

HOMER CITY COUNCIL
491 E. PIONEER AVENUE
HOMER, ALASKA
www.cityofhomer-ak.gov



WORKSESSION
4:00 P.M. MONDAY
JANUARY 29, 2018
HARBORMASTER'S OFFICE
CONFERENCE ROOM
4311 FREIGHT DOCK ROAD
HOMER, ALASKA

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. NEW POLICE STATION PROJECT**
- 4. COMMENTS OF THE AUDIENCE**
- 5. ADJOURNMENT NO LATER THAN 7:00 P.M.**
Next Regular Meeting is Monday, February 12, 2018 at 6:00 p.m., Committee of the Whole at 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

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

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Memorandum

TO: Homer City Council and Mayor Bryan Zak
FROM: Katie Koester, City Manager
DATE: January 24, 2018
SUBJECT: New Police Station Extended Worksession

The purpose of this memo is to organize the relevant documents for the January 29th extended worksession on the Police Station. As the facilitator leads you through each of these topics, you may want to reference certain documents or data from the packet. Some of the information has been presented to you before and some of it is new; I recommend you review the backup and begin to think about the italicized questions presented in the table of contents below.

This work session will be facilitated by Rev. Lisa Talbott, BA, MAT, MDiv. Rev. Talbott is a member of the MAPP (Mobilizing for Action through Planning and Partnership) Steering Committee. In this capacity, she has moderated or co-lead numerous community meetings and facilitated discussions on community health and wellness, including a community meeting on opioid misuse and abuse. Her objective for this extended worksession is to facilitate consensus building among the members of the Homer City Council using group process tools that will help Council meet their goals as stated in Resolution 17-074(S)(A).

Thank you for your focus, time and attention as you take on this complex topic.

1/29/2018 Police Station Worksession Table of Contents

Reference Documents

1. Goals of Worksession

The goal for this facilitated worksession is to gain City Council agreement on one site and building concept for a new Homer Police Station. Per Resolution 17-074(S)(A). Page 7

2. Police Station Planning Efforts to Date and Moving Forward

- Since 2014 and with the assistance of two separate work groups, the Public Safety Building Review Committee and the Police Station Task Force, Council has considered police station needs and various site and design options to fill those needs. Page 11
- Possible schedules for moving forward. Page 13

3. Site Selection

- Summary chart of sites studied for the Public Safety Building Page 15
- HERC and Waddell site comparison for Police Station Page 17

Can we come to consensus on site selection? If not, what else do we need?

4. Facility Designs to Date & Facility Needs

- 35% design for \$11 million facility at HERC site Page 19
- 10% conceptual cost estimate for a single-story \$6.4 million facility at Waddell site Page 25
- 10% conceptual cost estimate for \$8 million facility at Waddell site (for reference only) Page 29
- Needs filled by \$6.4 million Waddell site concept design – excerpt from Nov. 20, 2017 Memo from Chief Robl Page 33

What are our needs?

5. How to pay for it?

- Revenue Options for Police Station Page 35
- Interest Rate Scenarios for Police Station Funding Page 37

Can we come to consensus on a funding mechanism?

6. Moving forward with design and construction

- Benefits and Risks of a General Contractor / Construction Management Project Delivery Method. Page 39

Is it in the City's best interest to maintain the current design-build contract, re-bid for new design-build contract proposals, or separate design and construction bidding?

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 17-074(S)(A)

A RESOLUTION OF THE HOMER CITY COUNCIL AUTHORIZING
STANTEC ARCHITECTURE TO PREPARE A 10% CONCEPTUAL
DESIGN INCLUDING A PRELIMINARY COST ESTIMATE FOR
CONSTRUCTION OF A NEW POLICE STATION AND SCHEDULING A
FACILITATED WORKSESSION WITH COUNCIL.

WHEREAS, Council created a Public Safety Building Review Committee (PSBRC) in
January 2014; and

WHEREAS, The PSBRC selected a property at the corner of the Sterling Highway and
Pioneer Avenue, commonly referred to as the HERC site, because it met the PSBRC's selection
criteria (e.g., lot size, property ownership, and above the tsunami zone); and

WHEREAS, The proposed new fire department was separated from the public safety
building project when it became apparent the cost was too steep to simultaneously build a
new police and fire station; and

WHEREAS, Council supported a bonding request to construct a reduced size public
safety campus with police station only that repurposed the HERC building as non-essential
space to the voters at the general election in October 2016 in an amount not to exceed twelve
million dollars; and

WHEREAS, Proposition #1 that would allow the City of Homer to incur debt and issue
general obligation bonds in an amount not to exceed twelve million dollars (\$12,000,000) to
finance the planning, design, and construction of a police station and related capital
improvements was defeated by the voters at the October 4, 2016 regular election by 71 votes;
and

WHEREAS, Council created the Police Station Building Task Force in February of 2017
to provide guidance on how to move forward on the police station including site selection,
budget, operations and maintenance, and public private partnerships; and

39 WHEREAS, The Police Station Building Task Force presented recommendations to
40 Council via Memorandum 17-082 on May 30, 2017; and
41

42 WHEREAS, The Police Station Building Task Force recommended Heath Street and
43 Grubstake Avenue (north of the post office) as the preferred site for a new police station; and
44

45 WHEREAS, The Task Force further recommended two building options for
46 consideration by Council: option 2A an approximately 8,400 square foot building with a not to
47 exceed budget of \$6 million and option 2B a 13,900 square foot building with a not to exceed
48 budget of \$9 million; and
49

50 WHEREAS, The Council discussed the recommendations at length at the May 30 and
51 June 12 meetings without being able to come to a consensus on cost or site for a new police
52 station; and
53

54 WHEREAS, Council expressed an interest in keeping the HERC site as an option for the
55 location of a new police station; and
56

57 WHEREAS, The HERC gym is currently used for Community Recreation including pickle
58 ball, toddler play group, and Zumba, among other activities; and
59

60 WHEREAS, The Parks, Arts, Recreation and Culture Needs Assessment in 2015
61 concluded a that the most pressing recreational/cultural need in Homer was for a general-
62 purpose gymnasium and multi-purpose space for dance, martial arts, performing arts, and
63 community events; and
64

65 WHEREAS, The Needs Assessment further concluded that while a long-term option for
66 a cultural and reactional center is explored, the City should investigate ways to keep the HERC
67 open to help meet indoor space needs; and
68

69 WHEREAS, Investing in the HERC to increase the life span of the building and bring the
70 downstairs up to fire code will allow expanded public use with greater occupancy capabilities
71 than are currently allowed; and
72

73 WHEREAS, Repurposing the HERC in a way that is useful to the police department while
74 maintaining the gym access to the public fills two very important needs in the community; and
75

76 WHEREAS, Currently the City spends \$40,000 - \$60,000 a year keeping the HERC in warm
77 status. Repurposing the facility with improved energy efficiency, renovating the roof, and
78 making it a useful facility will allow those operating dollars to be spent constructively on
79 operating and maintaining a new police station; and
80

WHEREAS, Stantec Architecture is the firm selected by the City Council in March of 2014 to manage the design and construction for the public safety building under the General Contractor /Construction Manager model; and

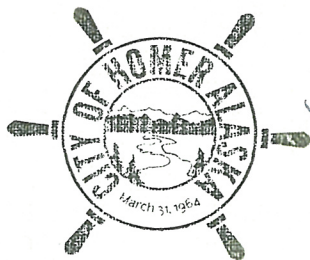
WHEREAS, The Council has been working on meeting the need for a new police station for over 3 years and is still struggling with major variables such as site and cost; and

WHEREAS, Given the importance of the project and the differing opinions, it would be useful to have a professional facilitator guide Council thorough an extended worksession evaluating the pros and cons of different options with the goal of coming to consensus on an option that can be brought to the public for their feedback.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska authorizes Stantec Architecture to prepare a 10% concept design for the new police station for consideration by Council for a 6 million dollar facility the corner of Heath Street and Grubstake Avenue.

BE IT FURTHER RESOLVED that the City will contract with a local skilled facilitator to conduct an extended worksession scheduled after the general election in October to discuss the available options with the intent of gaining city council agreement on one site and building concept.

PASSED AND ADOPTED by the Homer City Council on this 14th day of August, 2017.



CITY OF HOMER

Bryan Zak
BRYAN ZAK, MAYOR

ATTEST:

Melissa Jacobsen

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: Approximately \$12,500 for 10% preliminary design; \$2,000 for skilled local facilitator from Police Station Building Fund, account balance \$88,000

Public Safety (Police Station) Project Milestone Timeline

2013

- Project Site Assessment Conducted Sept 2013 by City Manager & Staff
- Proceeds from sale of existing Fire & Police Property to be Dedicated to Proposed Project Reso 13-091(A) 09.09.13
- Proposed Project City Council Highest Priority CIP
 - Historical research indicates new Police Station & Firehall projects in one form or another on CIP for over 20 years Memo 13-124 Back up Support to Reso 13-087(A) 2014 -2019 CIP 09.09.13
- Proposed Public Safety Building Project (Combined Fire & Police) Ord. 13-38(S) 09.23.13
- Requested Kenai Peninsula Borough to Amend Relevant Agreements & the Quit Claim Deed on Transfer of Ownership of the HERC Reso 13-096 09.23.13

2014

- City Council created and tasked the Public Safety Building Review Committee (PSBRC) Reso 14-020 01.13.14
- PSBRC held 3 public meetings; recommendation to award submitted to Council on 03.06.14
- Council Awarded GC/CM Contract for Design and Construction of Public Safety Building Project to Stantec Reso. 14-036(S) 03.10.14
- PSBRC tasked with oversight of project design, held 7 meetings, provided an online survey for employee input; held 3 public hearings; conducted Space Needs Analysis
- Council decided it was in the city's best interests to own the building Reso 14-100 09.22.14
- Council Approved Site Recommendation of the HERC Facility Reso. 14-110 10.27.14
- Conceptual project drawings developed and recommended construction methods were determined
- Created Fact Sheets for Explaining the Need for a New Facility

2015

- Approved Conceptual Design, Schedule and Budget to 35% Design Reso. 15-007(A) 01.12.15
- PSBRC Conducted 12 Meetings, 1 Public Informational Forum, 3 Worksessions with Decision Makers, 2 Public Open Houses, Facility Tours for the Public and Council members and 3 Public Hearings
- Proceeded with Geotechnical and Survey Work at HERC Site
- Demolition and Abatement Costs Estimate
- Attended Community Meetings to Promote the Project
- Civil Site Drawings Created
- Appropriated Funding for Modified 35% Design Ord. 15-18(S-2) 7/28/15
- Public Involvement and Information Strategies Developed
- Funding Strategy Recommendations
- Review Similar Projects from other communities - Skagway
- Recommendations from the Design Team on Public Involvements measures
- Approved expending funds to produce schematic design
- Reduced size of project and established priorities
- Recommendations to Council 3 Options - Combined Facility, Reduced Combined Facility and Police with Upgrades for Existing Fire Memo 15-007
- Drafted a New Public Outreach Program

2016

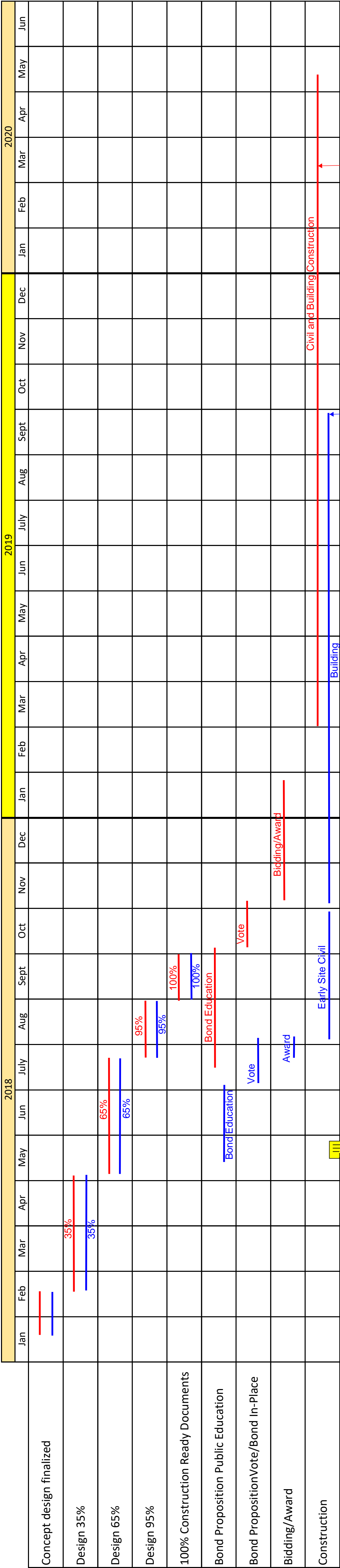
- New Police Station Square Footage Justification Memorandum from Chief Robl to Council Memo. 16-039 02.22.16
- Council Separated the Public Safety Building Project and Approved Improvements and Upgrades to Existing Fire Station Reso. 16-035 03.29.16
- Transferred Funds from the Public Safety Building Project to Fire Station Improvement Project Ord. 16-16(A) 03.29.16
- PSBRC conducted 18 meetings
- Finalized a Public Outreach Program
- Conducted Project Presentations at major community organizations, City Commissions and Board meetings
- Requested an Upgrade analysis on the HERC facility
- Requested Bond counseling from AML
- Appropriated Funds for Public Information Campaign on the Bond Proposition for the 2016 Ballot Ord. 16-39 08.08.16
- Ballot Measure Failed by 71 Votes 10.04.16
- Disbanded the Public Safety Building Review Committee Reso. 16-127

2017

- Created the Police Station Building Task Force and Established Scope of Work and Parameters of the Task Force Reso. 16-128(S)(A) 02.13.17
- Recommendations from the Task Force to Council Memo 17-082 05.24.17
- Authorized Stantec to Prepare 10% Conceptual Design including a Preliminary Cost Estimate for Construction of a New Police Station and Scheduling a Facilitated Extended Worksession with Council Reso 17-074(S)(A) 08.14.17
- Disbanded the Police Station Building Task Force Reso. 17-080 09.25.17

Schedule - New Homer Police Station

January 2018



LEGEND

- possible schedule based on traditional design/bid/construct approach
- possible schedule based on GC/CM approach

Site selection summary:

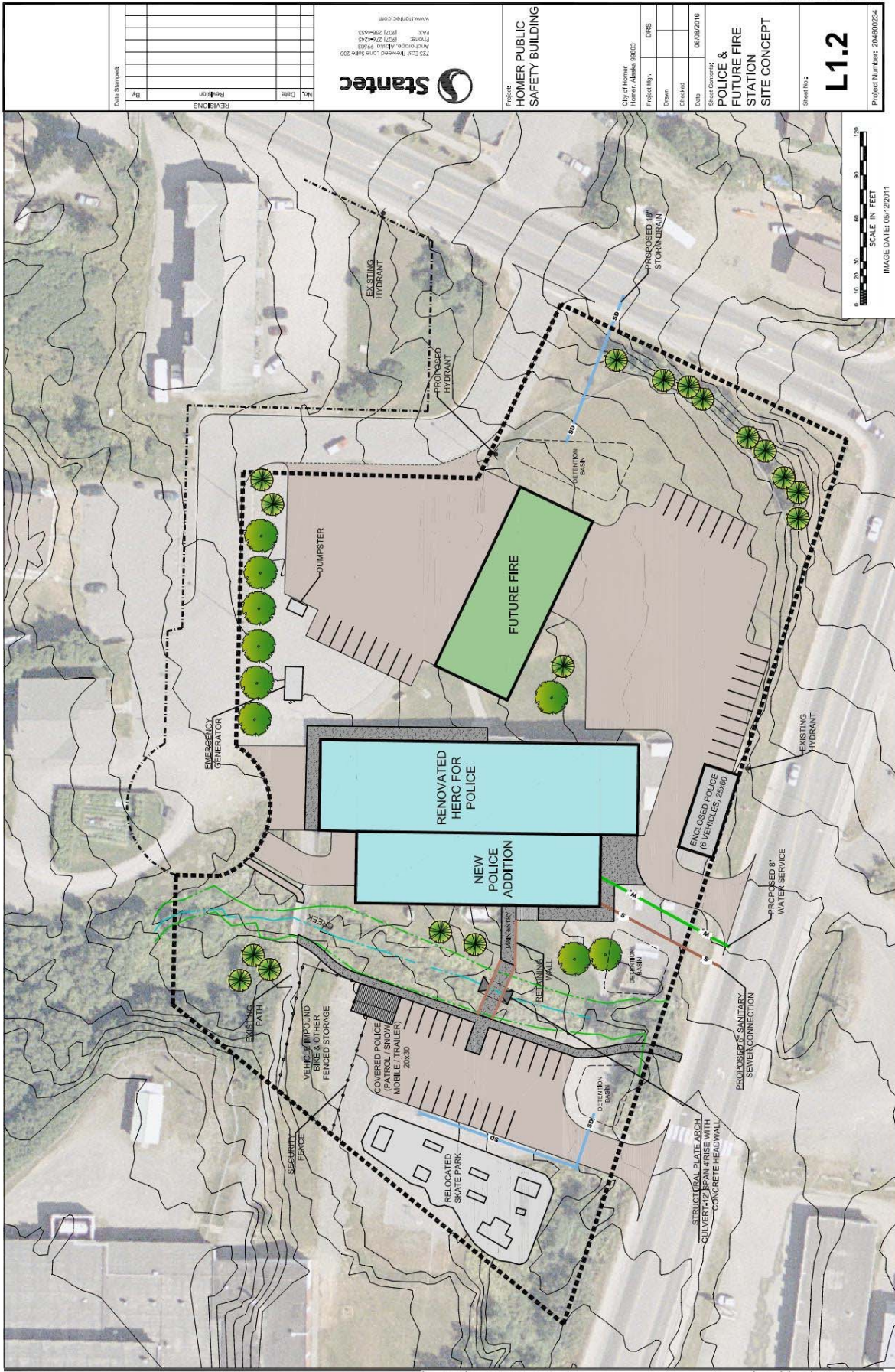
Memorandum 13-131 reviewed eight possible sites for a combination public safety building. The list included several possible “Town Center” sites, two different Waddell sites and the HERC site. Two “Tier One” selections emerged: HERC site and a Town Center site on Main Street below the Homer Cleaning Center lot.

Existing Police Station & HVFD sites	AK Wildberry site	“Town Center” sites;	Waddell site at corner of Lake St. & Sterling Hwy.	HERC site
<p>Eliminated due to:</p> <ul style="list-style-type: none"> Remodel would not gain square footage needed; Site not big enough to accommodate expansion; Expansion would require acquisition of Borough property; Would require working out of temporary police station during construction. 	<p>Eliminated due to:</p> <ul style="list-style-type: none"> Not City owned; Potential land trade for HERC complicated and may not be viewed as a good investment by public. 	<p>Eliminated due to:</p> <ul style="list-style-type: none"> Large amount of infrastructure needed <ul style="list-style-type: none"> roads and utilities; Questions about whether public safety buildings fit community vision for Town Center. <p>Main Street “Town Center” site below Homer Cleaning Center moved to Tier 1:</p> <p>“Town Center Main Street” site eliminated due to</p> <ul style="list-style-type: none"> Infrastructure needed Possible need to upgrade Main Street for ingress/egress <p>Inferior location for ease of response.</p>	<p>Eliminated due to:</p> <ul style="list-style-type: none"> City does not own land; land cost prohibitive; Located in tsunami inundation zone; Egress issues on Lake Street. <p>Current Waddell site on Grubstake eliminated due to inadequate lot size for combined Public Safety building.</p>	<p>HERC site moved to Tier 1:</p>
<p>Between May and September 2014, the Public Safety Review Committee again vetted potential building sites, and narrowed them down to the existing site, the Wildberry site and the HERC site. Per Memo 14-163 and Resolution 14-110, the HERC site was designated for the location of the (then) Public Safety Building.</p>				HERC site selected

The Waddell site on the new section of Grubstake Avenue was re-introduced as a potential site when the Fire Hall was eliminated from the project. Below is a comparison of the two sites currently under consideration for the new police station.

Site Selection Criteria	Waddell site on Grubstake	HERC site
Parcel		
Parcel ownership / cost	+ owned by City	+ owned by City
Size	+ size adequate at 1.5 acres - would not accommodate eventual collocation of HVFD	+ size adequate at 4+ acres + could accommodate eventual collocation of HVFD if needed
	+ no relocation of Public Works maintenance	- cost of relocating Public Works maintenance
Physical Characteristics - Environmental Risk		
Tsunami	+ just above highest possible tsunami inundation area on latest <i>draft</i> tsunami map	+ well above tsunami inundation area on latest <i>draft</i> tsunami map
Flood Zone	+ well above flood zone	+ well above flood zone
Seismic concerns	Unknown, but predicted to be suitable	+ suitable load bearing soils for seismic concerns
Physical Characteristics - Development Suitability		
Soils	Unknown, but predicted to be suitable based on adjacent soils found when building Grubstake	+ gravity loading, well drained soils, no standing water
Site slope	+ slightly sloping site, no standing water	+ site relatively flat; slight slope for positive drainage
Wetlands	Unknown	- deep swale on site with creek; can be mitigated
Existing structures	+ no structures on site	- demo costs to make site construction ready + utilization of HERC for some construction cost savings + repurposes HERC which carries operational costs without commensurate revenues to support it
Zoning	+ appropriate zoning	+ appropriate zoning
Utilities	+ adjacent utilities	+ adjacent utilities
Location - Egress / Response Time		
Egress	+ good road accessibility	+ good road accessibility - would require traffic aids for unimpeded egress
Response Time	+ centrally located; acceptable response time	+ acceptable response time, but slightly further from the Spit

Community Characteristics		
Visibility / Accessibility	+ easy for public to find, access and park	<ul style="list-style-type: none"> + easy for public to find, access and park - some public concerns about whether police station fits community vision for “first thing you see when you enter Homer”
Public Use	+ no current public uses on land	<ul style="list-style-type: none"> - displaces recreation – fenced field, basketball court and skate park; displaces recreation in HERC gym (unless shared use is included in Police Station design/operation) - strong public attachment to site for recreation center potential



FILE: \\204600234\DWG\1\DESIGN\1-SP-PHASE 2\REVISION-06.03.16.DWG PLOTTED: Jun 8, 2016 - 9:16:34 AM (Public Work)

Stantec

225 East Renaissance Drive Suite 200
Anchorage, Alaska 99503
Phone: (907) 224-4455
www.stantec.com

HOMER PUBLIC SAFETY BUILDING

City of Homer
Homer, Alaska 99603
Project Mgr.
DRS
06/08/2016
Date
06/08/2016
Sheet No. 2

POLICE & FUTURE FIRE STATION SITE CONCEPT

L1.2

Project Number: 204600234

IMAGE DATE: 05/12/2011



Stantec Architecture Inc.
715 East First Avenue, Suite 200
Anchorage, AK 99503-2945
Tel: (907) 276-4245 / Fax: (907) 258-4453
www.stantec.com

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Consultants

Legend

Notes

Revision	By	Appt	YYYYMMDD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
ISSUED			

Permit-Seal

Client/Project
City of Homer

Homer Public Safety Building

Homer Alaska

Title
OVERALL AREA PLANS

Project No.	Scale
204600234	1/16" = 1'-0"
Revision	Drawing No.
	A-001

AREA SCHEDULE (GROSS)

Name	Area
FIRST FLOOR EXISTING	8360 SF
FIRST FLOOR NEW	4676 SF
SECOND FLOOR EXISTING	8842 SF
SECOND FLOOR NEW	8492 SF
	30369 SF

INVESTIGATION / PATROL		
Name	Area	

BRIEFING TRAINING	1894 SF
CHIEF	238 SF
DETECTIVE	86 SF
DETECTIVE	86 SF
ELEVATOR	88 SF
EXISTING MECHANICAL	419 SF
GEAR	120 SF
HALL	147 SF
INTERVIEW 2	83 SF
LIEUTENANT	135 SF
MECH/ELEC SHAFT	49 SF
PATROL STORAGE	159 SF
POLYGRAPH	98 SF
RESTROOM 5	53 SF
SARGENT	93 SF
SARGENT	103 SF
SARGENT	96 SF
SARGENT	88 SF
SOFT	174 SF
STAIRS	177 SF
WORK COPY	159 SF
	4648 SF

EVIDENCE	
Name	Area

BOOT WASH RAIN GEAR	54 SF
DECON	61 SF
EVIDENCE STORAGE	129 SF
HALL	776 SF
LONG TERM EVIDENCE STORAGE 1	703 SF
LONG TERM EVIDENCE STORAGE 2	213 SF
NORTH VESTIBULE	155 SF
	1991 SF

PROPERTY	
Name	Area

DRUGS	115 SF
EVIDENCE RECEIVING	228 SF
EVIDENCE SUBMIT	128 SF
FOUND	60 SF
FOUND	60 SF
MARIJUANA	90 SF
MONEY	24 SF
SUPPLY	61 SF
VEHICLE EVIDENCE	713 SF
	1479 SF

GUN RANGE	
Name	Area

GUN RANGE	2574 SF
-----------	---------

GUN RANGE SUPPORT	
Name	Area

ARMS	141 SF
EAST VESTIBULE	71 SF
ENTRY STAIR	196 SF
GUN CLEANING	76 SF
STORAGE	68 SF
	552 SF

KITCHEN	
Name	Area

BUNK	114 SF
BUNK	165 SF
KITCHEN	561 SF
RADIO	321 SF
	1161 SF

SUPPORT	
Name	Area

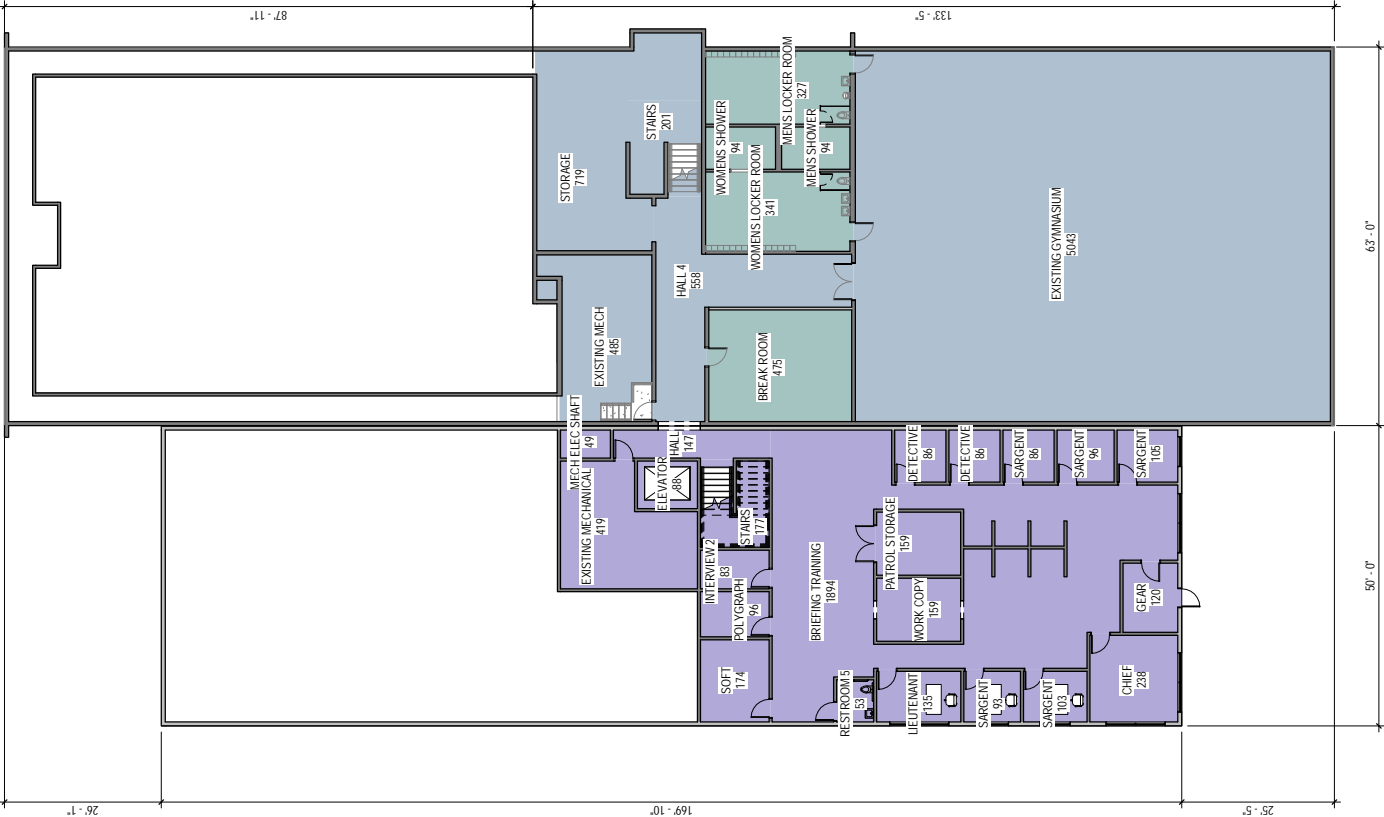
ENTRY	462 SF
FAN	123 SF
HALL 5	56 SF
HALL 6	260 SF
JANITOR	132 SF
TOILET	31 SF
	1065 SF



2 SECOND FLOOR PLAN OVERALL

1/16" = 1'-0"

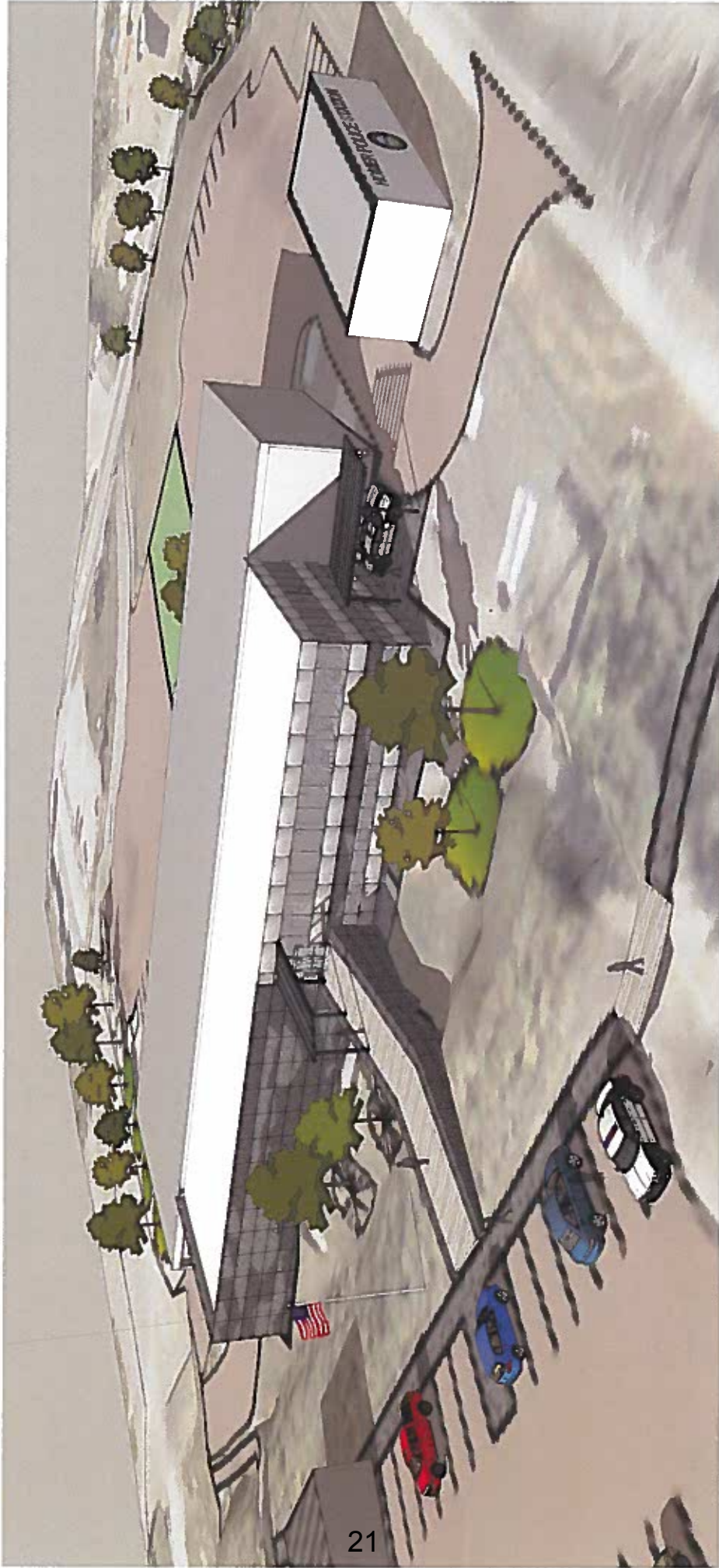
A-001



1 FIRST FLOOR PLAN OVERALL

1/16" = 1'-0"

A-001



Conceptual Cost Estimate

Homer Public Safety Building Project

Construction Items	Quantity	Unit	Unit Price	TOTAL
ACCESSORY 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	311			\$62,200
Unusable Area	311	sf	\$200	\$62,200
Existing First Floor	7,959			\$391,575
Fitness Support	856	sf	\$250	\$214,000
Gymnasium	7,103	sf	\$25	\$177,575
Existing Second Floor	8,823			\$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	3,927			\$1,374,450
Investigation/Patrol	3,927	sf	\$350	\$1,374,450
New Second Floor	7,128			\$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	28,148			\$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



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907-235-3170

(f) 907-235-3145

MEMORANDUM

TO: Mary K. Koester, City Manager
FROM: Carey Meyer, Public Works Director
DATE: October 24, 2017
SUBJECT: **Police Station Concept Design
\$6M Option**

The design team (Chief Robl, the Public Works Director Meyer and the Stantec architect) have completed a preliminary conceptual design for a single-story \$6,000,000 new police station project sited at the Waddell property.

Attached is a cost estimate, a site plan, and a floor plan.

This \$6,000,000 option is the result of scaling back our initial effort to create a concept plan based on Chief Robl's memo which identified minimum square footage needs.

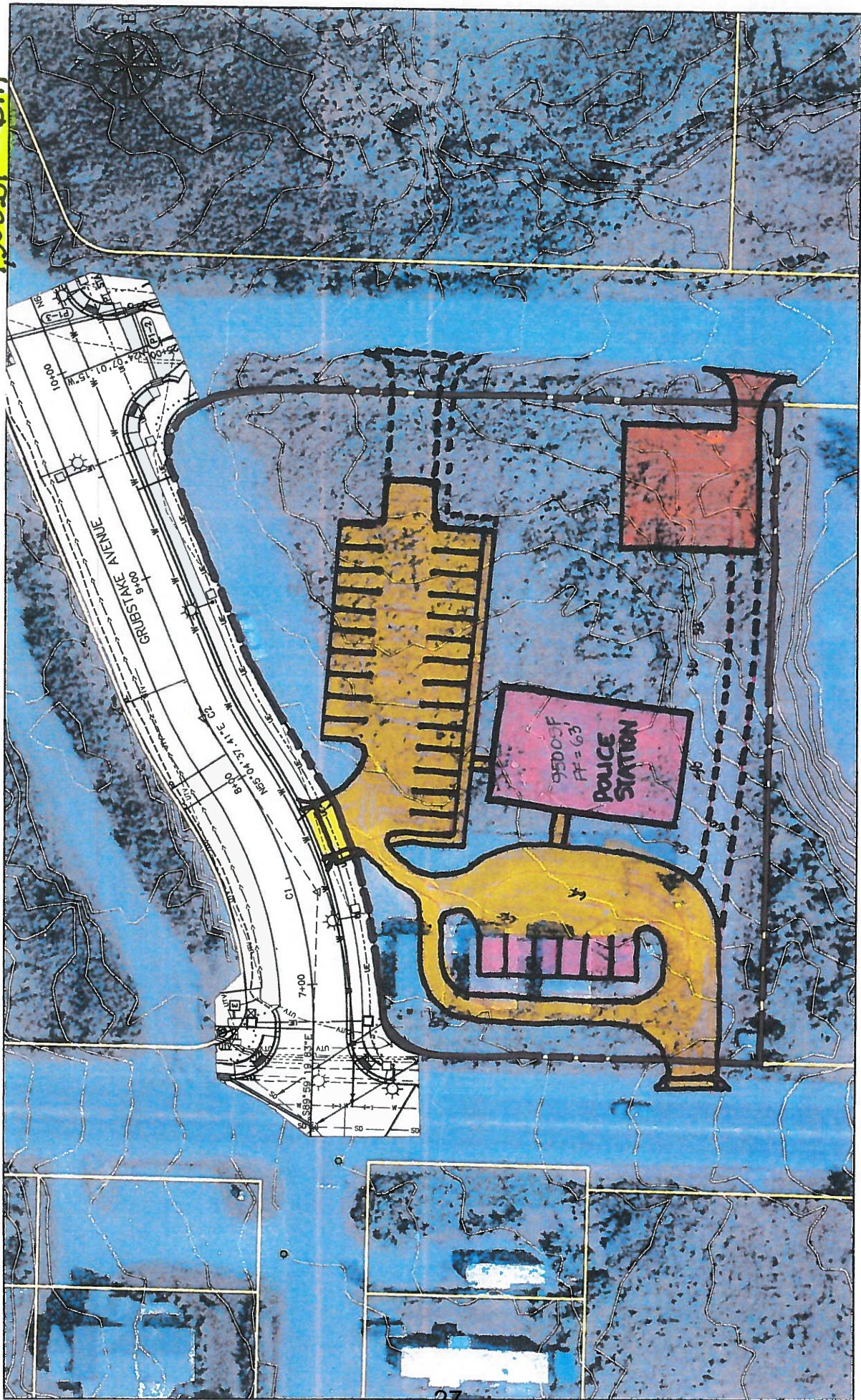
Attached is the initial cost estimate, site plan and floor plan that resulted in a two-story \$8,000,000 project.

There is still a small budget left to incorporate into a final work product any Council/public comments.

Conceptual Cost Estimate
9500 SF - Single Story Building
Waddell Site - \$6M Option

New Building Construction	SF	Unit Price	Cost
Building Construction	9,500	\$415	\$3,942,500
Civil Site Improvements			\$475,000
Accessory Buildings			\$185,000
Design			\$460,250
Inspection			\$138,075
1% for Art			\$39,425
Furnishings			\$110,000
Communications			\$205,000
Contingency (10%)			\$555,525
Repay HART for property			\$258,000
Total Project			\$6,368,775

9500SF - 6m



Proposed Police Station

1 inch = 40 feet

CONCLUSION

[illegible]

Permit/Seal

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF HOMER
Police Station
Preliminary
Concept
WADBL SITE

Project No.: 2046068900
 Is Harris: WA
 scale: $1/8" = 1'-0"$
 Author Designer Checker
 Date: _____ Date: _____ Date: _____
 Title: BUBBLE DIAGRAM

Revision: _____
Drawing No. _____

Drawing No.
A-100

Draft Print

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FLOOR PLAN

$\frac{1}{A-100}$

Conceptual Cost Estimate 12,300 SF - Single Story Building Waddell Site - \$8M Option

New Building Construction	SF	Unit Price	Cost
Building Construction	12,300	\$415	\$5,104,500
Civil Site Improvements			\$575,000
Accessory Buildings			\$295,000
Design			\$597,450
Inspection			\$179,235
1% for Art			\$51,045
Furnishings			\$145,000
Communications			\$205,000
Contingency (10%)			\$715,223
Repay HART for property			\$258,000
Total Project			\$8,125,453

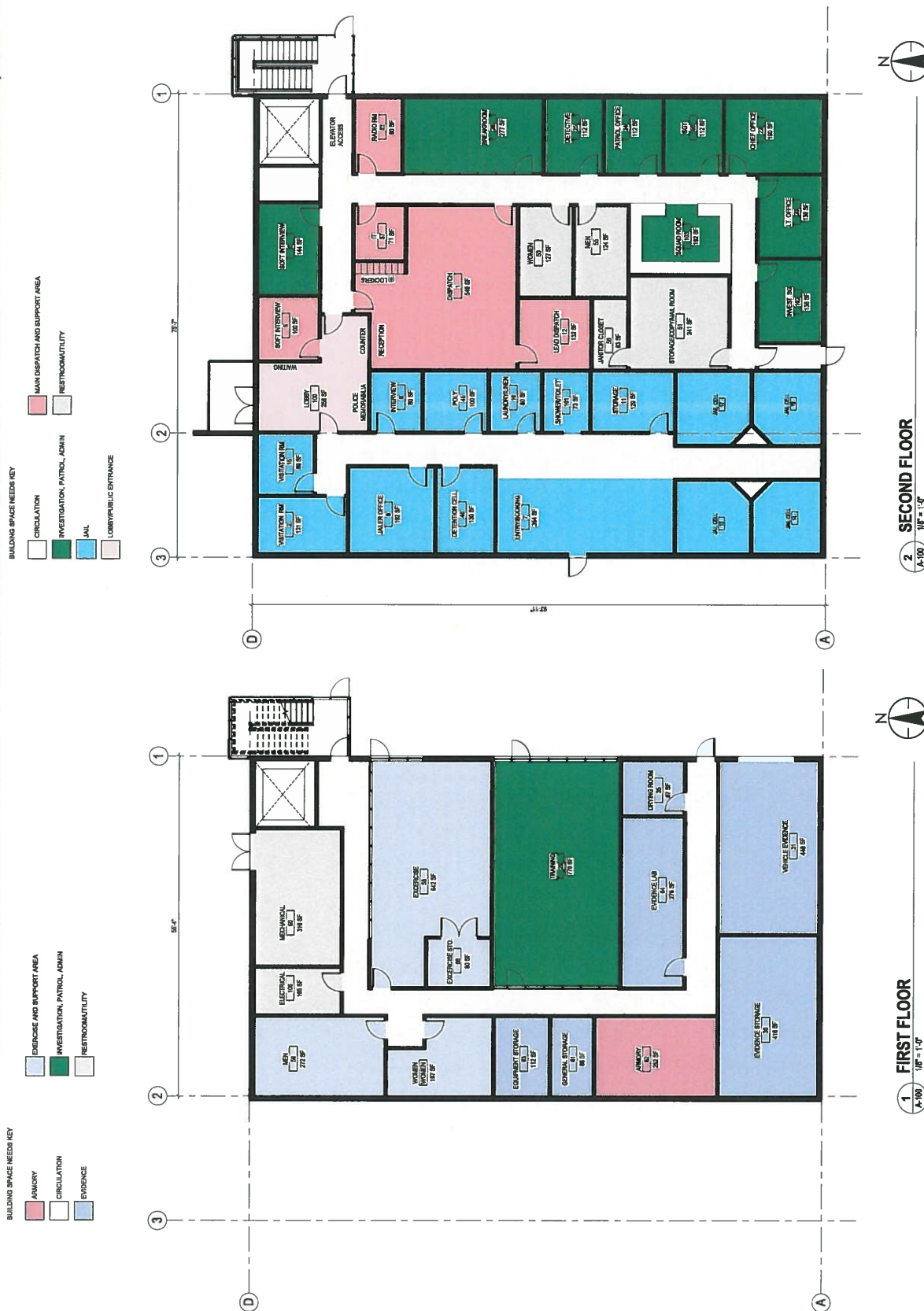
12,000 sq ft



Proposed Police Station

1 inch = 40 feet

12,300 SF # 8m





CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7608

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM

DATE: November 20, 2017
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: New Police Station

I have been continuing to review the floor plan for the new police station. We have been busy brainstorming and making changes to eliminate wasted space and improve efficiency. I am very encouraged by how this is developing and I am convinced we can build a very workable police station that addresses many of our current deficiencies and stays within the footprint size identified as costing approximately 6 million dollars. I have received many questions about how the new building will benefit us and address our current needs. I'll do my best to address these questions and will point out a few things to consider as well. I think the design we are presenting to council for consideration is the best compromise we could come up with. We have met our most critical daily use needs and have made some significant operational improvements.

The design of the new building fills the following needs:

- Safety. The floor plan is well thought out. Prisoners stay within the jail spaces and do not travel through employee work areas during the course of a normal stay.
- Detention Spaces. There is a special cell available for juveniles meeting federal requirements for sight and sound separation.
- IT. The building is designed with a standalone radio room, IT room and dispatch center. It will accommodate the radios and computer equipment needs in a modern facility.
- Jail Improvements. The jail has more storage, properly designed visitation spaces and ample room for booking and office needs. Onsite laundry is provided for washing jail laundry. Prisoner flow is orderly, efficient and safe.
- Health. The new building will have an air handling system designed to maintain separation between the jail cells and employee spaces.
- Program needs. Several program needs are addressed including a polygraph room, soft interview room, increased spaces for evidence storage, evidence lab, general storage, dispatch, training, exercise and office spaces.
- We have thought about future building expansions and did our layout accordingly. The most likely option to add on space in the future will be to add a second story.

How to Pay for it - Options for Police Station

1/18/2018

REVENUE	ANNUAL EST VALUE	PRO	CON	BARRIER	HOW WOULD BECOME EFFECTIVE	NOTES
BOROUGH ACTION REQUIRED						
Raise Sales Tax Cap from \$500-\$1000	\$358,000 after residential rent exempted	Instituted Borough wide	Burden on businesses, especially those that sell large items.	Voters have spoken NO on this twice	Ordinance by Borough and vote (note, it can be implemented w/o a vote, but the last proposal put a vote to Borough residents).	Estimate provided by KPB in 2017.
Bed Tax	4% = \$500,000-\$580,000	Captures revenue from visitors	Targets one industry. Argument revenue should be dedicated to economic development. Not significant revenue unless very high.	Requires Borough action. Has been attempted recently to put on ballot and did not pass Assembly	Borough would allow COH to institute a tax OR pass one themselves. Then would need a vote of City residents. If Borough allowed City to collect tax, we would have to get in the business of tax collection.	Estimate provided by KPB in July of 2017.
COUNCIL ACTION REQUIRED						
Eliminate COH \$20,000 Property Tax Exemption for Primary Residence	\$101,026	Can be implemented by Council.	Burden is on year round City of Homer residents. Does not raise much revenue.		Requires Council action only.	Based on 2017 certified values. The City cannot exempt more than \$50,000 on primary residence. Currently we exempt the first \$20,000, but could exempt less.
Raise Property Tax 1 Mill	\$755,687 per mill based on 2017 valuation	Can be implemented by Council.	Increases taxes on residents when many of the services City provides are to entire Homer area.		Council pass a resolution by July 1, 2017 increasing the mill rate.	Currently COH taxpayers pay 4.5 COH, 4.5 KPB and 2.3 SPH (total 11.3). According to HCC if property taxes increase to 6 mills, sales tax is eliminated. Estimate includes oil and personal property.

How to Pay for it - Options for Police Station

REVENUE	ANNUAL EST VALUE	PRO	CON	BARRIER	HOW WOULD BECOME EFFECTIVE	NOTES
VOTER ACTION REQUIRED						
Raise Sales Tax .5%	\$871,264	Easily adjustable to raise sufficient funds. Taxes non-residents who use City services.	Places burden on local business. Makes rents more expensive.	Need a vote of City residents.	Council would pass an ordinance to increase the sales tax before August for consideration at regular election	Current COH sales tax is 4.5% COH and 3% KPB. (Based on 2016 actual)
1% seasonal sales tax increase (6 months of year)	\$1,166,736	Captures more visitor revenue.	Places burden on local business. Makes rents more expensive.	Need a vote of City residents.	Council would pass an ordinance to increase the sales tax before August for consideration at regular election	Based on 2016 actual

NO NEW TAXES	VALUE	PRO	CON	BARRIER	HOW WOULD BECOME EFFECTIVE	NOTES
Reappropriate General Fund Reserves to Police Station	Just shy of \$2,000,000	Money we already have	Reserves are important for maintenance, vehicle replacement & projects. City spends approx. \$500,000 annually on such projects.		City Council by Ordinance	Based on end of 2017 snapshot
General Fund Fund Balance	Aproximately \$5 million	Money we already have	Fund balance is a savings account. Recommendation is 6 months operating budget (\$6.2m). Needed for cash flow and emergencies. Spending this down would hamper ability to handle any emergency or future project.		City Council by Ordinance	
Implement Budget Cuts to Fund Loan Payment	Depends on how deep the cuts are/ annual bond payment needed	Requires no new revenue/taxes	Would require a reduction in staff and services the City provides. Could be controversial to prioritize a new facility over existing services.		Council would pass an ordinance to authorize bonding by August for consideration at regular election. Annual budget process would have to include reductions in expenditures commensurate to amount needed to make bond payments.	



City of Homer

www.cityofhomer-ak.gov

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(f) 907-235-3148

Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: January 24, 2018
SUBJECT: Interest rate scenarios for January 29 extended police station worksession

The purpose of this memo is to provide Council with information on potential scenarios for a bond to pay for the police station. Many assumptions have to be made for these numbers including length of term, interest rate and amount of bond.

For the purposes of this conversation, I have assumed total project cost scenarios of 6.5m, 7.5m and 8.5m. The total project cost can be reduced by the amount Council has available for the project, \$2.5mⁱ. The Alaska Bond Bank provided terms that they consider reasonable and conservative: a 20 year term with a 4% interest rate. I ran scenarios for the remaining amount the City would need to bond coming up with the annual payments listed below.

Amount Borrowed	Annual Payment	+ 1.25 Debt ratio	+ Increased O&M*
\$4m	\$312,660	\$390,825	\$490,825
\$5m	\$390,660	\$488,325	\$613,325
\$6m	\$468,660	\$585,825	\$735,825
*Assumption: \$100,000, \$125,000 & \$150,000 in increased operations and maintenance			

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Balance from Public Safety Building Project	\$73,500
Liquidation of Permanent Fund	\$1,173,864
Mid-year transfer Ordinance 17-34(A)	\$448,422
FY2018 budget transfer from Health Insurance Fund	\$669,212
FY 2019 Community Assistance (not accepted)	\$149,000
TOTAL	\$2,513,998

Benefits / Risks associated with a General Contractor / Construction Management (GC/CM) Delivery Method

The GC/CM project delivery method is intended to create a more collaborative relationship between the Owner and the General Contractor that is not found in a “traditional design/bid/build” delivery method.

Benefits for using the GC/CM process include:

- 1) Early involvement of the general contractor, which allows:
 - Better budget control
 - Constructability reviews
 - Value engineering
 - Team approach
 - Fewer change orders
 - Time savings
- 2) Balances and mitigates risk between owner, designer and contractor
- 3) Can increase the use of local subcontractors
- 4) Can potentially save money by allowing a chance to change design and scope to meet project budget before Maximum Allowable Construction Cost (MACC) is negotiated.

Risks include:

- 1) GC/CM is difficult and complex, particularly for City staff without past GC/CM experience.
- 2) A project team with less experience is the greatest risk in project success, and one of the most common reasons for failure. There can be a significant learning curve for Owner and staff.
- 3) Negotiating a MACC requires experienced staff.
- 4) An owner may see increased cost for the work that is self- performed by GC/CM because there is a lack of competition, although this can be mitigated by the owner reviewing and approving the GC/CM subcontract package plan that will be developed during pre-construction.

The City is currently under a design-build contract with Stantec. This contract can be terminated with seven days notice at owner’s convenience.

Carey S. Meyer, P.E., MPA
Public Works Director/City Engineer