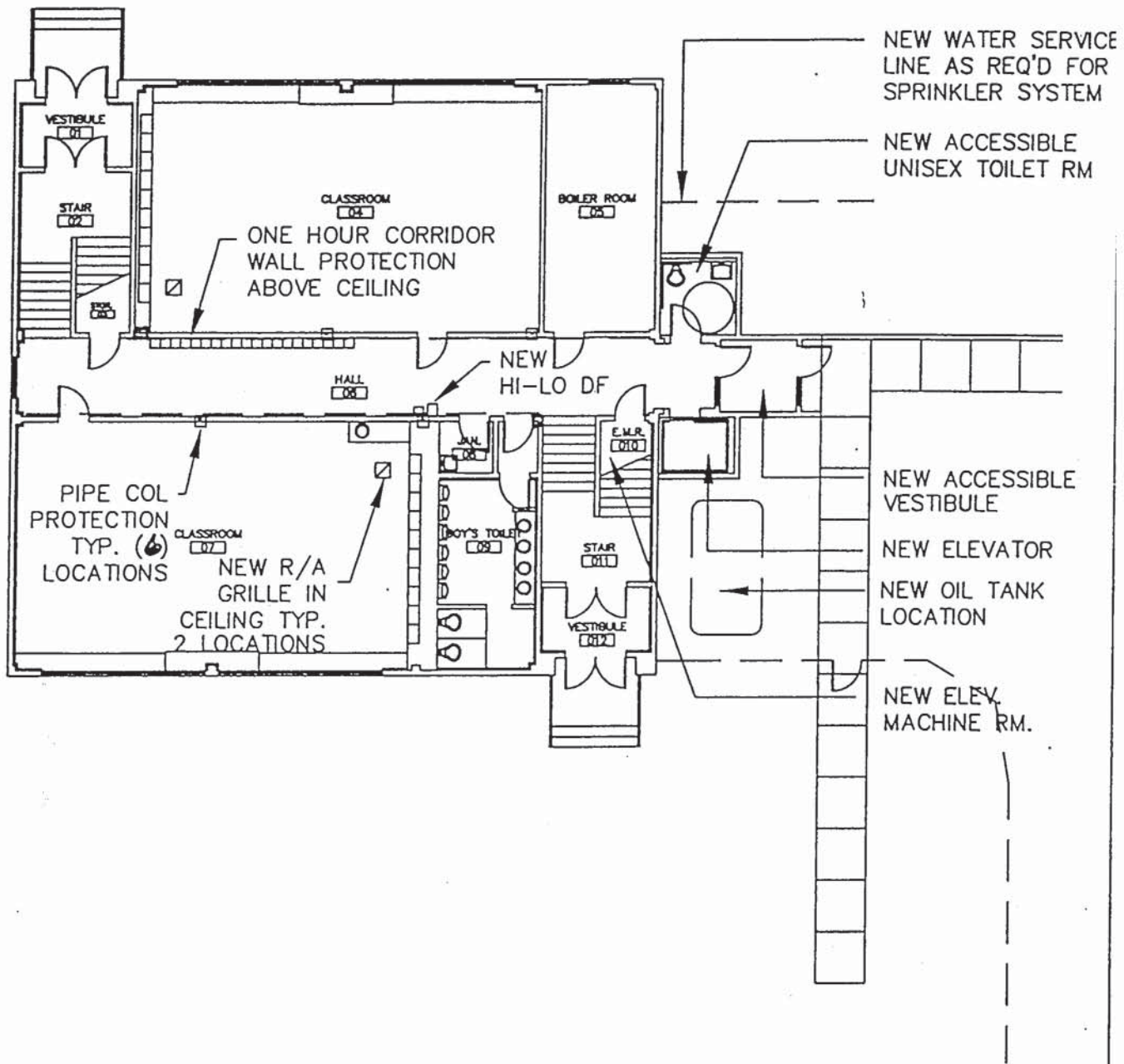
REMOVE EXISTING
WINDOW, FRAME
AND WALL AS
REQUIRED FOR
NEW WORK

REMOVE LOOSE,
SPALLING CONCRETE
AT ROOF O.H.

SECOND FLOOR DEMOLITION

SCALE: 1/16" = 1'-0"

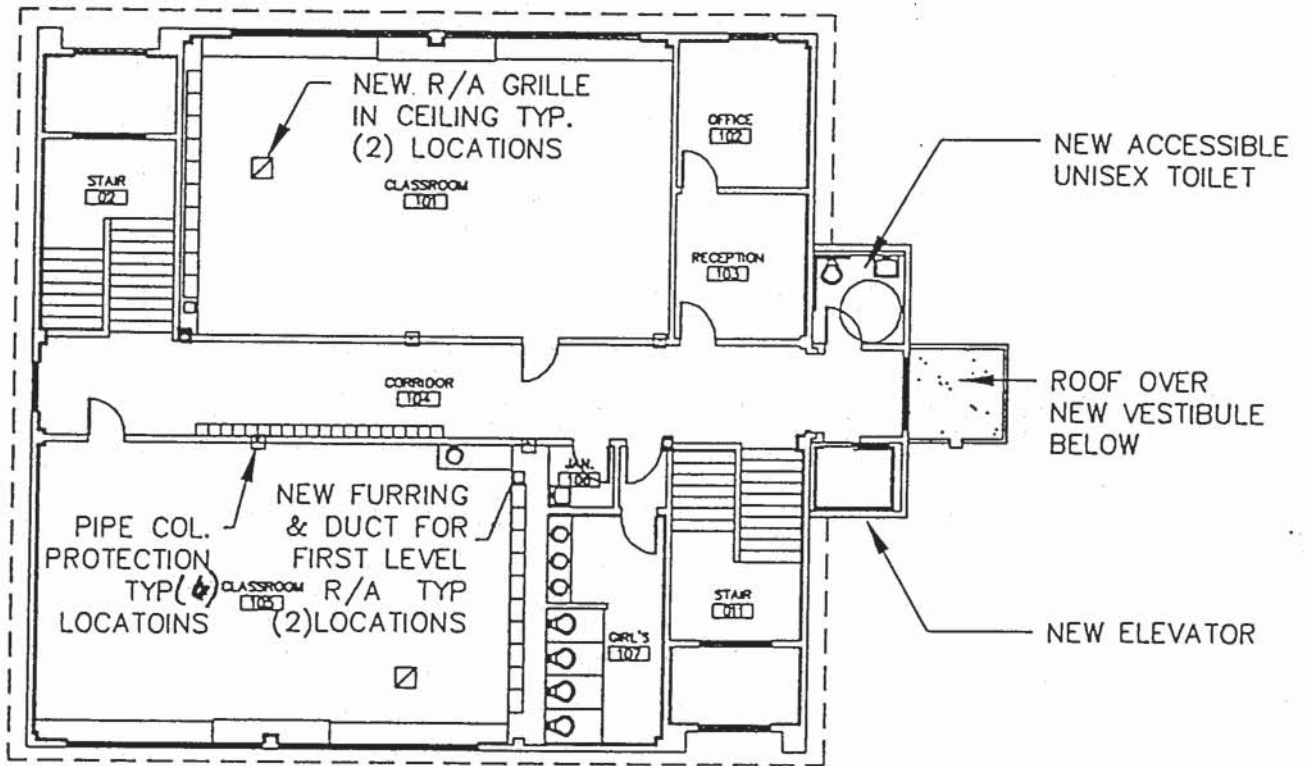




PROPOSED FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

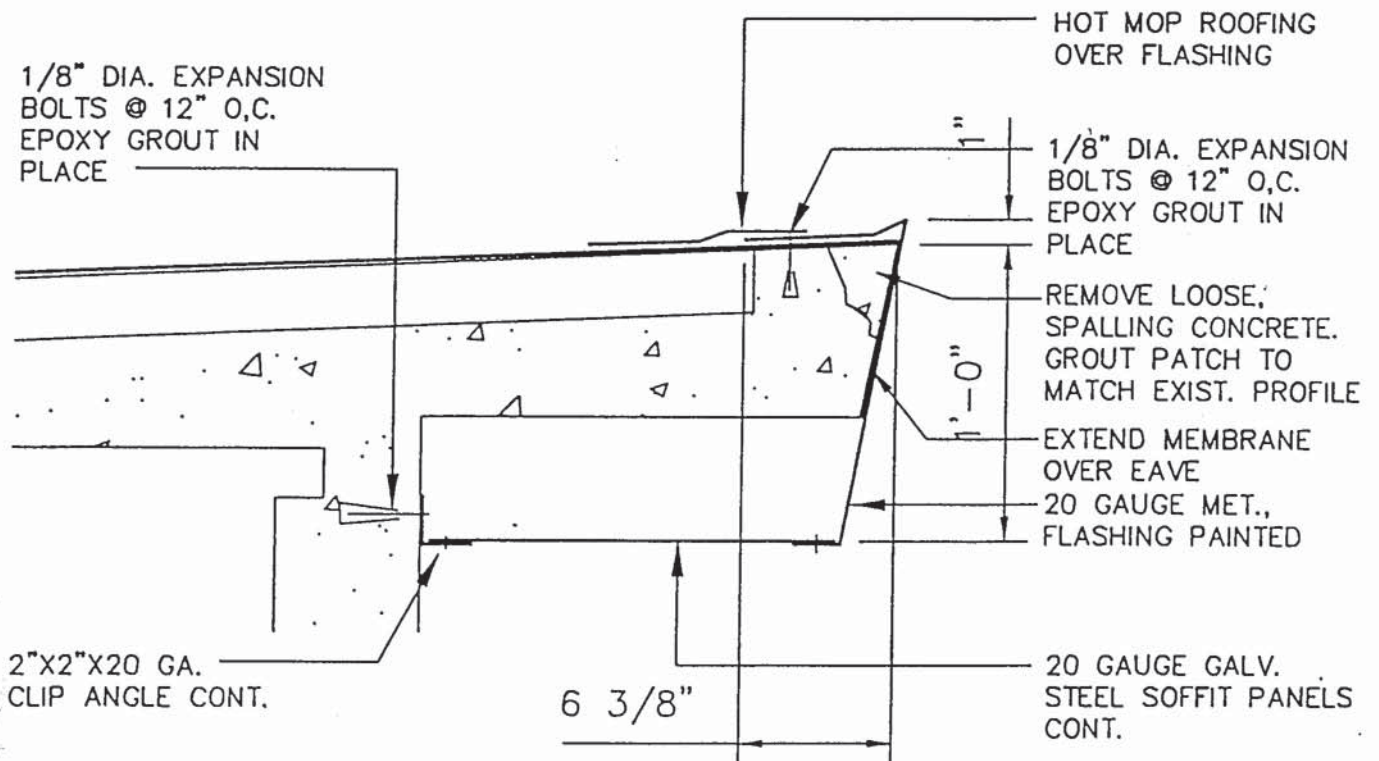




PROPOSED SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"





ROOF FLASHING DETAIL

SCALE: 1 1/2" = 1'-0"

**Site Survey
Old Homer Intermediate School
Homer, Alaska**

Part IV - Cost Estimate

The Kenai Peninsula Borough has requested that comparative cost estimates be prepared for the renovation of the existing facility for occupancy as an educational facility, and for the demolition of the existing facility.

The attached construction cost estimates have included a 15% design contingency for the renovation project and a 5% design contingency for the demolition project. We have found that this type of preliminary "order of magnitude" estimate needs to include some cushion for unknown elements that will become apparent as design progresses in greater detail. The 5% design contingency recognises that the likelihood of surprise is less for the demolition project than for the renovation project.

There are also other project related costs which need to be budgeted by the Borough and/or any potential Lessee. These costs include a construction contingency, A/E fees, administrative costs, and furniture, fixtures and equipment costs.

This cost estimate includes an estimate of project related costs using some fairly traditional percentages of the construction cost. These costs can be adjusted up or down depending on the approach taken to design and construction of the demolition or upgrade project. The construction contingency might be used, for instance, to take care of soil remediation, if it is found that the old buried fuel tank has leaked, or if soils at the new foundation are unsuitable for the new addition foundation. A/E fees may be higher or lower, depending on the actual scope of the project, and on the type of documents being prepared (Bidding documents vs Plan Review Documents with a negotiated contract). Administrative costs include accounting, legal, plan review and permit fees, Lessor or Lessee project manager costs, etc. These could be adjusted up or down based on who is responsible for administering the contract for the renovation work.

Old Homer Intermediate School Renovation - Project Cost Estimate

Construction Cost (See Estimate Attached)	\$325,800	
Construction Contingency (10%)	\$32,580	
Total Construction Cost (Budget)		\$358,380
A/E Fees - Design Phase (10%)	\$35,800	
A/E Fees - Construction Phase (5%)	\$17,900	
Administrative Costs (10%)	\$35,800	
FF&E Costs (5%)	\$17,900	
Total Project Fees		\$107,400
Total Project Cost - Renovation		\$465,780

Old Homer Intermediate School Demolition - Project Cost Estimate

Construction Cost (See Estimate Attached)	\$138,550	
Construction Contingency (10%)	<u>\$13,850</u>	
Total Construction Cost (Budget)		\$152,400
A/E Fees - Design Phase (10%)	\$15,250	
A/E Fees - Construction Phase (5%)	\$7,600 ¹	
Administrative Costs (10%)	\$15,250	
FF&E Costs (N/A)	<u>\$0</u>	
Total Project Fees		<u>\$38,100</u>
Total Project Cost - Demolition		\$190,500

HMS # 98041

CONSTRUCTION COST ESTIMATE
BUDGETARY OLD HOMER
INTERMEDIATE SCHOOL
REMODEL/DEMOLISH
HOMER, ALASKA

COST CONSULTANT

HMS, Inc.
4103 Minnesota Drive
Anchorage, Alaska 99503

(907) 561-1653
(907) 562-0420 FAX

ARCHITECT

Architects Alaska
411 W. 4th Avenue, Ste. 200
Anchorage, Alaska 99501

April 14, 1998

HMS Project No.: 98041

NOTES

This estimate is based on (8) 8 1/2"x11" remodel drawings, "as-builts" and condition survey report dated April 1993, and prepared by Architects Alaska of Anchorage, Alaska.

This estimate is priced using A.S. Title wage rates and current materials and equipment prices.

It is assumed that this project will receive competitive bids for remodel or demolition in Summer 1998. With construction to complete within (5) months for remodel work or (1) month for demolition.

This is a statement of probable construction cost only and actual bids will vary depending on final documents, bidding climate and competition.

This estimate excludes A/E fees, management costs on selective Hazmat removal in Option B.

GROSS FLOOR AREA

	Existing	New Addition	TOTAL
FIRST FLOOR	3,712 SF	240 SF	3,952 SF
SECOND FLOOR	<u>3,712</u> SF	<u>192</u> SF	<u>3,904</u> SF
TOTAL:	7,424 SF	432 SF	7,856 SF

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

SUMMARY

	OPTION A Remodel/Addition		OPTION B Demolish	
01 - SITEWORK				
• Hazmat Removal		\$ 10,520		\$ 22,316
• General Demolition and Improvements		21,070		
• Site Mechanical		12,093		
• Building Demolition and Disposal				91,289
02 - SUBSTRUCTURE		5,347		
03 - SUPERSTRUCTURE		5,059		
04 - EXTERIOR CLOSURE		20,065		
05 - ROOF SYSTEMS		7,197		
06 - INTERIOR CONSTRUCTION		28,065		
07 - CONVEYING SYSTEMS		38,500		
08 - MECHANICAL		56,655		
09 - ELECTRICAL		19,368		
10 - EQUIPMENT		460		
11 - SPECIAL EQUIPMENT				
SUBTOTAL:		224,399		113,605
12 - GENERAL OVERHEAD AND PROFIT	25.00%	56,100	15.00%	17,041
13 - CONTINGENCY - DESIGN UNKNOWNNS	15.00%	42,075	5.00%	6,532
- ESCALATION TO SUMMER 1998 BID	1.00%	3,226	1.00%	1,372
ESTIMATED CONSTRUCTION COST:		<u>\$ 325,800</u>		<u>\$ 138,550</u>
\$/SF		\$ 41.47 /SF		\$ 18.66 /SF
GFA		7,856 SF		7,424 SF

OLD HOMER INTERMEDIATE SCHOOL
 HOMER, ALASKA
 BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

01 - SITEWORK			UNIT RATE	ESTIMATED COST
OPTION A - REFURBISH BUILDING	QUANTITY	UNIT	\$	\$

HAZMAT REMOVAL

Note: Remove only incidental to remodeling
 Rest leave in-tact

Drain oil, remove 400 gallon, fuel oil tank and dispose as Hazmat material	1	EA	750.00	750
Backfill hole with NFS	16	CY	18.50	296
Remove gypboard joint compound ceiling	48	SF	2.00	96
Remove window with mastic, 6'4"x6'10"	1	EA	300.00	300
Ditto, 6'4"x8'0"	1	EA	350.00	350
Remove wall CAB for mechanical chases, etc.	140	SF	2.50	350
Remove floor tile and mastics at new connection	72	SF	2.25	162
Lead exposure assessment	1	LS	1,500.00	1,500
Air monitoring	5	DAYS	425.00	2,125
Mobilization/demobilization, ACM removal equipment, etc.	1	LOT	1,500.00	1,500
AMC disposal and inspection fee	1	TON	85.00	85
Subtotal:				7,514
Subcontractor's Overhead and Profit	40.00%			3,006

TOTAL ESTIMATED COST:

\$ 10,520

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

01 - SITEWORK OPTION A - GENERAL DEMOLITION AND IMPROVEMENTS	QUANTITY	UNIT	UNIT RATE \$	ESTIMATED COST \$
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DEMOLITION

Remove single door and frame	1	EA	75.00	75
Sawcut and remove concrete floor and steps	72	SF	22.50	1,620
Ditto roof overhang	30	SF	27.00	810
Ditto wall for grille	10	SF	25.00	250
Remove ceiling tiles for 1 hour walls, sprinklers and seismic bracing and store for reuse	7,424	SF	0.42	3,118
Remove 4'0" gate at fence	1	EA	55.00	55

SITE IMPROVEMENTS

Cut fence and install new 4'0" man gate	1	EA	400.00	400
Infil 4'0"x6'0" man gate opening with fence	1	EA	150.00	150
New 6"x30" high above grade concrete retaining wall and foundation	74	LF	75.50	5,587
4" concrete sidewalk over NFS fill	744	SF	3.60	2,678
2" AC pavement including excavation and backfill	700	SF	2.80	1,960
Wheel stops	2	EA	105.00	210
Aisle marking	160	SF	1.20	192
Handicapped accessible parking sign and post	2	EA	130.00	260
Regrade site and revegetate	6,736	SF	0.55	3,705

TOTAL ESTIMATED COST:

104

\$ 21,070

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

01 - SITEWORK OPTION A - GENERAL DEMOLITION AND IMPROVEMENTS	QUANTITY	UNIT	UNIT RATE \$	ESTIMATED COST \$
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SITE MECHANICAL

New 400 gallon double wall buried fuel oil tank including excavation and backfill	1	EA	2,350.00	2,350
Fuel oil supply and return piping in double containment pipe, connected to tank and building	24	LF	32.00	768
4" DI buried sprinkler water line	150	LF	28.50	4,275
4" gate valve	1	EA	670.00	670
4" building connection and wall sleeve	1	EA	230.00	230
4" line tap main connection of tee	1	EA	3,800.00	3,800

TOTAL ESTIMATED COST:

\$ 12,093

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT RATE	ESTIMATED COST
02 - SUBSTRUCTURE	QUANTITY	UNIT	\$	\$

FOUNDATIONS

Strip footings including excavation and backfill	66	LF	23.75	1,568
8" CMU walls, dampproofed and insulated ditto	150	SF	12.60	1,890
8" ditto un-insulated	48	SF	10.20	490
Connection to existing footings/walls	4	EA	50.00	200

SLAB-ON-GRADE

4" reinforced concrete slab over NFS fill	218	SF	3.85	839
4" ditto at existing entry/steps	72	SF	5.00	360

TOTAL ESTIMATED COST:

\$ 5,347

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT RATE	ESTIMATED COST
03 - SUPERSTRUCTURE	QUANTITY	UNIT	\$	\$

SECOND FLOOR

Metal deck and framing	128	SF	12.50	1,600
Concrete topping and mesh reinforcement	128	SF	3.50	448
Connection to existing slab	16	LF	10.00	160

ROOF

Metal deck and framing	256	SF	10.20	2,611
Connection to existing	24	LF	10.00	240

TOTAL ESTIMATED COST:

\$ 5,059

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

PAGE 9

DATE: 4/14/98

HMS Project No.: 98041

OPTION A				
04 - EXTERIOR CLOSURE	QUANTITY	UNIT	UNIT RATE \$	ESTIMATED COST \$
8" CMU walls - painted	1,056	SF	10.50	11,088
2"x4" furring, 2" rigid insulation and 5/8" gypboard	1,056	SF	4.50	4,752
3'0"x7'0" insulated glazed door, frame and hardware	1	EA	1,150.00	1,150
3'0"x7'0" sidelight	1	EA	750.00	750
6'0"x8'0" window	1	EA	2,100.00	2,100
Combustion air louver grille (1)	10	SF	22.50	225

TOTAL ESTIMATED COST:

\$ 20,065

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT RATE	ESTIMATED COST
05 - ROOF SYSTEMS	QUANTITY	UNIT	\$	\$
5/8" WR gypboard, 6" rigid insulation and EPDM roof at new roof	256	SF	6.75	1,728
Match to existing	24	LF	2.50	60
Cut and patch existing roof for new exhaust hood penetration (1)	5	SF	35.00	175
New 18" girth metal fascia bolted to existing concrete overhang	234	LF	8.50	1,989
Hot mop roofing over flashing and existing roof	234	LF	3.50	819
Metal soffit attached to metal fascia and bolted to wall with clip angle	351	SF	5.70	2,001
Roof scuppers	5	EA	85.00	425

TOTAL ESTIMATED COST:

\$ 7,197

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT RATE	ESTIMATED COST
06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	\$	\$

PARTITIONS/DOORS

Shaft wall at elevator	136	SF	6.50	884
4" metal stud/gypboard wall at addition	288	SF	4.80	1,382
Extend existing corridor wall above ceilings to underside concrete slab with shaft wall construction	416	SF	7.10	2,954
Roof hood shaft walls	192	SF	6.50	1,248
Encase columns with rated enclosure	576	SF	6.85	3,946
Seal wall cavities with rated sealant system	1,184	SF	1.50	1,776
3'0"x7'0" hollow metal glazed single door, frame and hardware	1	EA	930.00	930
3'0"x7'0" hollow metal door, frame and hardware	3	EA	685.00	2,055
3'0"x7'0" sidelight	1	EA	620.00	620
Lever handle hardware to existing door	13	EA	125.00	1,625
Add smoke gaskets to corridor doors	13	EA	85.00	1,105

FLOOR FINISH

Sheet vinyl flooring	392	SF	2.85	1,117
Rubber base	110	LF	1.70	187

WALL FINISH

Paint new and patched walls	1,868	SF	0.80	1,494
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OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT RATE	ESTIMATED COST
06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	\$	\$

CEILINGS

New suspended acoustical ceiling system in addition	305	SF	2.80	854
Reinstall existing tiles	6,680	SF	0.53	3,540
New tiles to replace damaged tiles (10%)	772	SF	1.60	1,235

SPECIALTIES

Unisex toilet accessories	2	RMS	350.00	700
Signs at new doors	5	EA	32.50	163
Miscellaneous specialties	1	LOT	250.00	250

TOTAL ESTIMATED COST:

\$ 28,065

OLD HOMER INTERMEDIATE SCHOOL
 HOMER, ALASKA
 BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A		UNIT	ESTIMATED
07 - CONVEYING SYSTEMS	QUANTITY	UNIT	COST
			\$

Holeless hydraulic elevator complete with gear, equipment and controls, serving (2) floors for 12'0" rise

1	EA	38,500.00	38,500
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TOTAL ESTIMATED COST:

\$ 38,500

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT	ESTIMATED
08 - MECHANICAL	QUANTITY	UNIT	RATE	COST
			\$	\$

PLUMBING

Water closet - ADA	2	EA	670.00	1,340
Wall hung lavatory - ADA	2	EA	585.00	1,170
Remove existing drinking fountain	2	EA	140.00	280
New hi-low ADA drinking fountain	2	EA	1,125.00	2,250
Plumbing rough-in for new fixtures connected to existing	4	EA	1,350.00	5,400
Ditto for drinking fountains	2	EA	525.00	1,050
Cut and patch slab for sewer line at new toilet	8	LF	50.00	400

HVAC

Cabinet unit heater including piping connected to existing system	1	EA	1,650.00	1,650
Ditto fin tube baseboard	20	LF	70.00	1,400
Roof hood, fan and back draft damper for classroom relief path	1	EA	1,250.00	1,250
Duct work for above	20	LF	65.00	1,300
Remove existing toilet exhaust fans	2	EA	75.00	150
New fans connected to existing duct work	2	EA	650.00	1,300
New toilet fans in new toilets	2	EA	380.00	760
Duct work and wall cap to above	2	EA	300.00	600
Ducted radiator exhaust for generator	10	LF	78.00	780
Cooling air intake grille	1	EA	140.00	140

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION A			UNIT RATE	ESTIMATED COST
08 - MECHANICAL	QUANTITY	UNIT	\$	\$

HVAC (Continued)

Modulating damper to radiator	1	EA	285.00	285
New controls for new equipment tied into existing	1	LOT	5,000.00	5,000
Sprinkler riser and valves	1	LOT	2,800.00	2,800
4" backflow preventer	1	EA	3,200.00	3,200
Wet pipe sprinkler system	7,856	SF	2.85	22,390
Test and balance systems	16	HRS	110.00	1,760

TOTAL ESTIMATED COST:

\$ 56,655

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

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DATE: 4/14/98

HMS Project No.: 98041

09- ELECTRICAL			UNIT RATE \$	ESTIMATED COST \$
	QUANTITY	UNIT		

SERVICE AND DISTRIBUTION

New 225 amp panel connected to MDP	1	EA	3,400.00	3,400
Feeder, conductor and grounding	1	LOT	1,500.00	1,500

LIGHTING AND POWER

New HPS exterior fixture, wall mounted	1	EA	415.00	415
Fluorescent fixtures in addition	8	EA	195.00	1,560
Replace missing junction box covers	40	EA	12.50	500
Standard receptacle	4	EA	55.00	220
GFIC receptacle	2	EA	75.00	150
Ditto weatherproof	1	EA	90.00	90
Single pole switch	2	EA	55.00	110
Elevator motor connection and disconnect	1	EA	970.00	970
Exhaust fan motor connection and thermal switch	4	EA	110.00	440
Roof hood relief fan ditto	1	EA	130.00	130
Remove existing exit signs and replace with LED type	6	EA	255.00	1,530
New self contained emergency lighting units	6	EA	370.00	2,220
Conduit and wiring	485	LF	6.50	3,153

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

09- ELECTRICAL			UNIT RATE \$	ESTIMATED COST \$
	QUANTITY	UNIT		

SPECIAL SYSTEMS

Lower audible and visual alarms in corridors with surface mounted raceway and connect to existing system	6	EA	170.00	1,020
Ditto fire alarm pull station	4	EA	140.00	560
New audible/visual alarms including conduit and wiring connected to existing system	4	EA	350.00	1,400

TOTAL ESTIMATED COST:

\$ 19,368

OLD HOMER INTERMEDIATE SCHOOL
HOMER, ALASKA
BUDGETARY CONSTRUCTION COST ESTIMATE

PAGE 18

DATE: 4/14/98

HMS Project No.: 98041

OPTION A	QUANTITY	UNIT	UNIT RATE \$	ESTIMATED COST \$
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10- EQUIPMENT

Rubber entry mat (1)

40

SF

11.50

460

TOTAL ESTIMATED COST:

\$ 460

OLD HOMER INTERMEDIATE SCHOOL
 HOMER, ALASKA
 BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION B- DEMOLISH BUILDING			UNIT RATE	ESTIMATED COST
01 - SITEWORK - HAZMAT REMOVAL	QUANTITY	UNIT	\$	\$

HAZMAT REMOVAL

Note: Most of Hazmat to be demolished in-tact except following -

Boiler and insulation	1	EA	1,500.00	1,500
Pipe at breeching insulation	30	LF	15.00	450
Fire doors	4	EA	150.00	600
Fluroscent fixtures	110	EA	38.00	4,180
Mobilization - demobilization ACM removal equipment, etc.	1	LS	4,000.00	4,000
Air monitoring	5	DAYS	425.00	2,125
Lead exposure assement	1	EA	1,500.00	1,500
Disposal cost - PCB	3	BBL	500.00	1,500
Asbestos debris	1	TON	85.00	<u>85</u>
Subtotal:				15,940
Subcontractor's Overhead and Profit	40.00%			6,376

TOTAL ESTIMATED COST:

\$ 22,316

OLD HOMER INTERMEDIATE SCHOOL
 HOMER, ALASKA
 BUDGETARY CONSTRUCTION COST ESTIMATE

DATE: 4/14/98

HMS Project No.: 98041

OPTION B- DEMOLISH BUILDING 01 - SITEWORK - DEMOLITION AND DISPOSAL	QUANTITY	UNIT	UNIT RATE \$	ESTIMATED COST \$
Cut and remove concrete steps (2)	98	SF	5.50	539
Disconnect utilities and demolish two story concrete framed building complete with Hazmat intact, cap and abandon utilities in-place	89,088	CF	0.48	42,762
Grub up and remove foundation walls and footings 24" deep	244	LF	10.00	2,440
Backfill footings	136	CY	18.50	2,516
Grade site and revegetate	4,830	SF	0.55	2,657
Dispose debris at local landfill including inspection fee	475	TONS	85.00	40,375

TOTAL ESTIMATED COST:

\$ 91,289

**Site Survey
Old Homer Intermediate School
Homer, Alaska**

Part V - Appendix

- Homer Intermediate School - ADA Survey Audit
- Homer Intermediate School - Hazardous Material Bldg. Survey

**Site Survey
Old Homer Intermediate School
Homer, Alaska**

**Appendix
Part V - A**

Homer Intermediate School - ADA Survey Audit

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

1 - PARKING

SECTION REQUIREMENTS

4.1.2(5)(a) If parking areas are provided for employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area (or in more convenient areas) in minimum quantities shown in table. (assumed 25 to 50 parking spaces in main lot)

4.1.2(5)(b) One in every 8 accessible spaces but not less than 1 shall be a van accessible space and so designated.

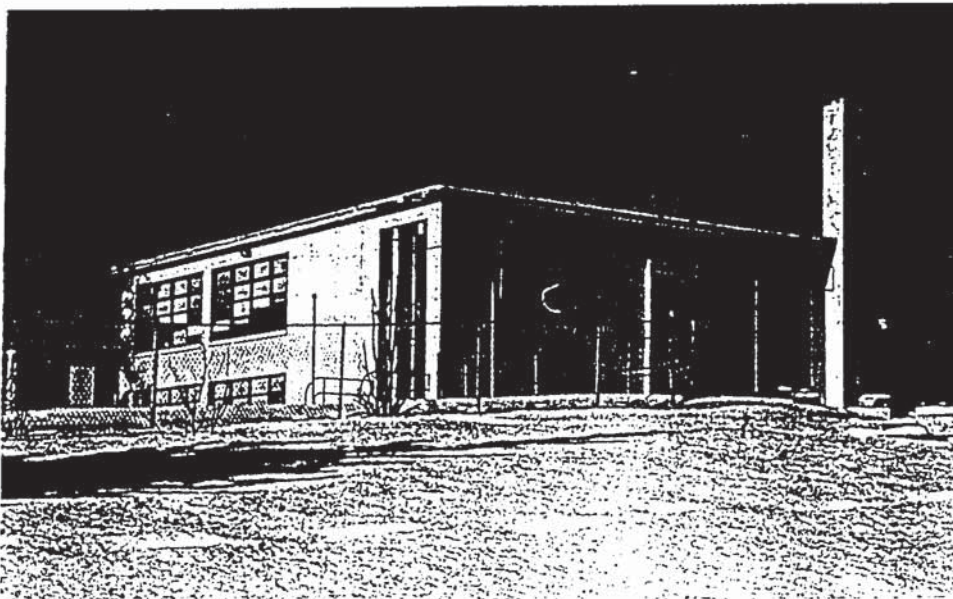
4.6:

4.6.2 Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

4.6.3 Accessible Parking spaces shall be at least 96 in. wide. Access aisles (Min. 60 in. except 96 in min. for van access aisle) shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 2% in all directions.

4.6.4 Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Van accessible spaces shall be designated "Van Accessible" mounted below symbol of access. Signs shall be located so they cannot be obscured by vehicle parked in space.

Solution: Two accessible parking spaces required. Provide the new accessible parking spaces, at the east end of the building, in a location where the grade is suitable for access without ramps (sidewalk with less than 1:20 slope). One of the two new accessible parking spaces to be van accessible and so designated. There will only be one accessible entrance added to the existing building, therefore the accessible spaces will not need to be dispersed. See Sketch 3 attached.



Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

3 - PASSENGER LOADING ZONE

SECTION REQUIREMENTS

4.1.2(5)(c) If passenger loading zones are provided, then at least one passenger loading zone shall comply with 4.6.

Solution: I assumed that there would be no passenger loading zones for the old intermediate school, and that this would not apply.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

4 - EXTERIOR ACCESSIBLE ROUTE

SECTION REQUIREMENTS

- 4.3.2(1) At least one accessible route shall be provided within the boundary of the site from public transportation stops (if applicable), accessible parking, and accessible passenger loading zones (if applicable), and public streets or sidewalks (if applicable), to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.
- 4.3.3 The minimum clear width of an accessible route shall be 36 in. except at doors (see 4.13). Figure 7(a) and (b) for minimum clear width required at turns around obstructions.
- 4.3.4 If an accessible route has less than 60 in. clear width, then passing spaces at least 60 in. by 60 in. shall be located at reasonable intervals not to exceed 200 ft. A "T" intersection of walks or corridors is an acceptable passing place.
- 4.5.1 Ground and floor surfaces along accessible routes shall be stable, firm, slip-resistant, and shall comply with 4.5.
- 4.5.2 Changes in level up to 1/4" may be vertical. Changes in level between 1/4" and 1/2" shall be beveled with slope no greater than 1:2. See Figure 7(c) & (d). Changes in level greater than 1/2" shall be accomplished by means of a ramp. See 4.7 and 4.8. (Note: A ramp is not required if the change in level has a constant slope of less than 5% or 1:20)
- Solution: Provide one accessible route from the new accessible parking at the east end of the building to the new accessible building entrance. The accessible route to be a 5' wide concrete sidewalk, with broom finish, and a maximum slope of 5%. Ditto, accessible route to playground area. See Sketch 3.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

5 - CURB RAMPS

SECTION REQUIREMENTS

- 4.7.1 Curb ramps shall be provided wherever an accessible route crosses a curb.
- 4.7.2 Slopes of curb ramps shall comply with 4.8.2. (1:12). See Fig. 11. Transitions from curb ramp to walks, gutters, or streets shall be flush and free of abrupt changes. Max. slope of adjoining walks, gutters, or streets shall not exceed 1:20.
- 4.7.3 The minimum width of a curb ramp shall be 36" exclusive of flared sides.
- 4.7.4 Surfaces of curb ramps shall be stable, firm, slip-resistant, and shall be without changes in level exceeding 1/4" (abrupt) or 1/2" (beveled 1:2) per 4.5.1 and 4.5.2.
- 4.7.5 If a curb ramp is located where pedestrians must walk across the ramp, it shall have flared sides at 1:10 max. curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp. See Fig. 12 (a) & (b).
- 4.7.6 Built up curb ramps shall be located so that they don't project into traffic. See Fig. 13.
- 4.7.7 A curb ramp shall have a detectable warning complying with 4.29.2 (truncated cones/contrasting colors). The detectable warning shall extend full depth and width of curb ramp.
- 4.7.8 Curb ramps shall be located to prevent their obstruction by parked vehicles.

Solution: Curb ramps will not be required if the elevation of the new accessible route sidewalk and the new accessible parking is at the same elevation. Wheel stops will be required to keep vehicles from blocking the accessible route. See Sketch 3.

If a standard sidewalk curb is desired, in order to eliminate the use of wheelstops (snow removal problem) then a curb ramps complying with 4.7.2 through 4.9 will be required. This will require that truncated cones be utilized on the curb ramp, and that the sidewalk be at least 6 feet wide to accommodate a standard 6" curb height.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

6 - RAMPS

SECTION REQUIREMENTS

- 4.8.1 Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.
- 4.8.2 The least possible slope shall be used for any ramp. In new construction, the max. slope is 1:12 and the maximum rise is 30". Existing sites and buildings may have ramps with slopes and rises in accordance with 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.
4.1.6(3)(a): 1:10 to 1:12 for 6" max. rise.
1:8 to 1:10 for 3" max. rise.
A slope steeper than 1:8 is not allowed.
- 4.8.3 Min. clear width of ramp shall be 36".
- 4.8.4 Ramps shall have level landings at top and bottom and shall have the following features:
(1) Landing at least as wide as ramp to it.
(2) Landing length at least 60" clear.
(3) If ramp changes direction at landings, the minimum landing size shall be 60" by 60".
(4) If doorway occurs at landing, then the area in front of the doorway shall comply. (See #8 Exterior Doors and #17 Interior Doors.)
- 4.8.5 If ramp has a rise greater than 6" or a horizontal run greater than 72", then it shall have handrails on both sides. Handrails are not required on curb ramps or adj. to seating in assembly areas. Handrails shall be 1.25" to 1.5" diameter, with 1.5" clear to wall per Fig. 39, and have the following features:
(1) Handrails both sides of ramp. Inside handrail on switch-back ramps shall be continuous.
(2) Extend handrails min. 12" beyond top and bottom of ramp segments, parallel with surface.
(3) 1.5" clear space between handrail & wall.
(4) Continuous gripping surface.
(5) Top of gripping surface mounted 34" to 38" above ramp surface.
(6) Ends of handrails shall be rounded or return smoothly to floor, wall or post.
(7) Handrails shall not rotate within their fittings.
- 4.8.6 The cross slope shall not exceed 2%. Ramp surfaces shall be stable, firm, slip-resistant, and shall be without changes in level exceeding 1/4" (abrupt) or 1/2" (beveled 1:2). (Note that exterior ramps should either be roofed or ramp surface should be grated per 4.5.4 and then kept free of the accumulation of water, ice and snow per 4.5.1 & 4.8.8)
- 4.8.7 Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be 2" high min. See Fig. 17.
- 4.8.8 Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

The problems associated with the construction of exterior ramps in Alaska and maintaining them in a condition that is free of the accumulation of water, ice and snow makes ramps an expensive option where the vertical elevations exceed 4 or 5 feet as is the case at Homer Intermediate. The linear feet of ramp and landings required for the 12 ft. floor to floor height would be 164 ft. not including the top and bottom landings (12ft. ht. x 12ft/ft. of ht. + a 5 ft. landing for ever 30" change in elevation x 4 landings req.). The enclosure required for this type of ramp would be approximately 650 to 700 square feet of structure. An elevator and elevator equipment room requires approximately 125 sq. ft. of structure.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

7 - PLATFORM LIFT

SECTION REQUIREMENTS

4.1.6(3)(g) Under special provisions for existing buildings, platform lifts complying with 4.11 and applicable state and local codes, may be used as a part of an accessible route. The use of lifts is limited to Exception 4 of 4.1.3(5).

Note: In alterations of existing facilities, private organizations do have the option of utilizing platform lifts to provide program access per 4.1.6(3)(g). Government agencies however, cannot use any of the elevator exemptions. As a consequence, since both the lessor and leasee are fully liable under ADA, an elevator or ramp will need to be installed in order to provide required program access.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

8 - ENTRANCE AND EXTERIOR DOORS

SECTION REQUIREMENTS

- 4.1.3(7)(a) At each accessible entrance to a building or facility, at least one door or one leaf at double doors shall comply with 4.13.
- 4.1.6(1)(h) There shall be at least one accessible entrance, per 4.13, so long as every area containing a primary function in the building is accessible to an accessible entrance.
- 4.1.3(9) Where a required exit from an occupiable level above or below a level of accessible discharge is not accessible, an area of rescue assistance per 4.3.11 shall be provided on each level (in a number equal to each inaccessible required exit.) **Note: Where an elevator is provided to each level, that is a required exit and no area of rescue assistance shall be required.**
- 4.13:
4.13.6 Maneuvering Clearance: Min. clearances on doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear.
- 4.13.7 The min. space between two doors in series shall be 48" plus the width of any door swinging into the space. **Note: The vestibule is only 6' wide and needs to be 7' wide.**
- 4.13.8 Thresholds shall not exceed 1/2" in height and shall be beveled at 1:2.
- 4.13.9 Handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp w/one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Lever-operated, push-type and U-shaped hardware OK. Hardware mounting height: 48" AFF maximum.
- 4.13.10 Door Closers Sweep Time: 3 sec. from 70 degrees to a point 3 inches from the latch.
- 4.13.11 Door Opening Force:
(1) Exterior Doors: 8.5 lbs.
(2) Interior Doors: 5 lbs.

Solution: Since the existing entry doors are split level entries, there wasn't any easy way to make the existing entries accessible. It would be possible to tie an existing entry into a new elevator lobby and install a 3 stop elevator, however this would require a larger building addition than is necessary and would require a more expensive 3 stop elevator with elevator doors on two sides of the elevator. The existing vestibules would also need to be made wider, and the foot grate removed and replaced with an accessible grate or filled in entirely. An exterior accessible route would still be required to the existing porches.

It was felt that developing a new accessible entry on the east end of the building would be the most cost effective way to provide for parking, an exterior accessible route (without ramps), an accessible exterior entry and entry vestibule, and provide access at a location that would work well with an accessible elevator. Please reference Sketch No. 6 attached for the proposed new accessible exterior entrance.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

10 - EXTERIOR SIGNAGE

SECTION REQUIREMENTS

4.1.2(7) Exterior Elements of accessible facilities which shall be identified by the International Symbol of Accessibility and which shall comply with 4.30.7 are:

- (a) See Element 1. for Parking signage requirements.
- (c) Accessible entrances when not all are accessible. All inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance, such that a person will not be required to retrace the approach route from the inaccessible entrance.

Solution: Provide directional signage at two non-accessible entries.



Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

11 - INTERIOR SIGNAGE

SECTION REQUIREMENTS

4.1.3(16) Required building signage shall comply with 4.30 as specified. Building directories, menus, and all other signs which are temporary are not required to comply.

4.30:

4.30.2 Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10.

4.30.3 Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X.

Lower case characters are permitted.

Signs @ 80" AFF: 3" high minimum.

Room signs @ 60" AFF: 5/8" high min./2" high max.

4.30.4 Letters and numerals shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be 5/8"-2" high. Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The pictogram shall be 6" by 6" minimum.

4.30.5 The characters and background of signs shall be eggshell, matte, or non-glare finish. Characters and symbols shall contrast with their background- either light on dark background or dark on light background.

4.30.6 Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60" AFF. to the centerline of the sign. Mounting location of such sign shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.

(a) Signs which designate permanent rooms and spaces shall comply with 4.30

Solution: if permanent signage is installed identifying rooms or room numbers, then that signage should comply with 4.30.2 through 4.30.7.

(b) Other signs which provide direction to, or information about, functional spaces of the building shall comply with 4.30.2, 4.30.3, and 4.30.5.

Solution: If signage is installed that provides direction to, or information about, functional spaces of the building, that signage should comply with 4.30.2 4.30.3 and 4.30.5.

(c) Accessible toilet and bathing facilities when not all are accessible shall be identified by the International Symbol of Accessibility and signage complying with 4.30.2, 4.30.3, 4.30.5, and 4.30.7 shall be provided at all non-accessible facilities indicating the location of the nearest accessible toilet room.

Solution: Provide Interior signage at the new unisex toilet rooms on the first and second levels, and directional signage at the non-accessible toilet rooms on the first and second floors.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

12 - INTERIOR ACCESSIBLE ROUTE

SECTION REQUIREMENTS

- 4.1.3(1) At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. See Elements 22 and 23 for Elevator requirements. See Sketch No's. 6 and 7 for proposed new elevator location.
- 4.3.3 The minimum clear width of an accessible route shall be 36 in. except at doors (see 4.13). Figure 7(a) and (b) for minimum clear width required at turns around obstructions.
- 4.3.4 If an accessible route has less than 60 in. clear width, then passing spaces at least 60 in. by 60 in. shall be located at reasonable intervals not to exceed 200 ft. A "T" intersection of corridors is an acceptable passing place.
- 4.4.2 All circulation spaces shall have 80" min. clear head room.
- 4.5.1 Floor surfaces along accessible routes shall be stable, firm, slip-resistant.
- 4.5.2 Changes in level up to 1/4" may be vertical. Changes in level between 1/4" and 1/2" shall be beveled with slope no greater than 1:2. See Figure 7(c) & (d). Changes in level greater than 1/2" shall be accomplished by means of a ramp. See 4.7 and 4.8.
- 4.5.3 If carpet is used on floor surface, then it shall be securely attached, have a firm backing, and have a tight texture. The max. pile thickness shall be 1/2". Exposed edges shall be attached and have edge trim complying with 4.5.2.

Solution: Existing pile height and exposed edges generally appear to be in compliance with ADA. If new carpets or floor finishes are selected, they must comply with the requirements of ADA. Please note that removal of existing carpets and/or VCT will likely require hazardous materials abatement procedures.

- 4.5.4 If gratings are located in walking surfaces, then they shall have spaces no greater than 1/2" wide in one direction. Long dimension shall be placed perpendicular to direction of travel.

Solution: The existing gratings should be replaced with compliant gratings even though they are not in the accessible route. This could help individuals with canes.



Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

14 - TOILET ROOMS

SECTION REQUIREMENTS

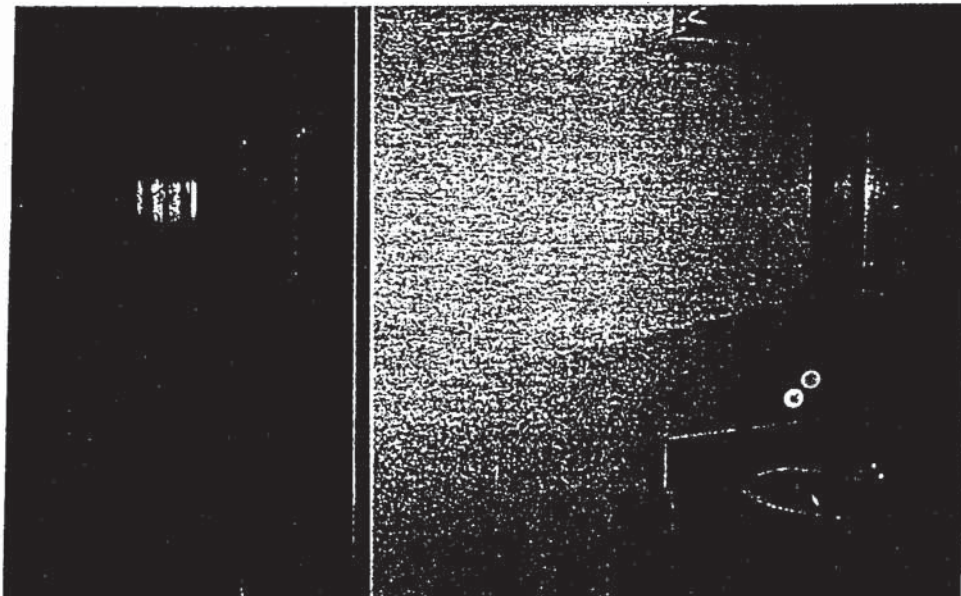
- 4.1.6(3)(e)(i) Where it is technically infeasible to comply with 4.22 or 4.23, the installation of at least one unisex toilet/bathroom per floor, located in the same area as the existing toilet facilities, will be permitted in lieu of modifying existing toilet facilities to be accessible. Each unisex toilet room shall contain one water closet complying with 4.16 and one lavatory complying with 4.19, and the door shall have a privacy latch.
- (ii) Where it is technically infeasible to install a required standard stall (Fig. 30(a)), or where other codes prohibit reduction of the fixture count (i.e., removal of a water closet in order to create a double-wide stall), either alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.
- 4.22.2 Doors to accessible toilet rooms shall comply with 4.13. (Toilet Rooms on both floors do not comply)
- 4.22.3 Accessible fixtures and controls req. in 4.22.4, 5, 6 & 7 shall be on an accessible route. (Toilet Rooms on both floors do not comply) An unobstructed turning space per 4.2.3 shall be provided within accessible toilet room. Req. clear floor space, accessible route and turning space may overlap.
- 4.22.4 If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 4.17 and figure 30; where 6 or more stalls are provided, in addition to the stall complying with 4.17.3, at least one stall 36" wide with an outward swinging, self-closing door and parallel grab bars complying with Fig. 30(d) and 4.26 shall be provided. (Toilet Rooms on both floors do not comply)
- 4.13.5 Toilet Stall Doors shall have clear width 32" minimum. (Toilet Rooms on both floors do not comply)
- 4.13.9 Toilet Stall handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Lever-operated, push-type, and U-shaped hardware OK. Hardware mounting height: 48" AFF maximum. (Toilet Rooms on both floors do not comply)
- 4.16.2 Clear floor space for water closets not in stalls shall comply with Fig 28 with either right or left hand approach. (N/A)
- 4.16.3 W.C. height: 17" to 19" to top of seat. (Fig. 29) (Toilet Rooms on both floors do not comply)
- 4.16.4 Grab Bars shall be 1-1/4" - 1-1/2" diameter per 4.26 with 1-1/2" clear space to wall, mtd. at 33"-36" high. Back grab bar shall be 36"L. and side grab bar shall be 42"L., 12" from back wall, per figure 29. (Toilet Rooms on both floors do not comply)
- 4.16.5 Flush controls shall be hand operated and shall comply with 4.27.4, (one hand w/o tight grasping, pinching or twisting of wrist; 5 lbs force max.) mounted on wide side of toilet area, no more than 44" AFF.
- 4.16.6 T.P. dispensers shall be installed within reach per Fig. 29(b). Dispensers that control delivery or do not permit continuous flow, shall not be used.
- 4.17.4 In standard stalls the front partition and at least one side partition shall provide a toe clearance of at least 9" AFF. If depth of stall is greater than 60" then toe clearance is not required.
- 4.26.2 Grab bars shall be 1 1/4" to 1 1/2" dia. or equivalent gripping surface. Clear space between wall and grab bar shall be 1.5". See Fig. 39.
- 4.26.3 Structural strength. If strength appears inadequate review 4.26.3.
- 4.26.4 Handrails, grab bars and adjacent wall surfaces shall be free of sharp or abrasive elements.
- 4.18.2 Urinals shall be stall type or wall-hung with an elongated rim at a maximum of 17" AFF.
- 4.18.3 Clear floor space 30" by 48" shall be provided in front of urinals to allow forward approach. This clear space shall adjoin or overlap an accessible route and shall comply with 4.2.4. See Fig. 4.

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Facility: Homer Intermediate School
Location: Homer, Alaska

- 4.18.4 Flush controls shall be hand operated or automatic and shall comply with 4.27.4 (5 lb. pull maximum), and shall be mounted no more than 44" AFF.
- 4.19.2 Lavatories shall be mtd. with the rim or counter surface no higher than 34". Provide 29" clearance to the bottom of the apron. Knee space shall comply with figure 31. (Toilet Rooms on both floors do not comply)
- 4.19.3 Lavatories shall have a clear floor space of 30" x 48" per Fig. 32.
- 4.19.4 Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
- 4.19.5 Faucets shall be lever operated, push-type, or electronically controlled complying with 4.27.4. (One hand, without tight grasping, pinching or twisting of the wrist, 5 lb. maximum). (Toilet Rooms on both floors do not comply)
- 4.19.6 Mirrors shall be mounted with the bottom edge of reflecting surface no higher than 44" AFF. (Toilet Rooms on both floors do not comply)
- 4.27.2 All controls and dispensers shall have clear floor space complying with 4.2.4 that allows a forward or parallel approach shall be provided at controls, dispensers, receptacles, and other operable equipment. See Fig. 4.
- 4.27.3 The highest operable part of controls, dispensers, receptacles, and other operable equipment shall be no higher than 48" with a forward reach and 54" with a side reach.
- 4.27.4 Controls and operating mechanisms shall be operable with one hand, without tight grasping, pinching or twisting of the wrist, 5 lb. maximum.

Solution: The access doors to the existing toilet rooms aren't wide enough. The vestibules aren't deep enough. There is not adequate maneuvering clearance at the boys toilet door adjacent to the sink wing wall. There is not adequate maneuvering clearance to the water closet area in the boys toilet room. The knee spaces are not adequate at the lavatories, etc.

Provide one unisex toilet per floor, located in the same general area as the existing toilet facilities, as shown on Sketch 6 and 7. This will be significantly less expensive than getting an accessible boys and girls toilet on each floor. Each unisex toilet room shall contain one water closet complying with 4.16 and one lavatory complying with 4.19, and the door shall have a privacy latch.



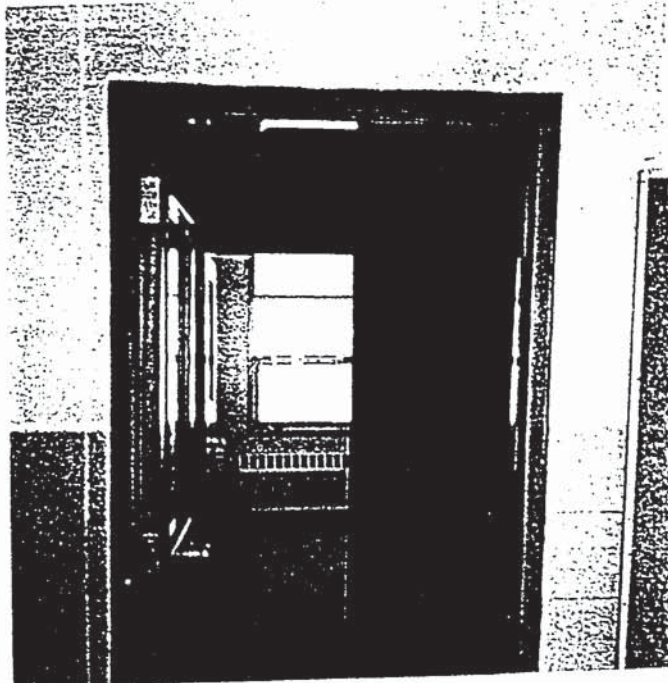
Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

17 - INTERIOR DOORS

SECTION REQUIREMENTS

- 4.1.3(7) Within a building or facility, at least one door (or one leaf at double doors) at each accessible space and all doors that are part of an accessible route shall comply with 4.13.
- 4.13:
4.13.5 Required clear width: 32" min. with door open 90 degrees, measured between face of door, and opposite stop. See Fig. 24 (a) through (e). (5/8" stop OK in existing door openings) Bathroom doors do not comply, new unisex toilets to be added.
- 4.13.6 Maneuvering Clearance: Min. clearances on doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear. Bathroom doors do not comply, new unisex toilets to be added.
- 4.13.7 The min. space between two doors in series shall be 48" plus the width of any door swinging into the space per Fig. 26. Bathroom doors do not comply, new unisex toilets to be added.
- 4.13.9 Handles, pulls, latches, locks and other operating devices shall have a shape that is easy to grasp w/ one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Lever-operated, push-type and U-shaped hardware OK. Hardware shall be mounted at 48" AFF maximum. (Note all interior doors at program spaces, including classrooms, bathrooms, and the administrative area are in non-compliance.)
- 4.13.10 Door closers sweep time: 3 seconds max.
- 4.13.11 Door Opening Force:
(3) Interior Doors: 5 lbs. max.
- 4.13.12 Automatic and power assisted doors, if used, shall comply with this section.

Solution: Provide lever handled latch or locksets as required at 4 classroom doors, 2 bathroom doors, and at the door to reception 103 and office 102. Adjust closers for a second sweep time (maximum) and for a 5 lb. max. door opening force.



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Location: Homer, Alaska

18 - DRINKING FOUNTAINS

SECTION REQUIREMENTS

4.1.3(10)(a) Where only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with 4.15 and one accessible to those who have difficulty bending or stooping. (Provide hi-lo fountain; one per 4.15 and one at standard height; one per 4.15 and a water cooler; or other method to accommodate both groups).

4.15:

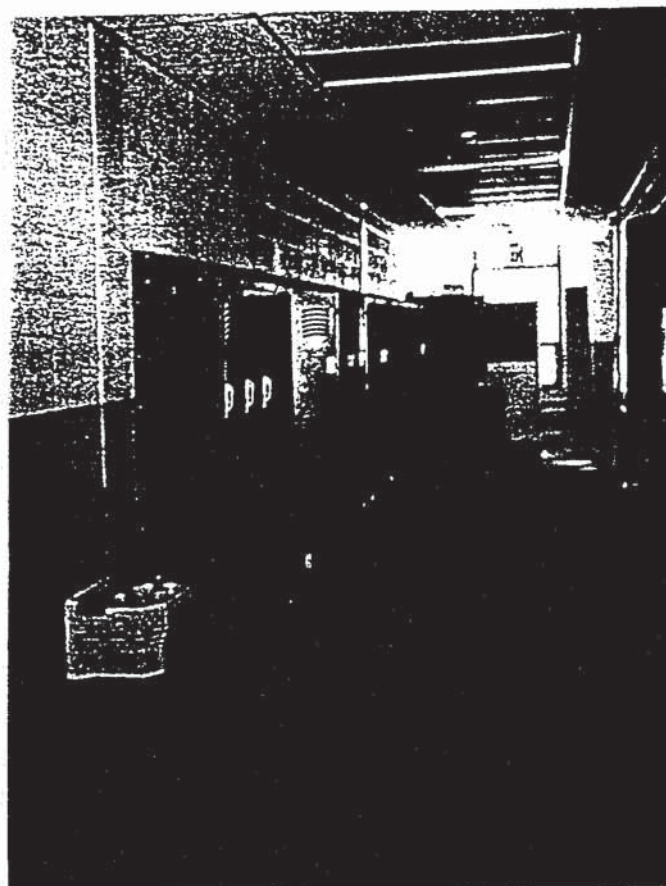
4.15.2 D. F. spout shall be mounted at 36"H. max.

4.15.3 D. F. spout shall be located in front of unit with water flow trajectory nearly parallel to front of unit. Flow of water 4" high min. (for insertion of cup).

4.15.4 Controls per 4.27.4 (one hand; w/o tight grasp, pinching or twisting of wrist; 5 lbs. max.) located at front or side near front edge.

4.15.5(1) Wall and post-mounted D.F. units shall have a clear knee space between the bottom of the apron and the floor of 27" high, 30" wide, 17" to 19" deep. See Fig. 27. Min. clear floor space shall be 30" x 48" for forward approach.

Solution: Remove the existing drinking fountains on each floor and provide new hi-low fountain at each location.



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Facility: Homer Intermediate School
Location: Homer, Alaska

22 - ELEVATOR ENTRANCE

SECTION REQUIREMENTS

In order to make the facility accessible, and because the Kenai Peninsula Borough, as a public entity, cannot utilize any of the elevator exemptions, an elevator complying with Elements 22 and 23 will be required for the Old Homer Intermediate School.

- 4.1.3(5) One passenger elevator complying with 4.10 shall serve each level, including mezzanines, in all multi-story buildings and facilities.
Note: Government facilities are not permitted to use elevator exception 1. They must provide an elevator or a ramp.
- 4.10:
- 4.10.2 Elevator operation shall be automatic. Each car shall be automatically self leveling, with 1/2" maximum tolerance of over or under travel.
- 4.10.3 Hall Call Buttons shall be centered at 42" AFF. Such call buttons shall have visual signals to indicate when each call is registered and when each call is answered. Call buttons shall be a minimum of 3/4" in the smallest dimension. The button designating the up direction shall be on top. See Fig. 20. Buttons shall be raised or flush. Objects mounted beneath hall call buttons shall not project into the elevator lobby more than 4".
- 4.10.4 Hall Lanterns. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call. Audible signals shall sound once for the up direction and twice for the down direction or shall have verbal annunciators that say "up" or "down". Visible signals shall have the following features:
(1) Hall lantern fixtures shall be mounted so that their centerline is at least 72" AFF. (2) Visual elements shall be at least 2-1/2" in the smallest dimension. (3) Signals shall be visible from the vicinity of hall call buttons, and conforming to the above requirements, shall be acceptable.
- 4.10.5 All elevator hoistway entrances shall have raised and Braille floor designations provided on both jambs. The centerline of the characters shall be 60" AFF. Characters shall be 2" in height and letters and numerals shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille.
- 4.10.6 Elevator Doors shall open and close automatically. They shall be provided with a safety door edge or a reopening device that will stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person. The device shall be capable of completing these operations without requiring contact for an obstruction passing through the opening at heights of 5" and 29" AFF. Door reopening devices shall remain effective for at least 20 seconds, and then it may close per ASME A17.1-1990.
- 4.10.7 The minimum acceptable time from notification that a car is answering a call until the doors of car start to close is 5 seconds.
- 4.10.8 The minimum time for elevator doors to remain open in response to a car call shall be 3 seconds.

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Location: Homer, Alaska

23 - ELEVATOR CAB

In order to make the facility accessible, and because the Kenai Peninsula Borough, as a public entity, cannot utilize any of the elevator exemptions, an elevator complying with Elements 22 and 23 will be required for the Old Homer Intermediate School.

SECTION REQUIREMENTS

- 4.10.9 The floor area of elevator cars shall be 51" x 80" w/36" wide door for a double door unit and 68" x 51" w/36" wide door for a single door unit per Fig. 22.
- 4.10.10 Illumination level at car controls, platform, and car threshold and landing: 5 fc. minimum.
- 4.10.11 Car control panel shall have the following:
- (1) All control buttons shall be at least 3/4" minimum, raised or flush.
 - (2) All control buttons shall be designated by Braille and by raised standard alphabet characters for letters, arabic characters for numerals, or standard symbols as shown in Fig. 23a. Raised and Braille characters shall comply with 4.30. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation. All raised designations for control buttons shall be placed immediately to the left of the button to which they apply. Applied plates are OK. Floor buttons shall be provided with visual indicators, to show when call is registered. The visual indicators shall be extinguished when each call is answered.
 - (3) All floor buttons shall be no higher than 54" AFF for side approach and 48" AFF for forward approach. Emergency controls, including emergency alarm and stop shall be grouped at the bottom of the panel and shall have their centerlines no less than 35" AFF. See Fig. 23.
 - (4) Controls shall be located on a front wall if cars have center opening doors, and at the side or front wall if cars have side opening doors. See Fig 23.
- 4.10.13 Car Position Indicator shall be provided above the car control panel or over the door to show the position of the elevator in the hoistway. As the car passes or stops at a floor served by the elevators, the corresponding numerals shall illuminate, and an audible signal shall sound. Numerals shall be a minimum of 1/2" high. Audible signals: 20 db. An automatic verbal announcement of the floor number at which a car stops or passes may be substituted for the audible signal.
- 4.10.14 If provided, emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ASME A17.1-1990. The highest operable part of a two-way communication system shall be a maximum of 48" AFF. It shall be identified by raised lettering and symbol per 4.30 and located adjacent to the device. If the system uses a handset, then the cord must be 29" long minimum. If system is in closed compartment, the compartment door hardware shall comply with 4.27 (one hand, w/o tight grasp, pinching or twisting of wrist, 5 lbs. pull max.). The emergency intercommunication system shall not require voice communication.

Date of Audit: 04/14/98
Audit By: Marvin Ungerecht
Facility: Homer Intermediate School
Location: Homer, Alaska

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27 - ALARMS

SECTION REQUIREMENTS

4.1.3(14) If emergency warning systems are provided, then they shall include both audible and visual alarms per 4.28.

4.28:

4.28.1 Alarms shall be provided in restrooms, lobbies, hallways, and any other common use area. **There are currently no alarms in the restrooms.**

4.28.2 Audible alarms shall be at least 15db above surrounding sound levels or with a duration of 60 seconds at 5db above the maximum surround sound level, but shall not exceed 120db.

4.28.3 Visual alarms shall be of a type that complies with this section and shall be no more than 50' from any point in a room or corridor, or in assembly areas greater than 100' across, can be placed along the perimeter at 100' max. intervals. Alarms shall be mounted at 80" above finish floor or 6" below the ceiling, whichever is lower.

Solution: Add ADA compliant horn/strobes in the existing toilet rooms, and in the new unisex toilet rooms. Lower the existing horn/strobes to 80" above finish floor and verify that the four existing horn/strobe units comply with ADA. Repair or replace existing horn/strobes if they are not in compliance with ADA.

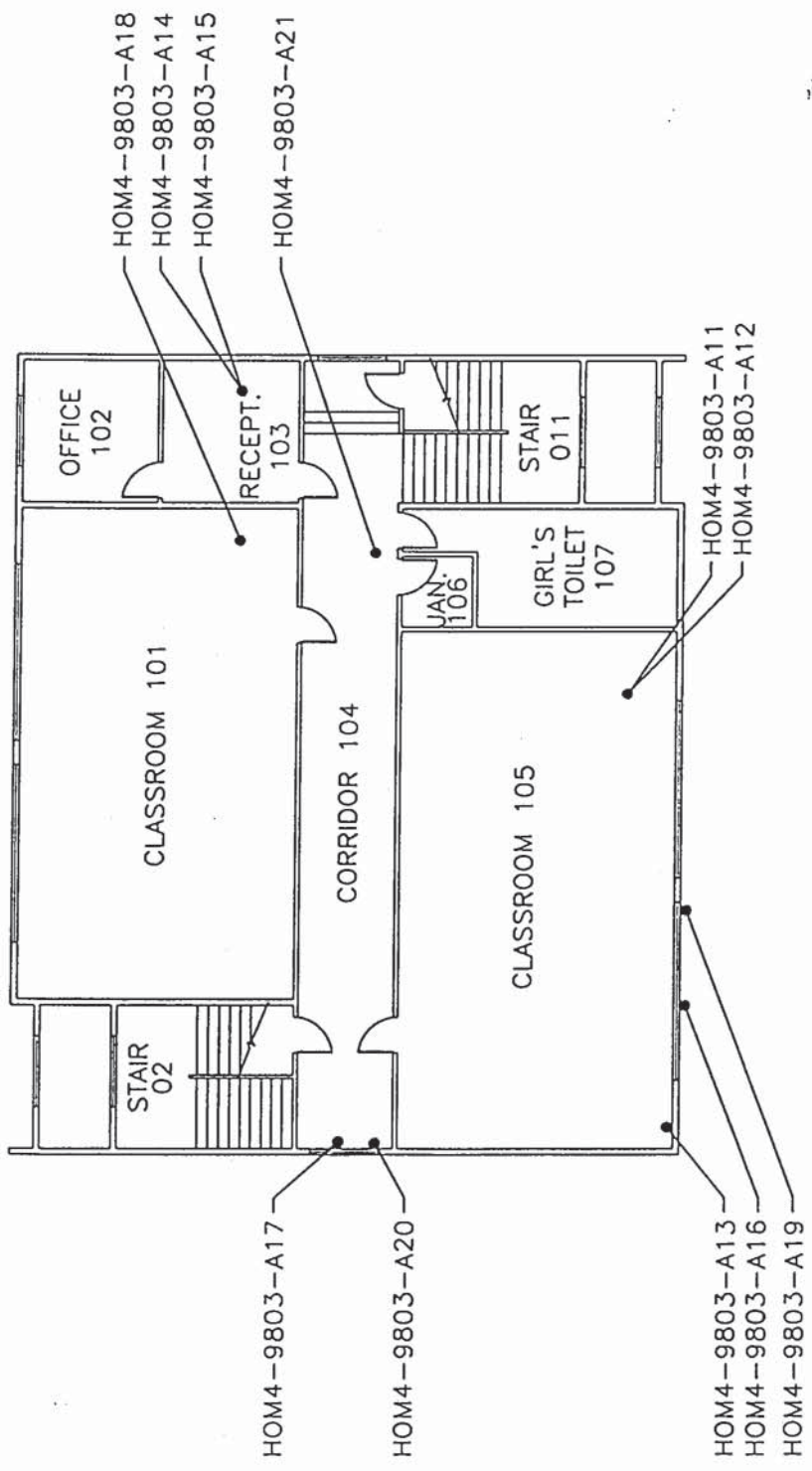
Site Survey
Old Homer Intermediate School
Homer, Alaska

Appendix
Part V - B

Homer Intermediate School - Hazardous Material Bldg. Survey

LEGEND

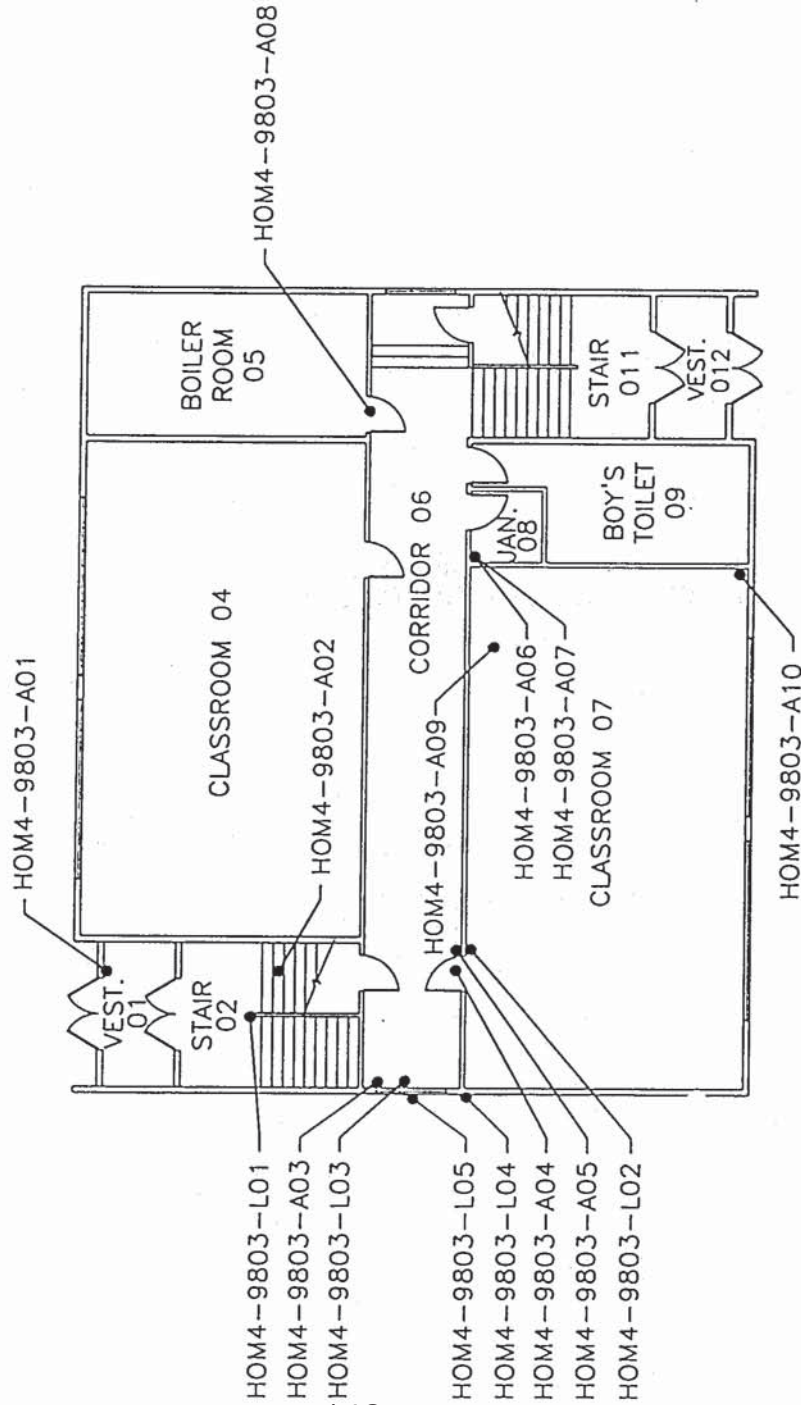
- — HOM4-9803-A00 ASBESTOS SAMPLE LOCATIONS
- — HOM4-9803-L00 LEAD SAMPLE LOCATIONS



1 SECOND FLOOR PLAN
 1/16" = 1'0"
 8 2

LEGEND

- — HOM4-9803-A00 ASBESTOS SAMPLE LOCATIONS
- — HOM4-9803-L00 LEAD SAMPLE LOCATIONS



1 8 1 1/16" = 1' 0"
FIRST FLOOR PLAN



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CHAIN OF CUSTODY RECORD/FIELD SURVEY DATA

Page 1 of 1

FIELD COLLECTION DATE: 3-26-98	JOB #: 4169-01-01	MATERIAL TYPE: (Circle) ASBESTOS LEAD	TOTAL QUANTITIES: 5
PROJECT NAME: KPB-HOMER 4 CLASSR.		BULK ANALYSIS REQUESTED: (Circle) PLM/PLM DUST/TEM BULK/LEAD TCLF/LEAD PPM	
FACILITY: 4 CLASSROOM BUILDING		DISPOSAL: USUAL	TURNAROUND: 3 DAYS

SPECIAL INSTRUCTIONS:

Tony Slaton
COLLECTED BY (signature)
TONY SLATONBAKKEP
PRINTED NAME
T-5270-13
CERT# AHERAW
FED EX
SHIPPING METHOD
COURIER (signature)
DATE/TIME

IATL:
SELECTED LABORATORY
SAMPLES ACCEPTED BY
DATE/TIME
ANALYST'S SIGNATURE
DATE

COMMENTS:

SAMPLE ID	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/REF)	RESULTS PPM
1 HOMA-9803- LO1 MATERIAL CONDITION: GOOD FAIR POOR	BLUE + RED PAINTS DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	INTERIOR CONCRETE WALLS	590
2 HOMA-9803- LO2 MATERIAL CONDITION: GOOD FAIR POOR	BROWN/CREAM/BLACK PAINTS DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	INTERIOR POOR FRAME	4,000
3 HOMA-9803- LO3 MATERIAL CONDITION: GOOD FAIR POOR	LIGHT BLUE + CREAM PAINTS DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	INTERIOR WINDOW FRAME	35,000
4 HOMA-9803- LO4 MATERIAL CONDITION: GOOD FAIR POOR	LIGHT + DARK CREAM PAINTS DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	EXTERIOR ON CONCRETE	360
5 HOMA-9803- LO5 MATERIAL CONDITION: GOOD FAIR POOR	BROWN PAINT DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:	EXT WINDOW FRAME W. SIDE	14,000
6 MATERIAL CONDITION: GOOD FAIR POOR	DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:		
7 MATERIAL CONDITION: GOOD FAIR POOR	DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:		
8 MATERIAL CONDITION: GOOD FAIR POOR	DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT:		

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EHS-995

Chain of Custody / Transmittal
PRELIMINARY RESULTS
Lead Analysis

Client: EHS Alaska Inc. Project No.: 469-01-01

Facility: _____ Client Contact: _____

Telephone: _____
FAX: (907) 694-1382
DATE: 4-1-99
Analysis: Atomic Absorption Spectroscopy (Flame / Furnace) Lab Contact: Frank Ehrenfeld
Method: ASTM 3332-85a (Paint Wipe) / NIOSH 7082 (Air) (609) 231-9449
EPA SW846 (Soil) / EPA 200.7 ASTM D3359-90D (Water) Turn Around Time: 3 day

RUN #: 98-0401

See the attached chain of custody or sample log for results of sample analysis.

- DW = Dry weight correction required due to > than 5% weight from water.
- VD = Void. Damage to Filter.
- ID = Insufficient Sampling Data.
 - Wipes. Area sampled assumed to be 1.0 square ft.
 - Air filters Results reported in total milligrams.
- FB = Method requires submittal of blank(s).
- ML = Multi layered sample. May cause inconsistent results.
- * = Insufficient Sample Provided to Perform QC / ReAnalysis (<200mg)
- ** = Insufficient Sample Provided to Analyze (<50mg)
- *** = Matrix / Substrate Interference Possible

These preliminary results are issued by IATL to expedite procedures by clients based upon the above data. IATL assumes that all of the sampling methods and data upon which these results are based, has been accurately supplied by the client. These results may not have been reviewed by the Laboratory Director. Final Certificate of Analysis will follow these preliminary results. The signed COA is to be considered the official results. All EPA, HUD, and NJDEP conditions apply.



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CHAIN OF CUSTODY RECORD/FIELD SURVEY DATA

Page 1 of 1

FIELD COLLECTION DATE: 3-26-98	JOB #: 4169-01-01	MATERIAL TYPE: (Circle) ASBESTOS LEAD	TOTAL QUANTITIES: 5
PROJECT NAME: KPB-HOMER 4 CLASSR	BULK ANALYSIS REQUESTED: (Circle) PLM / PLM DUST / TEM BULK / LEAD TCLP / LEAD PPM		
FACILITY: 4 CLASSROOM BUILDING	DISPOSAL: USUAL	TURNAROUND: 3 DAYS	

SPECIAL INSTRUCTIONS:

COLLECTED BY (signature) <i>Tony Slaton</i>	SELECTED LABORATORY IATA	COMMENTS:
PRINTED NAME TONY SLATON BARKER	SAMPLE ACCEPTED BY <i>[Signature]</i>	
CERT# FED EX	DATE/TIME: MAR 27 1998	
SHIPPING METHOD	ANALYST'S SIGNATURE <i>[Signature]</i>	
COURIER (signature)	DATE	

SAMPLE ID	SAMPLE DESCRIPTION (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTOGRAPH)	RESULTS
1 HOMA-9803-LO1 MAIL CONDITION: GOOD FAIR POOR	BLUE + RED PAINTS 720452 DAMAGE POTENTIAL: (LO, MED, HD) WATER: AIR: VIBRATION: CONTACT:	INTERIOR CONCRETE WALLS	0.059
2 HOMA-9803-LO2 MAIL CONDITION: GOOD FAIR POOR	BROWN / CREAM / BLACK PAINTS 720453 DAMAGE POTENTIAL: (LO, MED, HD) WATER: AIR: VIBRATION: CONTACT:	INTERIOR POOR FRAME	0.40
3 HOMA-9803-LO3 MAIL CONDITION: GOOD FAIR POOR	LIGHT BLUE + CREAM PAINTS 720454 DAMAGE POTENTIAL: (LO, MED, HD) WATER: AIR: VIBRATION: CONTACT:	INTERIOR WINDOW FRAME	3.5 *
4 HOMA-9803-LO4 MAIL CONDITION: GOOD FAIR POOR	LIGHT + DARK CREAM PAINT 720455 DAMAGE POTENTIAL: (LO, MED, HD) WATER: AIR: VIBRATION: CONTACT:	EXTERIOR ON CONCRETE	0.036 0.004
5 HOMA-9803-LO5 MAIL CONDITION: GOOD FAIR POOR	BROWN PAINT 720456 DAMAGE POTENTIAL: (LO, MED, HD) WATER: AIR: VIBRATION: CONTACT:	EXT WINDOW FRAME W. SIDE	1.4
6 Analyzed: JAL 4/1/98			
7			
8			

% Pb

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EHS-895

5/11/6-50



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CHAIN OF CUSTODY RECORD/FIELD SURVEY DATA

Page 1 of 1

FIELD COLLECTION DATE: 3-24-98	JOB #: 4169-01-01	MATERIAL TYPE: (Circle) ASBESTOS LEAD	TOTAL QUANTITIES: 21
PROJECT NAME: KPB - 4 CLASSROOM SUR		BULK ANALYSIS REQUESTED: (Circle) PLM PLM DUST / TEM BULK / LEAD TCLP / LEAD PPM	
FACILITY: HOMER 4 CLASSROOM BLDG		DISPOSAL: USUAL	TURNAROUND: 3 DAYS

SPECIAL INSTRUCTIONS:

COLLECTED BY (signature) TONY SLATONBARKER PRINTED NAME T-5270-13 CERT# AHERA# FED EX SHIPPING METHOD COURIER (signature) DATE/TIME	IATL SELECTED LABORATORY J.H. 1925 SAMPLES ACCEPTED BY DATE/TIME 7 ANALYST'S SIGNATURE B. New... DATE 4-1-98	COMMENTS: ND = NONE DETECTED 4-14-98
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SAMPLE ID	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/REF)	RESULTS
1. HOM4-9803-A01 MATERIAL CONDITION: (GOOD) FAIR POOR	LIGHT BROWN COVE BASE MASTIC DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	ENTRY 720699	ND
2. HOM4-9803-A02 MATERIAL CONDITION: (GOOD) FAIR POOR	RUBBER FLOOR CLOTH BACKING + MASTIC DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	STAIRS 720700	ND
3. HOM4-9803-A03 MATERIAL CONDITION: (GOOD) FAIR POOR	CLOTH COVER ON FG INS. DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	END BASEMENT HALL 1ST FLOOR 720701	ND
4. HOM4-9803-A04 MATERIAL CONDITION: (GOOD) FAIR POOR	9X9 VAT, BLACK MASTIC & YELLOW CARPET MASTIC DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	BASEMENT HALL FIRST FLOOR 720702	PLM - 10% YMAS - ND EMAS - 10%
5. HOM4-9803-A05 MATERIAL CONDITION: (GOOD) FAIR POOR	DRK & LT BRWN COVE MASTIC DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	1ST FLOOR HALL 720703	ND
HOM4-9803-A06 MATERIAL CONDITION: (GOOD) FAIR POOR	BROWN COVE BASE MASTIC DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	JAN CLOSET 1ST FLOOR 720704	ND
7. HOM4-9803-A07 MATERIAL CONDITION: (GOOD) FAIR POOR	YELLOW SHEET VINYL MASTIC DAMAGE POTENTIAL: (LO, MED, HI) ✓ WATER: AIR: VIBRATION: CONTACT: ✓	1ST FLOOR JAN CLOSET 720705	ND
8. HOM4-9803-A08 MATERIAL CONDITION: (GOOD) FAIR POOR	GYP SUM WALLBOARD DAMAGE POTENTIAL: (LO, MED, HI) 146 WATER: AIR: VIBRATION: CONTACT: ✓	BOILER ROOM 720706	ND

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FIELD SURVEY DATA (continued)

PROJECT NAME: KPB - HOMER 4 CLASS. JOB # FACILITY: 4169-01-01

JOB NUMBER: 4 CLASSROOM BUILDING DATE: 3-24-98 COLLECTED BY: SLATONBAKKER

SAMPLE ID	SAMPLE DESCRIPTION, (COLOR, MATERIAL TYPE, LAYERS, FRIABILITY)	LOCATION/COMMENTS (INCLUDING PHOTO/REF)	RESULTS
HOM4-9803-A09 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	2X4 DROP CEILING TILE WORMY PATTERN DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	CLASSROOM 7 720707	ND
HOM4-9803-A10 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	JOINT COMPOUND DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	" 720708	1.9%
HOM4-9803-A11 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	BLACK MASTIC/FIXALL/GRAY CONC. DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	CLASSROOM 105 720709	ND
HOM4-9803-A12 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	12X12 WHITE VCT + BLACK MASTIC DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	" 720710	ND
HOM4-9803-A13 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	JOINT COMPOUND DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	" 720711	2.5%
HOM4-9803-A14 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	BROWN CEILING TILE MASTIC DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	ROOM 103 ABOVE PROP CEILING 720712	ND
HOM4-9803-A15 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	GRAY/BROWN GNB DAMAGE POTENTIAL: (LO, MED, HI) WATER: AIR: VIBRATION: CONTACT: ✓	" 720713	ND
HOM4-9803-A16 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	WHITE WINDOW FRAME SEALANT DAMAGE POTENTIAL: (LO, MED, HI) WATER: ✓ AIR: ✓ VIBRATION: CONTACT: ✓	S. SIDE EXTERIOR 720714	8%
HOM4-9803-A17 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	BLACK + SILVER ROOF MASTIC DAMAGE POTENTIAL: (LO, MED, HI) WATER: ✓ AIR: ✓ VIBRATION: CONTACT: ✓	BY LADDER 720715	10%
HOM4-9803-A18 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	NEW BLACK ROOF MASTIC - DAMAGE POTENTIAL: (LO, MED, HI) WATER: ✓ AIR: ✓ VIBRATION: CONTACT: ✓	SEAMS OF TAR PAPER SHEETS ON ROOF 720716	ND
HOM4-9803-A19 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	WHITE WINDOW GLAZING COMPOUND DAMAGE POTENTIAL: (LO, MED, HI) WATER: ✓ AIR: ✓ VIBRATION: CONTACT: ✓	S SIDE EXTERIOR 720717	6.8%
HOM4-9803-A20 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	OLD BLACK ROOF MASTIC DAMAGE POTENTIAL: (LO, MED, HI) WATER: ✓ AIR: ✓ VIBRATION: CONTACT: ✓	BY LADDER 720718	ND
HOM4-9803-A21 MATERIAL CONDITION: <u>GOOD</u> FAIR POOR	GRAY PENETRATION SEALANT. 147	AT ROOF HOOD 720719	ND

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No. 720699	Material Description: Tan Mastic		
Client No.: HOM49803A01	Location: Entry		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	5	Wollastonite
			<u>% Non-Fibrous Material</u>
			95

Lab No. 720700	Material Description: Black/White Fibrous		
Client No.: HOM49803A02	Location: Mat'l W/Tan Mastic Stairs		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	55	Fibrous Glass
			<u>% Non-Fibrous Material</u>
			45

Lab No. 720700	Material Description: Black/White Fibrous		
Client No.: HOM49803A02	Location: Mat'l W/Tan Mastic Stairs		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100
	Tan Mastic		
	From Above		

Lab No. 720701	Material Description: Tan/White/Blue		
Client No.: HOM49803A03	Location: Fibrous Material End 1st Floor Hall		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	75	Fibrous Glass
			<u>% Non-Fibrous Material</u>
			25

RECEIVED

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab No. 444

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Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative TEM.

Analysis Performed By: Becky Huntzinger 148
Date: APR 06 1998
Becky Huntzinger

Approved By: Frank E. Ehrenfeld, III
Frank E. Ehrenfeld, III

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No.	720702	Material Description:	Brown FloorTile With	
Client No.:	HOM49803A04	Location:	Tan/Black Mastic	First Floor Hall
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
10	Chrysotile	None Detected	None Detected	90
Brown Floor Tile				

Lab No.	720702	Material Description:	Brown FloorTile With	
Client No.:	HOM49803A04	Location:	Tan/Black Mastic	First Floor Hall
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100
Tan Mastic From Above				

Lab No.	720702	Material Description:	Brown FloorTile With	
Client No.:	HOM49803A04	Location:	Tan/Black Mastic	First Floor Hall
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
10	Chrysotile	None Detected	None Detected	90
Black Mastic From Above				

Lab No.	720703	Material Description:	Brown/Tan Mastic	
Client No.:	HOM49803A05	Location:	1st Floor Hall	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100
Brown Mastic				

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab No. 444

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Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative TEM.

Analysis Performed By: Beeby Hung 149

Approved By: Frank E. Ehrenfeld, III
Frank E. Ehrenfeld, III

Date: APR 01 1998

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No. 720703	Material Description: Brown/Tan Mastic		
Client No.: HOM49803A05	Location: 1st Floor Hall		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	5	Wollastonite
Tan Mastic			
From Above			
			<u>% Non-Fibrous Material</u>
			95

Lab No. 720704	Material Description: Brown Mastic		
Client No.: HOM49803A06	Location: Jan Closet, 1st Floor		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No. 720705	Material Description: Tan NonFibrous Mat'l		
Client No.: HOM49803A07	Location: 1st Floor, Jan Closet		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	Trace	Cellulose
			<u>% Non-Fibrous Material</u>
			100

Lab No. 720706	Material Description: Tan/White Sheetrock		
Client No.: HOM49803A08	Location: Boiler Room		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	20	Cellulose
			<u>% Non-Fibrous Material</u>
			80

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab No. 444

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Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative TEM.

Analysis Performed By: Becky Hung 150

Approved By: Frank E. Ehrenfeld III

Date: _____

Frank E. Ehrenfeld, III

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No. 720707	Material Description: Grey/White Ceil.Tile		
Client No.: HOM49803A09	Location: Classroom 7		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	45	Fibrous Glass
		25	Cellulose
<u>% Non-Fibrous Material</u>			
30			

Lab No. 720708	Material Description: OffWhite Jt.Compound		
Client No.: HOM49803A10	Location: Classroom 7		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
PC 1.9	Chrysotile	None Detected	None Detected
<u>% Non-Fibrous Material</u>			
PC 98.1			

Lab No. 720709	Material Description: Grey/White Plaster		
Client No.: HOM49803A11	Location: W/Black Mastic Classroom 105		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
<u>% Non-Fibrous Material</u>			
100			

Lab No. 720709	Material Description: Grey/White Plaster		
Client No.: HOM49803A11	Location: W/Black Mastic Classroom 105		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	10	Synthetic
<u>% Non-Fibrous Material</u>			
90			

Black Mastic
From Above

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab No. 444

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Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative TEM.

Analysis Performed By: Becky Hunt 151

Approved By: Frank E. Ehrenfeld, III
Frank E. Ehrenfeld, III

Date: 04/06/1998

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No. 720710	Material Description: OffWhite Floor Tile		
Client No.: HOM49803A12	Location: With Black Mastic Classroom 105		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No. 720710	Material Description: OffWhite Floor Tile		
Client No.: HOM49803A12	Location: With Black Mastic Classroom 105		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	5	Synthetic
Black Mastic			
From Above			<u>% Non-Fibrous Material</u>
			95

Lab No. 720711	Material Description: OffWhite Jt. Compound		
Client No.: HOM49803A13	Location: Classroom 105		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
PC 2.5	Chrysotile	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			PC 97.5

Lab No. 720712	Material Description: Tan Mastic		
Client No.: HOM49803A14	Location: Room 103 Above Drop Ceiling		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab No. 444

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Analysis Method: EPA 600/R-93/116

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Analysis Performed By: Beeby Hunt 152

Approved By: Frank E. Ehrenfeld, III

Date: April 6, 1998

Frank E. Ehrenfeld, III

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No. 720713	Material Description: Tan Sheetrock			
Client No.: HOM49803A15	Location: Room 103 Above	Drop Ceiling		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	65	Cellulose	35

Lab No. 720714	Material Description: Tan Window Glaze			
Client No.: HOM49803A16	Location: S. Side Exterior			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 8.0	Chrysotile	None Detected	None Detected	92

Lab No. 720715	Material Description: Black/Silver			
Client No.: HOM49803A17	Location: Roof Material	By Ladder		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
10	Chrysotile	None Detected	None Detected	90

Lab No. 720716	Material Description: Black Roof Material			
Client No.: HOM49803A18	Location: Seams Of Tar Paper	Sheets On Roof		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab. No. 444

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Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative TEM.

Analysis Performed By: Becky Huntzinger 153

Approved By: Frank E. Ehrenfeld, III

Frank E. Ehrenfeld, III
Laboratory Director

Date: 4/6/98

Becky Huntzinger

CERTIFICATE OF ANALYSIS

Client: EHS Alaska Incorporated
10928 Eagle River Rd., Ste 202
Eagle River AK 99577

Report Date: 04/06/1998
Project: KPB-4 Classroom SUR,3/24/98
Project No.: 4169-01-01

BULK SAMPLE ANALYSIS SUMMARY

Lab No. 720717 **Material Description:** White Window Glaze
Client No.: HOM49803A19 **Location:** S.Side Exterior

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 6.8	Chrysotile	None Detected	None Detected	PC 93.2

Lab No. 720718 **Material Description:** Black Roof Material
Client No.: HOM49803A20 **Location:** By Ladder

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No. 720719 **Material Description:** Black Tar
Client No.: HOM49803A21 **Location:** At Roof Hood

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	12	Cellulose	88

NIST-NVLAP No. 1165

NY-DOH No. 11021

AIHA Lab No. 444

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Analysis Method: EPA 600/R-93/116

Comments: (PC) Indicates Stratified Point Count Method performed. Method not performed unless stated. PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Before this material can be considered or treated as non-asbestos containing, confirmation must be made by quantitative TEM.

Analysis Performed By: Beeby Henry 154

Approved By: Frank E. Ehrenfeld, III

Frank E. Ehrenfeld, III
Laboratory Director

Date: APR 01 1998

Timeline

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

3 Mayor

4 **RESOLUTION 14-110**

5
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
7 DESIGNATING THE HOMER EDUCATION AND RECREATION
8 COMPLEX (HERC) SITE AS THE LOCATION FOR THE PROPOSED
9 NEW HOMER PUBLIC SAFETY BUILDING.

10
11 WHEREAS, A new public safety building is one of the City's highest Capital
12 Improvement Priorities and the City Council has appropriated funds for site selection and
13 preliminary design; and

14
15 WHEREAS, On January 13, 2014 the City Council adopted Resolution 14-020(S) which
16 created the Public Safety Building Review Committee and established the Committee's scope
17 of work; and

18
19 WHEREAS, On March 10, 2014 the City Council approved Resolution 14-036(S) which
20 awarded a GC/CM contract to Cornerstone General Contractors; and

21
22 WHEREAS, A building space needs assessment and a specific set of selection criteria
23 were used by the contractor and the Committee to review and evaluate potential building
24 sites; and

25
26 WHEREAS, The site selection review criteria included parcel characteristics such as
27 ownership and size, physical characteristics such as soil stability and flood hazards,
28 development suitability including zoning, slope, and drainage, access and visibility
29 considerations, traffic and security considerations, proximity to utilities, and any potential
30 negative attributes or unknowns; and

31
32 WHEREAS, At its regular meeting on May 22, 2014 the Committee narrowed the field of
33 potential parcels to three and vetted those in detail at subsequent meetings on June 17 and
34 September 24, 2014; and

35

36 WHEREAS, The Committee reached out to the public and sought input by holding
37 public hearings and conducting open houses; including an open house at the existing police
38 and fire stations; and

39
40 WHEREAS, The Committee selected the HERC site as the preferred alternative at its
41 meeting on September 24, 2014 and in doing so, cited its positive attributes which included
42 City ownership, its size and configuration, good soils, good topography, limited flood
43 hazards, suitable zoning, location (response times), proximity to utilities, visibility, access to
44 major collector and arterial roads, multiple access points for the public, and good security
45 potential; and

46
47 WHEREAS, Potential negative attributes or unknowns identified and evaluated by the
48 Committee include an active creek and some identified wetlands, rock outcroppings that
49 might drive excavation costs, increased distance and response time to the Spit, and
50 displacement of and replacement costs associated with existing uses including the Public
51 Works maintenance shop and recreational activities at the gym, skateboard park, outdoor
52 basketball court, and fenced in grassy area; and

53
54 WHEREAS, The Public Safety Building Review Committee recommends that the City
55 Council select the HERC site as the location for the proposed new Public Safety Building in
56 Memorandum 14-163, a copy of which is attached and incorporated herein.

57
58 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby designates
59 the Homer Education and Recreation Complex (HERC) site as the location for the proposed
60 new Homer Public Safety Building.

61
62 PASSED AND ADOPTED by the Homer City Council this 27th day of October, 2014.

63
64 CITY OF HOMER

65
66
67
68 
69 MARY E. WYTHE, MAYOR
70
71
72
73

1 CITY OF HOMER
2 HOMER, ALASKA

3 Mayor

4 ORDINANCE 14-37
5

6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
7 AMENDING THE FY 2014 OPERATING BUDGET BY
8 APPROPRIATING UP TO \$19,000 FROM THE LEASED
9 PROPERTY DEPRECIATION ACCOUNT FOR IMPROVEMENTS
10 AT THE HOMER EDUCATION AND RECREATION COMPLEX
11 (HERC) GYM TO BRING THE BUILDING INTO COMPLIANCE
12 WITH THE FIRE CODE.
13

14 WHEREAS, The Homer City Council adopted Resolution 13-095 which authorized the
15 City Manager to keep the HERC Gym open for pickleball, adult basketball, and other
16 Community Recreation programs that require minimal heat and utilities until such time as the
17 building is demolished; and
18

19 WHEREAS, The City Administration has consulted with the State Fire Marshall on
20 several occasions about this building and requested a site visit, but never requested a formal
21 plan review; and
22

23 WHEREAS, The City recently requested a formal Fire Marshall plan review in order to
24 assure the public that the building is safe and to get a more definitive idea of what it would cost
25 to bring the building into compliance given its current occupancy and use; and
26

27 WHEREAS, The Fire Marshall has provided a preliminary review and the City Engineer
28 has provided cost estimates to address the issues identified.
29

30 NOW THEREFORE, THE CITY OF HOMER ORDAINS:
31

32 Section 1. The Homer City Council hereby amends the FY 2014 Operating Budget by
33 appropriating up to \$19,000 from the Leased Property Depreciation Reserve for improvements
34 at the HERC Gym that will bring the facility into compliance with the Fire Code as follows:
35

36 Expenditure:

37 <u>Account</u>	<u>Description</u>	<u>Amount</u>
38 156-0396	Fire Code Upgrades	\$19,000

39 Section 2. This is a budget amendment ordinance, is not permanent in nature, and shall
40 not be codified.

41
42 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this 11th day of
43 August, 2014.

44
45 CITY OF HOMER

46
47
48 Mary E. Wythe
49 MARY E. WYTHE, MAYOR

50
51 ATTEST:
52 [Signature]
53
54
55 JO JOHNSON, MMC, CITY CLERK

56
57
58 AYES: 5
59 NOES: 0
60 ABSTAIN: 0
61 ABSENT: 1

62
63
64
65 First Reading: 7/28/14
66 Public Hearing: 8/11/14
67 Second Reading: 8/11/14
68 Effective Date: 8/12/14

69
70
71 Reviewed and approved as to form:

72
73 [Signature]
74 Walt Wrede, City Manager

[Signature]
Thomas F. Klinkner, City Attorney

75
76
77 Date: 8/13/14

Date: 8-15-14

78
79

**CITY OF HOMER
HOMER, ALASKA**

Howard

RESOLUTION 13-096

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA REQUESTING THAT THE KENAI PENINSULA BOROUGH ASSEMBLY AMEND RELEVANT AGREEMENTS AND THE QUITCLAIM DEED REGARDING THE TRANSFER OF OWNERSHIP OF THE OLD MIDDLE SCHOOL PROPERTY TO PERMIT THE CITY TO SELL THE PROPERTY AND DEDICATE THE PROCEEDS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.

WHEREAS, The Kenai Peninsula Borough transferred ownership of the Old Intermediate School property to the City of Homer via a Quitclaim Deed dated July 7, 2000; and

WHEREAS, The property is described as Tract 2, Homer School Survey 1999 City Addition according to Plat 2000-22; and

WHEREAS, The City Attorney advises that the only currently operative restriction on the use or disposal of the property is a restriction contained in the Deed which states “ the site shall be owned in perpetuity by the City of Homer or its successor and managed for the use and benefit of the general public”; and

WHEREAS, The City cannot afford to operate and maintain the buildings nor bring them up to current code requirements and a suitable future use has not been identified; and

WHEREAS, The City Council has concluded that it is in the best interest of the community to demolish the buildings and use the site for the proposed new public safety building; and

WHEREAS, The Council wishes to expand the options available to it in the event that it is determined the site is not suitable for a public safety building; and

WHEREAS, Permitting the City to sell the property provided that the proceeds of the sale are directed to the use and benefit of the general public would be in the best interest of the community and would be consistent with the original intent of the Borough when it conveyed the property.

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby requests that the Kenai Peninsula Borough Assembly amend relevant agreements and the Quit Claim Deed on the transfer of ownership of the Old Middle School Property to allow the City to sell the property and dedicate and direct the sale proceeds to the use and benefit of the general public.

PASSED AND ADOPTED this 23rd day of September, 2013.

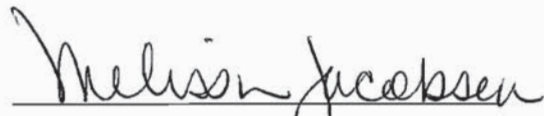
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CITY OF HOMER



MARY E. WYTHE, MAYOR

ATTEST:



MELISSA JACOBSEN, CMC
DEPUTY CITY CLERK

Fiscal Note: NA



**CITY OF HOMER
HOMER, ALASKA**

Lewis

RESOLUTION 13-095

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
AUTHORIZING THE CITY MANAGER TO KEEP THE HOMER EDUCATION
AND RECREATION COMPLEX (HERC) GYMNASIUM OPEN FOR
PICKLEBALL, BASKETBALL, AND OTHER COMMUNITY RECREATION
PROGRAMS THAT REQUIRE ONLY MINIMAL HEAT AND UTILITIES UNTIL
SUCH TIME AS THE BUILDING IS DEMOLISHED.

WHEREAS, The City of Homer does not have the funds to refurbish the HERC Building or to operate and maintain it and it has been unsuccessful in identifying a suitable use for it going forward; and

WHEREAS, At a recent CIP Planning workshop, the City Council decided that it was in the best interest of the community to demolish the building and use the land as the site of a proposed new public safety building; and

WHEREAS, There are a number of steps which must be taken before the building can be demolished including identifying the funding for demolition and selecting a contractor through the City's procurement procedures; and

WHEREAS, Minimal heat must be maintained in the building whether it is in use or not in order to prevent pipes from freezing and snow from accumulating on the flat roof; and

WHEREAS, Pickleball, adult basketball, and other City of Homer Community Recreation Programs are very popular and make a large contribution to community health and the quality of life; and

WHEREAS, These programs involve vigorous physical activity and do not require heat above the minimal setting already used to keep the building in "warm status"; and

WHEREAS, Advocates for these programs have requested that the gymnasium remain open with minimal heat and utilities until such time as the building is demolished.

NOW THEREFORE BE IT RESOLVED that the Council finds that the gymnasium remains an asset for as long as the HERC building remains standing and that it would be in the best interest of the community to use it provided that maintenance and utility costs are minimal; and

BE IT FURTHER RESOLVED that the Council hereby authorizes the City Manager to keep the HERC gymnasium open for pickleball, basketball, and other City of Homer Community Recreation Programs that require only minimal heat and utilities until such time as the building is demolished.

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PASSED AND ADOPTED by the Homer City Council this 23rd day of September, 2013

CITY OF HOMER



MARY E. WYTHE, MAYOR

ATTEST:



MELISSA JACOBSEN, CMC
DEPUTY CITY CLERK

Fiscal Note: Estimated additional \$15,000 for electric and maintenance; \$7,500 in 2013 and \$7,500 in \$2014.



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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

ORDINANCE 13-19(A)(S)

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AN ORDINANCE OF THE CITY COUNCIL OF HOMER,
ALASKA, AMENDING THE 2013 OPERATING BUDGET TO
PROVIDE FOR NATURAL GAS CONVERSIONS TO CITY
BUILDINGS BY APPROPRIATING \$224,780 FROM VARIOUS
CITY RESERVE FUNDS.

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WHEREAS, Natural gas will be available to City facilities over the next two years; and

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WHEREAS, Significant costs savings can be gained by converting City facilities to natural gas (see Memorandum 13-083); and

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WHEREAS, Costs associated with this conversion include installation of service lines and meters, design and installation of heating system conversions (boiler or burner replacement and internal gas piping installation), and abandonment of above or below ground heating fuel tanks as appropriate.

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NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

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Section 1. The FY 2013 Operating Budget is hereby amended by appropriating \$148,319 from various General Reserve funds for the conversion to natural gas of the animal shelter, library, city hall, public works, and airport terminal.

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Section 2. The FY 2013 Operating Budget is hereby amended by appropriating \$48,461 from the Sewer Reserve fund for the conversion to natural gas of the sewer treatment plant and the sewer treatment plant office.

Section 3. The FY 2013 Operating Budget is hereby amended by appropriating \$28,000 from the Water Reserve fund for the conversion to natural gas of the water treatment plant and the water treatment plant shop.

Expenditures:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
156-370 (Animal Shelter Reserve)	Animal Shelter Building Gas Conversion	\$ 25,764
156-384 (City Hall Reserve)	City Hall Building Gas Conversion	\$ 19,482
156-388 (Airport Reserve)	Airport Terminal Gas Conversion	\$ 20,084
156-390 (Library Reserve)	Library Building Gas Conversion	\$ 26,612
156-395 (Public Works Reserve)	Public Works Building Gas Conversion	\$ 35,971
256-379 (Sewer Reserve)	Sewer Fund Building Gas Conversion	\$ 48,461
256-378 (Water Reserve)	Water Fund Building Gas Conversion	\$ 48,406
	Total	\$224,780

49 Section 5. This is a budget amendment ordinance, is not permanent in nature, and shall not
50 be codified.

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52 ENACTED BY THE CITY COUNCIL of Homer, Alaska, this 10th day of June, 2013.



CITY OF HOMER

Mary E. Wythe
MARY E. WYTHE, MAYOR

58 ATTEST:

59 Melissa Jacobsen
60 MELISSA JACOBSEN, CMC
61 ACTING CITY CLERK
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65 YES: 5
66 NO: 0
67 ABSTAIN: 0
68 ABSENT: 1

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71 First Reading: 5/28/13
72 Public Hearing: 6/10/13
73 Second Reading: 6/10/13
74 Effective Date: 6/11/13

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76 Reviewed and approved as to form:

77 Walt Wrede
78
79 Walt Wrede, City Manager

Thomas F. Klinkner
Thomas F. Klinkner, City Attorney

80
81 Date: 6/17/13

Date: 6/20/13

TO: Mayor Wythe and Homer City Council

FROM: Walt Wrede

DATE: April 17, 2013

SUBJECT: HERC Workshop — *no minutes*

*no recap in the 4/22/13 CC packet
no recap in the 5/13/13 CC packet*

The Council has scheduled another workshop to discuss the future of the HERC Building on April 22nd. I regret that I do not have a whole lot of new information to provide however, I think that this discussion is timely nonetheless. The future of this building is very much up in the air as you know. There is pressure to upgrade the building and keep it open, but very limited money to do so. Funding for capital improvements and for maintenance and operations are in very short supply. To refresh your memory, I have attached old memos from Mike Illg which address potential uses and community interest in the building.

Updates:

1. The Fire Marshall did not make an appearance in March as promised. At the time this was written, I was trying to contact him. Hopefully, I will have more to report at meeting time.
2. You will recall that Council authorized us to apply for a Community Development Block Grant to make upgrades in the Boys and Girls Club section of the building. We received notice that the grant application was not approved.
3. There seemed to be very little interest among legislators this year in providing funding for upgrades to this building.
4. The Boys and Girls Club Lease expires at the end of the school year. At the time this was written, I was attempting to contact the Executive Director to better understand their status and future plans.

The staff is fully engaged and has been focused on other pressing priorities and as a result, this issue has been lingering for some time. The Council is sending out confusing and sometimes contradictory messages about its intentions. The administration probably is as well. The purpose of this memo is to chart a course of action and get the Council on a path that leads to a decision. It seems that in order for the Council to make an informed decision about the future of the building, it needs to have the best and most complete information it can get so that it can adequately weigh the options.

There are still many information gaps that need to be filled. Following is a list of steps that can or should be taken in order to fill those gaps. I am hoping that the discussion at the workshop can include these steps and provide us with an indication of which ones, if any, the Council wants us to proceed with.

- Demolition costs estimates, including the cost of Haz-Mat removal.
- Review of architect/engineer estimate for bringing building up to code by local contractors/cost estimators with an eye toward cost savings and a phased approach.
- A complete Fire Marshall Report
- Possible Borough assistance with Haz-Mat removal
- Borough assistance amending the property transfer agreement so the option of selling the property is available. *done*
- Review costs and benefits of natural gas conversion
- Include future of building, Community Recreation, and Parks and Rec generally in strategic planning effort
- Review alternatives such as saving the gym and demolishing the rest of the building.
- Explore Borough Recreation Area idea.
- Take steps to measure the level of community support for all options including demolition, demolition and construction of a new Community Rec Center, upgrading the existing building etc. The most important part is to ask about willingness to pay. Both construction money and maintenance and operations funding will be needed. This could be done through surveys or an advisory vote this October.

Jo Johnson

From: Walt Wrede
Sent: Wednesday, April 17, 2013 11:15 AM
To: Jo Johnson
Subject: FW: HERC building work session meeting & information Monday, April 22 at 4pm
Attachments: Homer Recreation Center proposal Updated 4-25.docx; HERC budget projected.updated 8-31.xlsx; Flow Chart 1.docx; Potential Interior Uses for the HERC Building.docx; Popeye HERC.doc; Howl HERC_request.doc; HERC_BBBS.pdf; HERC letter from ILC.docx; CACS Letter of Support HERC Building.pdf; Boys & Girls club letter HERC.pdf

JO: Here is some background information for the HERC workshop. This e-mail from Mike should be included also.

Thanks, walt

From: Mike Ilg
Sent: Wednesday, April 10, 2013 1:47 PM
To: Walt Wrede
Subject: HERC building work session meeting & information Monday, April 22 at 4pm

Hi Walt,

I think this informational documents will be helpful for the city council to review and have in their packet for the upcoming April 22nd work session.

Here is previous information I have shared with you, city council, parks & rec commission, etc. in regards to the HERC building.

I want to remind you that we have received many inquiries to use this building for additional City of Homer Community recreation programs, other agency recreational opportunities, private rental space, birthday rentals, and long term office/work space rentals. The Boys and Girls club has also received many inquiries (I do not know how many or from who) from the public as well in which they informed them that the building was not available. While there is obvious public interest to pay to use the building this is not on everyone's radar. The current informal policy for facility use at the HERC is that we are to hold off for any additional use or activity until we know which direction the community and the city wants to proceed.

In addition to Boys & Girls Club use, the community recreation program also uses and needs the gym space for programs.

We currently offer:

-Toddler Indoor Playgroup: Mondays & Friday mornings, 10:30am –noon. This is for parents, grandparents to bring their toddlers (0-5) to play, run and romp in a clean warm, indoor space.

-Pickle Ball: Wed. & Fri. 6:30-8:30PM and Sat. 9:30-11:30am. This is a popular activity for participants ages 12 and up. We have seeing a great demographical mix of intergenerational participants from senior citizens to Jr. high ages.

We have a number of other activities we could use the gym space for CR activities but is not possible as we the facility use is "on hold". With limited time and space at Homer High and Homer Middle, CR could benefits from this space to offer additional programs and activities that equate to additional physical and social health not to mention additional user fees to support the program.

I also want to remind you of the CR mission statement: "City of Homer Community Recreation will promote community involvement in and life-long learning through educational and recreational opportunities for people of all ages. This will be accomplished through maximizing usage of community facilities and resources while utilizing, expanding, and utilizing local business and school resources and expertise. The program is designed to recognize cultural diversity and to address social and community concerns".

If CR were to take over the HERC building it is my professional opinion that will not be changing the intended use of the building as CR is an educational (college/B&G Club was previous tenant) and recreational (B&G Club) based program that would equate to the proposed ten million dollars worth of upgrades needed to move CR in the building. I have read and reviewed the documents regarding the purchase of the building from KPB that states it could be used for educational and recreational purposes. Further, I do not believe the building is unsafe as we have allowed many city employees to work in this building for almost a year while the city hall was renovated.

In closing, community members have expressed to me the need and desire to use this building and campus for many purposes that could enhance the many variables in our community. Now may be the time to consider and ask the community at large what they would like to do with the building as there is certainly an expressed and documented need for additional recreational opportunities and this building can assist with temporarily fulfilling this need while discussing/planning other possible plans for the future.

Thanks,

Mike

The Homer Recreation Center

The City of Homer Community Recreation Program is a municipal service offered by the City of Homer since 2006. While the city limits encompasses approximately 5,000 residents the surrounding area has an additional 10,000 non-city residents who also benefit and participate in the recreation program. The mission statement of the recreation program is as stated, "City of Homer Community Recreation will promote community involvement in and life-long learning through educational and recreational opportunities for people of all ages. This will be accomplished through maximizing usage of community facilities and resources while utilizing, expanding, and uniting local business and school resources and expertise". "Our program will be designed to recognize cultural diversity and to address social and community concerns".

The recreation program primarily offers indoor recreational programming activities especially during the colder fall, winter and spring months when the outdoor recreational opportunities become limited. The recreation program is primarily located at the local Homer High School with additional activities at the Homer Middle School when the high school is not available. The recreation program is limited to working around all school district related activities and must pay \$6,000 annually to the school district for custodial and utility expenses. We may not offer any programs during school hours (8:30am-3:15pm) and we must also accommodate their after school sports practice schedule and games. Consequently, the recreation program has been subjected to recent schedule changes where traditional and regular CR use of the schools has been eliminated or drastically changed due to the recent increase demand of space need for school district activities, sports and practices. This has created a significant operational and logistical barrier where advertised CR programs now lack consistent time allocations and physical space for existing programs while hindering the opportunity to offer anything new

programs.

This proposal pertains to the use of the Homer Education and Recreation Center (HERC) building to provide recreational and educational activities and programs for participants of all ages. There are three separate budgets: HERC, Community Recreation and combined. I envision staffing and other areas of maintenance and operations may be combined maximizing services and efficiency.

Developing the HERC (Homer Education and Recreation Center) building into a recreation center would provide long-term benefits:

- ✓ Providing a recreation center will support the campaign to reduce and hopefully eliminate youth obesity and encourage healthy lifestyles in our community by offering positive, healthy and productive options.
- ✓ Both programmable and drop-in recreational space is currently lacking for local youth, adults and senior citizen's activities.
- ✓ Facility will serve all residents for all hours of the day as opposed to a part time basis through the school usage. More accessibility means more usage which equates to more revenue.
- ✓ A recreation center will attract new businesses and residents as recreational services are often determining factors for relocation and establishing permanent residency.
- ✓ While there is a strong local emphasis on trails, parks and outdoor recreation, the demand for indoor recreational opportunities is significant especially during the long cold winter months.
- ✓ Other towns are pulling away from us in terms of facilities and programs. If we are to remain competitive with other communities in attracting and retaining residents, we need a recreation facility.
- ✓ While the local schools have gymnasiums, accessibility is becoming increasingly difficult and limited due to school related activities and local policy changes.
- ✓ The HERC, located near the intersection of Pioneer Avenue and the Sterling Highway, is an ideal location with proximity to local schools, bus routes, local businesses and residential areas.
- ✓ The recreation center could also provide space for private rentals and functions, such as indoor birthday parties, corporate training, private classroom instruction, etc.

Potential use of space:

- social and craft rooms
- indoor playground
- partnerships with Boys and Girls Club and other service oriented groups
- dance/exercise room
- meeting rooms
- kitchen space
- computer clubroom
- full-size gymnasium
- weight and aerobic rooms
- toddler playroom
- restrooms
- office space rental
- storage area
- gymnastics
- youth sports: basketball, soccer, volleyball, gymnastics, wrestling
- Adult leagues & recreation programs
- local school feeder programs
- teen activities
- Inclusive/adaptive recreational programs: The Center, TRAILS
- learning center

Possibilities for funding

- Community fundraising and donations
- Grants
- State appropriation
- Local government funding (general fund, recreational service area, bed tax, etc.)
- Possible partnerships with health and wellness companies
- general obligation bonds
- business sponsors
- memberships/participant fees
- rental fees
- recreation budget

Significant revenues could be raised by charging a fee of \$4/per person for all drop-in recreational activities, collecting hourly rental fees for use of classroom and the gymnasium

separate from Community Recreation activities, and seeking sponsorships and advertisements. Grants are another possible source of revenue in addition to possible state appropriations for future modifications. To assist with keeping costs low, the Community Recreation program would encourage and support the use of volunteers and partnerships to help operate, support, and maintain the facility. The Community Recreation program is a beneficiary of thousands of donated volunteers hours annually and we would foresee an increase if needed. In addition, we would consider partnering with local organizations such as the Boys & Girls Club to assist with supervision and implementation of youth related programs. There is also potential for a community garden, greenhouse and other great community based partnerships that could exist on the campus.

The recreation program is a small hub of economic development. All of our instructors are contracted and are essentially operate as part time businesses. The expansion of the recreation program's physical space provides the opportunity for businesses to offer additional classes thus generating revenue for them as well as for CR. The addition revenue is would help support the overall recreation program's budget. The creation of additional jobs and the exchange of services/goods are signs of a healthy community generating commerce within our community.

It should be noted that the City of Homer Comprehensive Economic Development commission has recommended instituting a bed tax as a way to fund the construction and operation of a conference center. The Homer Recreation Center could possibly be used to provide meeting space for several hundred participants, thus meeting a long-recognized need in the community.

Rentals

The Homer Community Recreation Center could rent space for many activities and events. Homer CRC staff would provide personal attention everything runs smoothly for events such as:

- Business Meetings
- Trainings and Workshops
- Birthday Parties
- Wedding Showers
- Baby Showers
- Anniversary Parties
- Indoor Recreational Activities
- Food Preparation (Kitchen area)
- Performances

Rental fees would be based on the organization and the purpose of the activity. Examples:

Private Business/Organization: Businesses renting for self interest that are primary social in nature or business oriented. (Examples are parties, showers, business meetings, etc.)

Non-Profit Community Organizations: Not for profit groups and organizations that are of a service nature.

Political Groups: National, state and local political parties are permitted to rent City facilities for any legal use such as fundraising events, rallies, occasions to solicit membership, and annual meetings.

Proposed Rental Rates

(Available days and times vary per season.)

Room	Community Organizations (per hour)	Private / Business (per hour)	Political Groups (per hour)
Multipurpose Room #1 or #2	\$25	\$30	\$35
Combined Multipurpose Rooms #1 and #2	\$45	\$55	\$65
Gym	\$55	\$65	\$75

**FY2013
Proposed**

	HERC	CR
5101 Regular Employees	\$0.00	\$52,652.00
5102 Fringe Benefits	\$0.00	\$30,445.00
5103 P/T Employees	\$0.00	\$4,000.00
5104 Fringe benefits P/T	\$0.00	\$184.00

Total Salaries and Benefits	0	\$87,281	\$87,281
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	HERC	CR	Combined
<u>Maintenance and Operations</u>			
5201 Office Supplies	\$500	\$500	\$1,000
5202 Operating Supplies	\$2,000	\$2,500	\$4,500
5203 Fuel/Lube	\$55,000	\$0	\$55,000
5208 Equipment	\$18,000	\$500	\$23,000
5209 Building & Grounds Maintenance	\$5,500	\$0	\$5,500
5210 Professional & Special Services	\$3,500	\$14,500	\$18,000
5215 Communications	\$1,200	\$1,950	\$3,150
5217 Electricity	\$25,000	\$0	\$25,000
5218 Water	\$1,600	\$0	\$1,600
5219 Sewer	\$2,500	\$0	\$2,500
5220 Refuse/Disposal	\$200	\$0	\$200
5221 Property Insurance	\$2,800	\$0	\$2,800
5223 Liability Insurance	\$2,200	\$1,029	\$3,229
5227 Advertising	\$0	\$950	\$950
5235 Membership/Dues	\$0	\$185	\$185
5236 Transportation	\$0	\$300	\$300
5237 Subsistence	\$0	\$250	\$250
5238 Printing/Binding	\$0	\$1,800	\$1,800
5603 Employee Training	\$0	\$250	\$250
5614 Car Allowance		\$300	\$300
<u>Total Maintenance and Operations</u>	\$120,000	\$25,014	\$145,014
Total	\$120,000	\$112,295	\$232,295

LINE ITEM EXPLANATIONS: HERC

5201- paper, pens, etc
 5202-Printer, ink, promotion etc
 5203-Combined expenses with maintenance building
 5208- sports equipment, \$15,000 for exercise equipment, one time allocation
 5210- lawn maintenance & plowing
 5215-5223- Combined expenses with maintenance building

LINE ITEM EXPLANATIONS: CR

5201- paper, pens, etc.
 5202-Printer ink, promotion, etc
 5208- sports equipment, \$15,000 for exercise equipment, one time allocation
 5210- \$6,000 for school rent, referees, Mt. Films, background checks
 5228- Recreation Guide printing

	<u>Revenue</u>	HERC	CR	Combined
3101	Class Fees	\$45,000	\$30,000	75,000
3102	Rental Fees	\$15,000	0	\$15,000
3103	Sponsorships/Advertisements	\$5,000	\$2,500	\$7,500
3104	Grants	\$10,000	0	\$10,000
	Total Revenue	\$75,000	\$32,500	\$107,500
	General Fund Transfer:	\$45,000	\$79,795	\$124,795
	Total:	\$120,000	\$112,295	\$232,295

Community Recreation Statistics

2011

Summary Spring 11 to Winter 11-12

City of Homer Community
Recreation

Participants (Ages)

Session	Events	Programs Offered	Programs Cancelled	0-19	20&up	Total	Total Visits	Revenue
Winter 10-11	2	31	11	189	559	748	4,816	\$13,447
Spring 11	2	34	8	807	465	1272	6,754	\$5,912
Summer 11	0	14	0	94	144	238	1,436	\$3,547
Fall 12	2	37	9	205	399	604	2,015	\$7,252
TOTAL:	6	116	28	1295	1567	2862	15,021	\$30,158

The proposal includes forging potential partnerships; seek private rentals and possible sponsors to help generate additional funds to support the program as a whole. There will be some initial investments and the potential need to hire at least one additional full-time recreation employee that could be sustained and justified with the projected increase of activities and service. While energy costs being the biggest expense, I am optimistic this can be defrayed with the potential new gas line. In addition, there may be a need to upgrade the facility; I propose that the facility be considered for possible state appropriations allocation as it would be heavily used by community members throughout the southern peninsula. By having a the physical structure that is centrally located and readily available for use opposed to being removed or cancelled with limited notification, I predict the recreation program will strive with participation, revenue generation and an improvement in community and political support. The presence of a quality recreation program will result in a healthier community, improved social value, and increased economic development by attracting new residents and businesses. In addition, this move may allow the recreation program to flourish and focus on benefits based programming to further strengthen the need, purpose and support for the recreation program, convincing the community and constituents alike that parks and recreation is an important service.

**FY2013
Proposed**

	HERC	CR	
5101 Regular Employees	\$0.00	\$52,652.00	
5102 Fringe Benefits	\$0.00	\$30,445.00	
5103 P/T Employees	\$0.00	\$8,000.00	
5104 Fringe benefits P/T	\$0.00	\$368.00	
Total Salaries and Benefits	0	\$87,281	\$87,281

	HERC	CR	Combined
<u>Maintenance and Operations</u>			
5201 Office Supplies	\$500	\$500	\$1,000
5202 Operating Supplies	\$2,000	\$2,500	\$4,500
5203 Fuel/Lube	\$37,000	\$0	\$37,000
5208 Equipment	\$18,000	\$500	\$18,500
5209 Building & Grounds Maintenance	\$5,500	\$0	\$5,500
5210 Professional & Special Services	\$3,500	\$14,500	\$18,000
5215 Communications	\$1,200	\$1,950	\$3,150
5217 Electricity	\$19,000	\$0	\$19,000
5218 Water	\$1,600	\$0	\$1,600
5219 Sewer	\$2,500	\$0	\$2,500
5220 Refuse/Disposal	\$200	\$0	\$200
5221 Property Insurance	\$2,800	\$0	\$2,800
5223 Liability Insurance	\$2,200	\$1,029	\$3,229
5227 Advertising	\$0	\$950	\$950
5235 Membership/Dues	\$0	\$185	\$185
5236 Transportation	\$0	\$300	\$300
5237 Subsistence	\$0	\$250	\$250
5238 Printing/Binding	\$0	\$1,800	\$1,800
5603 Employee Training	\$0	\$250	\$250
5614 Car Allowance	\$0	\$300	\$300
Total Maintenance and Operations	\$96,000	\$25,014	\$121,014
Total	\$96,000	\$112,295	\$208,295

LINE ITEM EXPLANATIONS: HERC

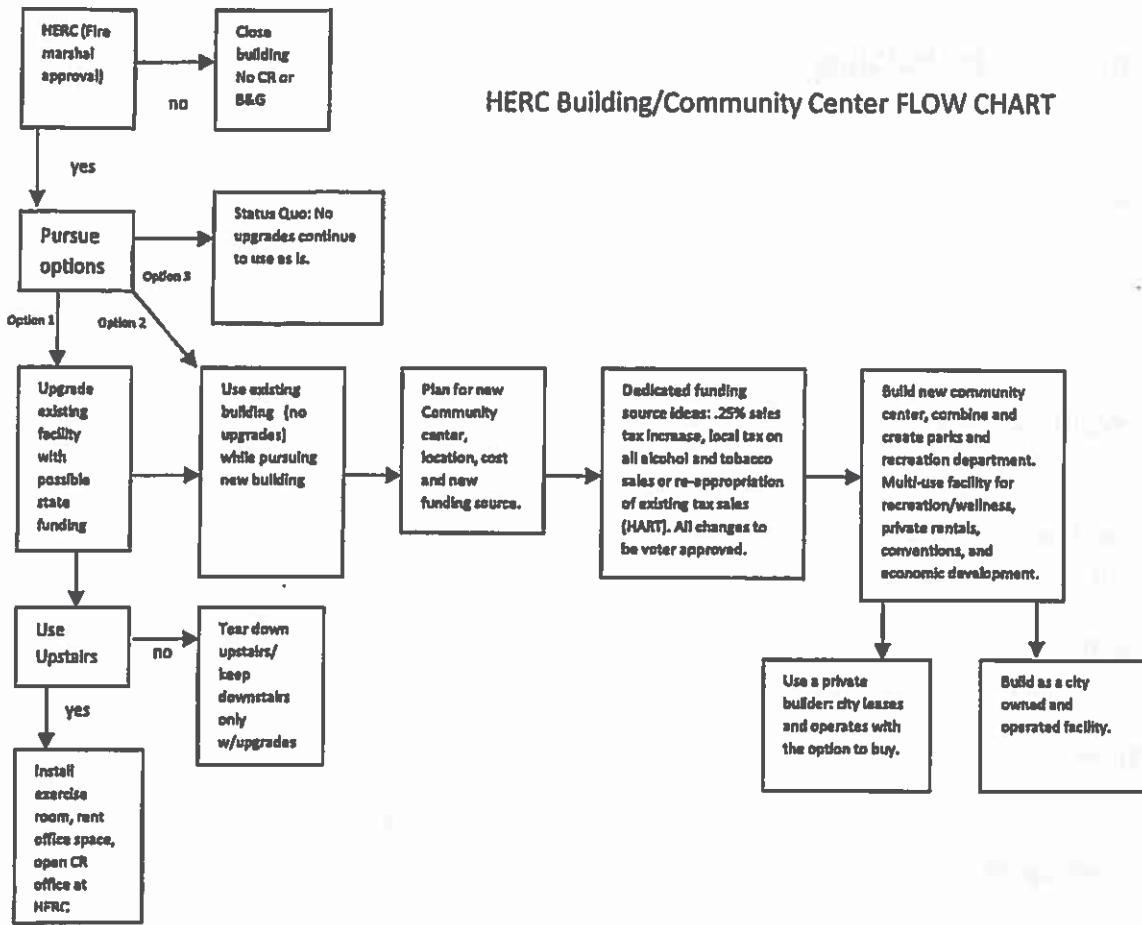
5201- paper, pens, etc
5202-Printer, ink, promotion etc
5203-Combined expenses with maintenance building
5208- sports equipment, \$15,000 for exercise equipment, one time allocation
5210- lawn maintenance & plowing
5215-5223- Combined expenses with maintenance building

LINE ITEM EXPLANATIONS: CR

5201- paper,pens, etc.
 5202-Printer ink, promotion, etc
 5208- sports equipment, \$15,000 for exercise equipment, one time allocation
 5210- \$6,000 for school rent, referees, Mt.Films, background checks
 5228- Recreation Guide printing

<u>Revenue</u>	HERG	CR	Combined
3101 Class Fees	\$20,000	\$30,000	\$50,000.00
3102 Rental Fees	\$50,000	0	\$56,000
3103 Sponsorships/Advertisements	\$5,000	\$2,000	\$7,000
3104 Grants	\$0	0	\$0
<u>Total Revenue</u>	\$75,000	\$32,000	\$113,000
General Fund Transfer:	\$21,000	\$80,295	\$95,295
Total:	\$96,000	\$112,295	\$208,295

HERC Building/Community Center FLOW CHART



Tentative ideas/suggestions/options: community survey, special revenue source/tax, construction bonds, use existing preliminary planning and site for town center towards a multi-use community center

Interior Uses for the HERC Building

Gym

Sports & Recreation

- Basketball
- Dodgeball
- Floor hockey
- Volleyball
- Pickle ball
- Toddler play groups
- Flag football
- Tether ball
- Instructional classes
- Movie Nights

Private rental

- birthday parties
- weddings
- meetings

Community Functions

- book fair
- kids fair
- indoor carnivals/games
- dances
- informational meetings

Kitchen

- Possible concession sales
- Prepare free food for use (through grants)

Down stairs room use

- Arts & Crafts
- Computer room
- Office space
- Instructional classes

Upstairs use

- Office space for non-profit renters
- Office space for Community Recreation
- Meeting room
- Exercise/dance room
- Weight room
- Art room
- Storage area/closet
- Private rentals



**POPEYE WRESTLING CLUB
P.O. BOX 1992
HOMER, AK
99603**

Dear City of Homer,

This is notice that the Popeye Wrestling Club would like to support the use of the HERC building for our program. We currently operate under the Community Recreation umbrella and would like to continue to do so. However, the past two years, access to the mat room and MPR at the Middle School has made it difficult to schedule practices that are not at 7:30 p.m. We generally have 50 members in the program from the ages of 5 – 18. We certainly would be willing to pay a monthly fee to use the HERC building. Thank you for your consideration and I look forward to communication regarding this matter.

Sincerely,

Chris Perk
Popeye Wrestling
Head Coach
cperk@kpbsd.k12.ak.us
299-6440



HoWL Inc.
(907) 399-HOWL
PO box 3514, Homer, AK 99603
howlalaska@gmail.com
www.howlalaska.org

Dear Mr. Wrede;

I am writing to express my interest in partnering with the City of Homer Community Recreation program in occupying the H.E.R.C. building as a full-time tenant.

I am the executive director of HoWL (Homer Wilderness Leaders), and my organization would benefit immensely from the use of that facility.

We have been in the market for a year-round facility to stage our trips, host activities, plan expeditions, and meet up for after-school activities, and partnering with the Homer Community Recreation in occupying this building would be ideal for us, as it is centrally located and it has all the amenities we desire (office space, classroom space, gym availability, field availability, bathrooms, and a large kitchen).

Furthermore, I am very enthusiastic about the possibility of several local non-profits and other groups occupying the building. I think that sort of community within one building will enhance all of our programs and create plenty of opportunities for local children and young adults to have activities year-round.

We are particularly interested in renting one of the classrooms or larger office spaces year-round, and having use of the fields and gym from time to time. This would enhance HoWL's programs immensely.

Thank you for considering this partnership!

Sincerely,

Libby B. Veasey
Executive Director, HoWL Inc.



Big Brothers Big Sisters
of Alaska

Big Brothers Big Sisters – Homer Office
PO Box 1034, Homer AK 99603 907-235-8391 fax: 907-235-8392

June 20, 2012

City of Homer
Attn: Walt Wrede
491 E. Pioneer Ave
Homer, AK 99603

To: Walt Wrede, City Manager

Big Brothers Big Sisters of Homer would be interested in renting space in the HERC building should the space become available for small office rental. We would be interested in a long term rental for 1-2 offices with access to bathrooms, a small conference room, and a small kitchen for staff use (ie, fridge, microwave).

Having office space in a location near the Boys and Girls Club is ideal for our program. It provides easy access to check in with our "Littles" (children) who are at the club. The additional educational and recreational groups that would be happening in the building could also increase awareness of our program and hopefully provide us with new "Big" volunteers. In addition, the close proximity to Mike Illg's office and information on Community Rec activities would help me promote this information to our matches and our parents/families as they look for things to do the community.

Thank you very much for your time. If you have any further questions, please contact me at your convenience.

Sincerely,

Jenny Martin
Program Specialist
Jenny.Martin@bbbsak.org



INDEPENDENT LIVING CENTER



Promoting choice, independence and quality of life for persons and families living with disability.

P.O. Box 2474, Homer, Alaska 99603

(907) 235-7911 • 1-800-770-7911

Fax (907) 235-6236

www.peninsulallc.org

HOMER

June 19, 2012

SELDOVIA

PORT GRAHAM

NANWALEK

Dear Mr. Wrede:

ANCHOR POINT

NINILCHIK

On behalf of the Board of Directors, staff and consumers of the Independent Living Center (ILC), I would like to offer our support of the Homer Community Recreation Center concept. I have attended all meetings held to discuss this collaborative effort and am excited by the potential it holds.

CLAM GULCH

KASILOF

SOLDOTNA

ILC has been operating in Homer for 21 years and has recently developed an inclusive recreation program; TRAILS-Total Recreation and Independent Living Services seven years ago. We are here to stay, in fact this fiscal year alone we have provided various services to over 335 people living in the Homer area.

KENAI

NIKISKI

STERLING

COOPER LANDING

Our interest in this facility is two-fold; 1) hourly rental for some of our skills building and recreation classes and 2) office space for six staff persons. Our funding is stable and our lease contribution could add secure and consistent funding for operations and overhead of the building.

MOOSE PASS

SEWARD

HOPE

I urge the City and Council to put this project in the top fifteen of their Capital Improvement Projects list. Please do not hesitate to contact me should you have questions or need my assistance.

KODIAK ISLAND

VALDEZ

CORDOVA

Sincerely,

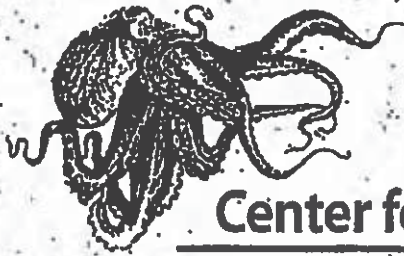
Toll Free
1-800-770-7911

Joyanna Geisler
Executive Director

Homer
(907) 235-7911
(907)235-6236
(FAX)

Central Peninsula
(907) 262-6333
(907) 260-4495
(FAX)

Seward
(907) 224-8711
(907) 224-7793
(FAX)



Center for Alaskan Coastal Studies



CELEBRATING
30 YEARS
of OUTDOOR EDUCATION

708 Smokey Bay Way, Homer, Alaska 99603 • 907/235-6667 • Fax 907/235-6668 • Email Info@akcoastalstudies.org • www.akcoastalstudies.org

To: Walt Wrede
City Manager, City of Homer

From: Elizabeth Trowbridge
Executive Director, Center for Alaskan Coastal Studies

Greetings Mr. Wrede,

The Center for Alaskan Coastal Studies (CACS) would like to express its interest in possibly renting space in the HERC building, owned by the City of Homer, for use as a venue for educational programs conducted by our staff throughout the year. We are currently embarking on a three-year marine debris art project that will involve volunteers from the Homer community as well as students from the local schools in conducting beach cleanups in Kachemak Bay and using the marine debris collected to create large scale sculptures that will be displayed throughout Homer. One specific project is the creation on a giant Pacific Gyre model made out of plastic collected off the beach. This project will involve students building strands of plastic that will be joined to make a gyre that can be walked through and that will travel around the state for display. Other sculptures such as a giant sea jelly and anemone will be displayed locally.

CACS envisions use of one of the rooms at the HERC building to be perfect venue for offering community workshops and programs with local classes. On a long term basis, there may be other projects or programs that could be conducted from this building as it is a perfect central location.

CACS is willing to compensate the city of Homer in a variety of ways for the workshop space we are seeking. CACS can provide a limited amount of rent to help offset city expenses incurred through utilities and building upkeep. CACS would also be willing to donate one of the marine debris sculptures created during the project to the city of Homer, to display in a public location, helping to fulfill any of the city's public art needs.

Please feel free to contact me with any additional questions or concerns.

Sincerely,

Elizabeth Trowbridge

beth@akcoastalstudies.org

235-6756



printed on recycled paper

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**CITY OF HOMER
HOMER, ALASKA**

City Manager

ORDINANCE 12-45

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, APPROPRIATING \$15,000 FROM THE LEASED PROPERTY RESERVE ACCOUNT FOR AN ENGINEERING REVIEW AND REPORT REGARDING CODE COMPLIANCE RELATED IMPROVEMENTS THAT MIGHT BE REQUIRED AT THE HOMER EDUCATION AND RECREATION COMPLEX (HERC BUILDING) IF THERE IS A CHANGE IN OCCUPANCY.

WHEREAS, The Homer City Council has been discussing and seeking recommendations on alternative uses for the HERC Building for several years, since the Kachemak Bay Campus, Kenai Peninsula College vacated the facility and moved into its new building; and

WHEREAS, The City has received numerous proposals and inquiries about renting or leasing space within the facility and some of the proposed uses constitute a change in occupancy under the relevant building and fire codes; and

WHEREAS, The Parks and Recreation Advisory Commission has recommended that the City Community Recreation Program be relocated into this facility and some of its activities may constitute a change in occupancy; and

WHEREAS, Before the City makes any decisions about possible new uses and occupancies at the facility, it would be beneficial to better understand what code compliance improvements would be required and what they might cost.

WHEREAS, An engineering review of existing building reports and if necessary, an inspection of the facility is appropriate and warranted.

NOW, THEREFORE, BE IT ORDAINED by the City of Homer:

Section 1. The Homer City Council hereby appropriates \$15,000 from the Leased Property Reserve Account for the purpose of obtaining an engineering review and report regarding code compliance related improvements that might be required at the HERC building in order to accommodate new uses and occupancies as follows:

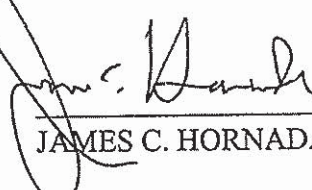
41 Expenditure:

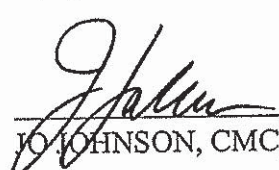
42	<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
43	156-396	HERC Engineering Study	\$15,000

44
45 Section 2. This ordinance is a budget amendment only, is not of a permanent nature, and
46 shall not be codified.

47
48 ENACTED BY THE HOMER CITY COUNCIL this 8 day of October, 2012.

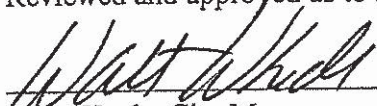


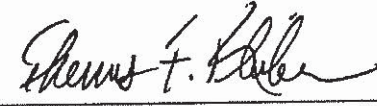
49
50 CITY OF HOMER
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53
54 JAMES C. HORNADAY, MAYOR

55 ATTEST:
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57 
58
59 JO JOHNSON, CMC, CITY CLERK

60
61
62 YES: 6
63 NO: 0
64 ABSENT: 0
65 ABSTAIN: 0

66
67 First Reading: 9/24/12
68 Public Hearing: 10/08/12
69 Second reading: 10/08/12
70 Effective Date: 10/09/12

71
72 Reviewed and approved as to form:
73
74 
75 Walt Wrede, City Manager


Thomas F. Klinkner, City Attorney

76
77 Date: OCT. 10, 2012

Date: 10-16-12