

Administration

491 East Pioneer Avenue Homer, Alaska 99603

(p) 907-235-8121 x2222 (f) 907-235-3148

Memorandum

TO: Homer City Council and Mayor Bryan Zak

FROM: Katie Koester, City Manager

DATE: February 21, 2018

SUBJECT: New Police Station Worksession

The purpose of this memo is to organize the relevant documents for the February 26th worksession on the Police Station. This worksession follows up on the successes of last month's extended worksession to reach consensus on two remaining items which would allow forward movement on the Police Station project.

- 1. Method for Moving Ahead with Design and Construction
- 2. How to Pay For It

Please review the information in the packet and begin to think about the italicized questions presented in the table of contents on the next page.

Given the time limitations of this worksession, if more work is needed to come to consensus on the second topic, a future worksession can be scheduled for March 26th.

Following the direction Council provided in Resolution 18-013, Carey Meyer and Chief Robl have been working with Stantec to produce a 10% concept design of a \$7.5 million or less facility for the Heath Street and Grubstake location. It is included in the packet for informational purposes.

2/26/2018 Police Station Worksession Table of Contents

	Reference Documents
 Goals of the Worksession Per Resolution 18-013(A), the goal for this worksession is to gain City Council consensus on how to move forward with final design and construction and how to pay for the new police station. 	Page 3-4
 Moving Forward with Design and Construction Benefit and Risks of a General Contractor / Construction Management Project Delivery Method Possible Schedules for Police Station Construction Depending on Project Delivery Method RFP Scoring Form from Public Safety Building Project 	Page 5-7 Page 8 Page 9
Taking timeline and the risks/benefits of different project delivery methods into account City's best interest to maintain the current design-build contract, re-bid for new design proposals, or separate design and construction bidding.	-
 3. How to Pay For It Revenue Options for Police Station Interest Rate Scenarios for Police Station Funding Can we come to consensus on a funding mechanism?	Page 10-11 Page 12
	Informational Item
1. 10% Concept Design for \$7.5 million Police Station	Page 13-17

1 2	CITY OF HOMER HOMER, ALASKA
3	Mayor/Council
4 5	RESOLUTION 18-013(A)
6	A RESOLUTION OF THE HOMER CITY COUNCIL EXPRESSING
7	RESULTS OF THE POLICE STATION EXTENDED WORKSESSION
8	AND PROVIDING DIRECTION FOR NEXT STEPS
9	
10	WHEREAS, The Homer City Council has been working since 2014 on a new police station
11	including establishing two separate work groups, the Public Safety Building Review
12	Committee and the Police Station Task Force; and
13	
14	WHEREAS, The configuration, site, cost and financing for a new station have all been
15	discussed extensively; and
16	
17	WHEREAS, The Homer City Council passed Resolution 17-074 authorizing an extended
18	facilitated worksession with the goal of coming to consensus on an option that can be brought
19	to the public for their feedback; and
20	
21	WHEREAS, The Police Station extended worksession was held on January 29, 2018; and
22	
23	WHEREAS, For the purposes of the worksession and this resolution, consensus is
24	defined as a decision everyone councilmember can live with and feel confident taking to the
25	voter; and
26	
27	WHEREAS, The purpose of this resolution is to state areas where the Council can agree
28	and give official direction on how to proceed with the project which will be followed up with
29	additional legislation, as appropriate.
30	
31	NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska formalizes
32	the following guidance for the next steps on the police station project:
33	Location: Corner of Heath Street and Grubstake
34 35	 Location: Corner of Heath Street and Grubstake Total Project Cost: \$7.5 million or less with \$2.5 million from existing reserves
36	3. Spaces/Functions to incorporate into the revised design:
37	· , ,
38	Two top-ranking priorities:

a. Partial or full daylight basement to allow at least for heated vehicle evidence processing and evidence storage space; b. Sally port; Additional spaces, in order of priority as budget allows: c. Additional cell for female prisoners; d. Heated police vehicle garage; e. Square footage for emergency operations center; and BE IT FURTHER RESOLVED that the City Council of Homer Alaska will seek further consensus on how to pay for the new police station and how to move forward with final design and construction at the next regularly scheduled worksession, 4:00 pm February 26, 2018. PASSED AND ADOPTED by the Homer City Council on this 12 day of February, 2018. CITY OF HOMER DONNA ADEKHOLD, MAYOR PRO TEMPORE ATTEST: MELISSA JACOBSEN, MMC, CITY CLERK Fiscal Note: Police Station Building Project Account #0156-0376 - \$4,000 (Ordinance 17-12)



Public Works

3575 Heath Street Homer, AK 99603

publicworks@cityofhomer-ak.gov (p) 907- 235-3170 (f) 907-235-3145

Memorandum

TO: Katie Koester, City Manager

FROM: Carey S. Meyer, Public Works Director

DATE: February 20, 2018

SUBJECT: **Design/Construction Delivery Method**

New Police Station

Attached is a brief discussion of the benefits/risks associated with a General Contractor/Construction Management (GC/CM) delivery method versus the traditional Design/Bid/Construct method. These benefits and risks were taken from documents prepared by the City of Seattle, Washington, based on their experience. Also attached is a schedule that highlights how each method might affect the construction of the new police station.

The City of Homer is currently under a GC/CM type contract with Cornerstone/Stantec. This team/delivery system was used to complete the preliminary design of the Public Safety Building, the conceptual design of the Police Station, and the recently completed Fire Hall Rehabilitation Improvements project. This contract can be terminated with seven days' notice at owner's convenience.

The relationship the City of Homer has developed with Cornerstone/Stantec is the direct result of the decision of the City Council that a GC/CM delivery system was beneficial to the City for the reasons stated in the attached benefits/risks explanation and discussion.

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.

This method of delivery has become common in recent years, and is utilized by federal, state and local agencies to produce designs and construct projects more quickly and with better budget control than the more traditional 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

The Contractor is involved in the project from the inception and cannot resort to adversarial change order demands that can result within a competitively bid delivery method. In a GC/CM project, the Contractor can't say during construction "I didn't know you wanted that" or "I wasn't aware of that".

- 2) Balances and mitigates risk between owner, designer and contractor. The GC/CM team has every incentive to reduce risks during design, find solutions to problems within the established budget, without the threat of litigation.
- 3) Can increase the use of local subcontractors by making it a requirement of the contract. In a competitively bid project, the City has limited control over the use of subcontractors and has little control over who the superintendent will be.
- 4) Can potentially save money by allowing a chance to change design and scope, and to select materials and approaches that are cost effective 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.

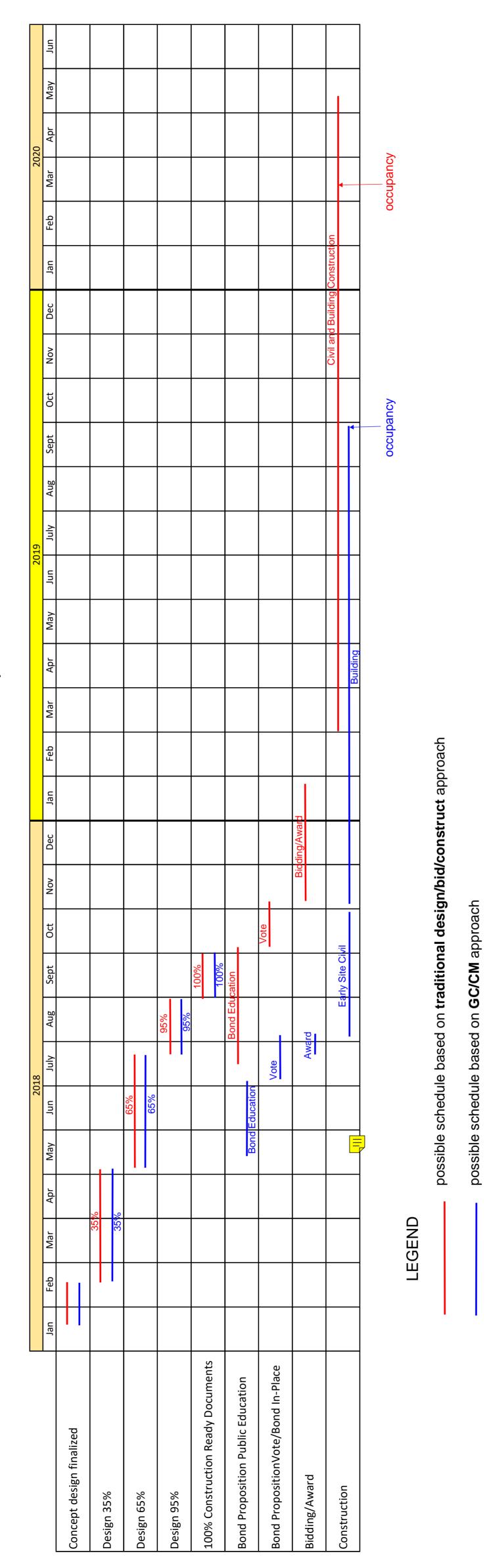
Building costs being negotiated can be independently evaluated or confirmed by experienced third party individuals or firms during construction review to assure that they are reasonable and appropriate, but this adds a cost to the project.

Discussion – City of Homer Experience with the GC/CM delivery model with the Fire Station Improvement Project

City staff has completed several projects utilizing the GC/CM delivery method. One example is the Fire Hall. The collaborative relationship developed in a GC/CM environment produced a project under budget, with almost no change orders. The Fire Hall Renovation project had a budget of \$850,000; the actual project cost was \$764,252.57. All work was completed by local sub-contractors (a requirement of our contract); even the construction superintendent was local. The end user was very satisfied with the quality of work and the effective use of the budget.

Schedule - New Homer Police Station

January 2018



RFP Scoring Form Public Safety Building	Project		ж	.se.	se	.se-	se.			
Blazy Construction 66130 Kenai Spur Hwy Boldotna, Alaska 99669		*>	*	*	*2	*	*	l 	1	
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects	10 points 4 points	Score 7	Score 7	Score 10 4	Score 8	Score 0	Score 9	TOTALS 41 20	AVG	
B) Past performance of the firm in completing similar projects A) Ability of the Firm to meet time and budget requirements	4 points 4 points	2	3 4	3	9	0	3	20		
6) Location 6) Recent, Current and projected workload and capacity	3 points	3		2				18		
of the firm including financial stability 7) Concept of the Proposal 8) Accident Prevention Program	5 points 5 points	3 4 3	4		5 5	0 0	2.5	+		
9) Preconstruction services 10) Quality Control	5 points 5 points 5 points	3		5	7	0	3	18 5 28		
Dawson Construction, Inc. 105 32nd Street, Suite 110		31	4			<u> </u>			1	
Sellingham, WA 98225	40	Score	Score	Score	Score	Score	Score	TOTALS	AVG	
) Ability of Professional Personnel and Qualifications of the Firm 2) Past Performance on GC/CM projects 3) Past performance of the firm in completing similar projects	10 points 4 points 4 points	5	3	ļ	8	0	3	33 3 23 2 21	†	
Ability of the Firm to meet time and budget requirements (i) Location	4 points 3 points	4	4	3	5	0	+	18	†	
i) Recent, Current and projected workload and capacity of the firm including financial stability	5 points	4	5	_	6			0 21		
7) Concept of the Proposal B) Accident Prevention Program	5 points 5 points	3	3 5	4	10	0	3 5	22 28	†	
9) Preconstruction services 0) Quality Control	5 points 5 points	4	5	5	9	0		22 27	+	
Steiner's North Star Construction, Inc. P.O. Box 1708		43	37	47	72	0	28.5	227.5	45.5	
Homer, AK 99603	40 ! (Score	Score	Score	Score	Score	Score	TOTALS	AVG	
Ability of Professional Personnel and Qualifications of the Firm Projects Past performance of the firm in completing similar projects	10 points 4 points	3 2	3 2	<u> </u>	3	0	1	37 13		
3) Past performance of the firm in completing similar projects 4) Ability of the Firm to meet time and budget requirements 5) Location	4 points 4 points 3 points	4	4	3	9		3	14 23 24		
Recent, Current and projected workload and capacity	-	3	3		10			0		
of the firm including financial stability 7) Concept of the Proposal B) Accident Prevention Program	5 points 5 points 5 points	4 4 3	5	 	10	0		16 27 19.5		
9) Preconstruction services 10) Quality Control	5 points	4	5	5	5	0	2.5	 		
, Adding Collins	5 points	40	38			_			1	
Homer, AK 99603 Ability of Professional Personnel and Qualifications of the Firm P) Past Performance on GC/CM projects	10 points		7	Score 7	10	#4 Score 6 7	#5 Score 0	+ +	36 19	AVG
Jay-Brant General Contractors, LLC Jay-Brant Genera				Score 7 3 2 4 3	Score 10 3 3 4 3	Score	Score 0 0 0 0 0 0 0	Score 6 2 2 2 2 2	36	VVG
Homer, AK 99603 I) Ability of Professional Personnel and Qualifications of the Firm I) Past Performance on GC/CM projects I) Past performance of the firm in completing similar projects I) Ability of the Firm to meet time and budget requirements I) Location I) Recent, Current and projected workload and capacity of the firm including financial stability I) Concept of the Proposal I) Accident Prevention Program I) Preconstruction services	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points		Score 7 4 2 4 5 5	Score 7 3 2 4 3 3 5 5	Score 10 3 3 4 3	Score 6 7 7 7 7 9 9 8 4 4 4	Score 0 0 0 0 0 0 0	Score 6 2 2 2 2 2	36 19 16 21 22 0 24 20 19	\VG
Homer, AK 99603 I) Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects B) Past Performance of the firm in completing similar projects B) Ability of the Firm to meet time and budget requirements Concept of the firm including financial stability Concept of the Proposal B) Accident Prevention Program Concept of the Proposal Concept of the Pro	4 points 4 points 4 points 3 points 5 points 5 points 5 points	Total	Score 7 4 2 4 5 4 4 4 4 4 4 4 4	Score 7 3 2 4 3 5 5 5	Score 10 3 3 4 4 4 4 5 5	Score 6 7 7 7 9 9 8 4 4 4 7	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3	36 19 16 21 22 0 24 20 19 16 24	AVG
Homer, AK 99603 I) Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects B) Past performance of the firm in completing similar projects D) Ability of the Firm to meet time and budget requirements D) Location E) Recent, Current and projected workload and capacity of the firm including financial stability C) Concept of the Proposal D) Accident Prevention Program D) Preconstruction services D) Quality Control Cornerstone General Contractor E050 Cordova Street Anchorage, AK 99503	4 points 4 points 4 points 5 points 6 points 7 points 7 points 9 points 9 points 9 points	Total	Score 7 4 2 4 5 4 4 3 4 41 Score 8	Score 7 3 2 4 3 3 5 5 5 5 5 5 5 5 9 9	Score 10 3 3 4 4 4 4 4 5 5 5	Score 6 7 7 7 9 9 8 4 4 7 63 Score 10	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 29 Score	36 19 16 21 22 0 24 20 19 16 24 217	•
Homer, AK 99603 I) Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects B) Past Performance of the firm in completing similar projects B) Ability of the Firm to meet time and budget requirements C) Location B) Recent, Current and projected workload and capacity of the firm including financial stability C) Concept of the Proposal C) Preconstruction Program D) Preconstruction services D) Quality Control Cornerstone General Contractor C) Cordova Street Anchorage, AK 99503 I) Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects B) Past Performance of the firm in completing similar projects	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points	Total	Score 7 4 2 4 5 4 4 3 4 41 Score	Score 7 3 4 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 10 3 3 4 4 4 4 5 5 5 45 Score 10 4	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 29 Score	36 19 16 21 22 0 24 20 19 16 24 27 17 17 18 19 10 10 10 10 10 10 10 10 10 10 10 10 10	43.4
Homer, AK 99603 1) Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects 3) Past performance of the firm in completing similar projects 4) Ability of the Firm to meet time and budget requirements 5) Location 6) Recent, Current and projected workload and capacity of the firm including financial stability 7) Concept of the Proposal 8) Accident Prevention Program 9) Preconstruction services 10) Quality Control Cornerstone General Contractor 6050 Cordova Street Anchorage, AK 99503 1) Ability of Professional Personnel and Qualifications of the Firm 2) Past Performance on GC/CM projects 3) Past performance of the firm in completing similar projects 4) Ability of the Firm to meet time and budget requirements 5) Location	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points	Total	Score 7 4 2 4 5 4 4 4 4 4 41 Score 8 5	Score 7 3 4 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 10 3 3 4 4 4 4 5 5 5 5 4 5 4 5 4 5 4 5 4 5	Score 6 7 7 7 9 9 8 4 4 4 7 63 Score 10 6	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 29 Score 10 3 1.5	36 19 16 21 22 0 24 20 19 16 24 27	43.4
Homer, AK 99603 Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Ability of the Firm to meet time and budget requirements Coation Recent, Current and projected workload and capacity of the firm including financial stability Concept of the Proposal Concept of the Proposal Cornerstone General Contractor Cornerstone Gener	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 4 4 4 4 41 Score 8 5	Score 7 3 4 3 5 5 5 5 39 Score 9 5 3 3 5 3	Score 10 3 3 4 4 4 4 5 5 5 5 5 4 5 5 6 4 5 6 6 6 6 6	Score 6 7 7 7 9 9 8 4 4 4 7 63 Score 10 6 6 10 7 10	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3 1 3 1 1.5 4	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30	43.4
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance and projected workload and capacity of the firm including financial stability Past performance of the Proposal Perconstruction services Panchorage, AK 99503 Past performance on GC/CM projects Past performance of the firm in completing similar projec	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 41 Score 8 5 3 4 4 4	Score 7 3 4 3 5 5 5 5 3 9 Score 9 5 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 10 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 9 8 4 4 4 7 63 Score 10 6 6 10 7 10 6 7	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 3	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30 23 20	43.4
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm including financial stability Past performance of the Proposal Perconstruction services Past performance on GC/CM projects Past performance on GC/CM projects Past performance of the firm in completing similar projects Past performance of	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points 5 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 5 5 4 4 4 4 4 4 4 4	Score 7 3 4 3 5 5 5 5 3 Score 9 5 3 5 3 5 3 5 5 5 5 5 5 5 5 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 10 3 3 4 4 4 4 5 5 5 45 Score 10 4 4 4 2 5 5 5 5 5 5 5 5 5 5 6 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 5	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5	43.4
Homer, AK 99603 Ability of Professional Personnel and Qualifications of the Firm Professional Personnel and Qualifications of the Firm Professional Personnel and Qualifications of the Firm Professional Personnel and Dudget Professional Professional Professional Professional Personnel and Capacity of the Firm to meet time and budget requirements of the firm including financial stability of the Firm including financial stability of the Proposal Preconstruction Program Professional Professional Personnel and Qualifications of the Firm Professional Personnel and Qualifications of the Firm Professional Personnel and Qualifications of the Firm Professional Personnel and Dudget Professional	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 5 5 6 4 4 4 4 4 4 4 4 4 4 4 4	Score 7 3 4 3 5 5 5 5 3 Score 9 5 3 5 3 5 5 3 5 5 5 5 5 5 5 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 10 3 3 4 4 4 4 5 5 5 45 Score 10 4 4 4 2 5 5 5 5 5 5 5 5 5 5 6 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 5	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3 4 29 Score 10 4 1.5 4 1.5 5 3 3 2.5 2.5	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5	43.4
Ability of Professional Personnel and Qualifications of the Firm Professional Personnel and Budget requirements Professional Personal Budget requirements Professional Personal Budget requirements Professional Personnel and Qualifications of the Firm Professional Personnel Accident Professional Personnel and Qualifications of the Firm Professional Personnel Accident Professional Personnel and Qualifications of the Firm Professional Personnel Accident Professional Personnel Accident Professional Personnel Accident Professional Personnel Accident Professional Personnel Personnel Accident Professional Personnel	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 5 5 6 4 4 4 4 4 4 4 4 4 4 4 4	Score 7 3 4 3 5 5 5 5 3 Score 9 5 3 5 3 5 5 3 5 5 5 5 5 5 5 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 10 3 3 4 4 4 4 5 5 5 45 Score 10 4 4 4 2 5 5 5 5 5 5 5 5 5 5 6 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 6 7 7 7 9 9 8 4 4 4 7 63 Score 10 6 6 7 8 5 7 5 Score	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5 36	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 **Total** **Total** A	43.4
Ability of Professional Personnel and Qualifications of the Firm Proposal Ability of Professional Personnel and Qualifications of the Firm Proposal Ability of the Firm to meet time and budget requirements Location Recent, Current and projected workload and capacity of the firm including financial stability Concept of the Proposal Accident Prevention Program Preconstruction services Anchorage, AK 99503 Ability of Professional Personnel and Qualifications of the Firm Past Performance of the firm in completing similar projects Ability of the Firm to meet time and budget requirements Cornerstone General Contractor Corne	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points 6 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Score 7 3 4 4 3 5 5 5 5 3 3 5 5 5 5 5 5 5 5 5 5	Score 10 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 7 5 Score	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5 36	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 **Total** **Tot	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm (2) Past Performance on GC/CM projects (3) Past performance of the firm in completing similar projects (4) Ability of the Firm to meet time and budget requirements (5) Location (5) Recent, Current and projected workload and capacity of the firm including financial stability (7) Concept of the Proposal (8) Accident Prevention Program (9) Preconstruction services (10) Quality Control (10) Quality Control (10) Quality Control (10) Professional Personnel and Qualifications of the Firm (12) Past Performance on GC/CM projects (13) Past performance of the firm in completing similar projects (14) Ability of the Firm to meet time and budget requirements (15) Location (16) Recent, Current and projected workload and capacity of the firm including financial stability (17) Concept of the Proposal (18) Accident Prevention Program (19) Preconstruction services (10) Quality Control (10) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (11) Ability of Professional Personnel and Qualifications of the Firm (12) Ability of Professional Personnel and Qualifications of the Firm (12) Ability of Professional Personnel and Qualifications of the Firm (12) Ability of Professional Personnel and Qualifications of the Firm (12) Ability of Professional Personnel and Qualifications of the Firm (13) Ability of Professional Personnel and Qualifications of the F	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 4 5 5 4 4 4 4 5 4 4 5 4 4 5 4 4 5 4 4 5 4 4 5 4 6 6 7 7 4 6 7 7 7 7 7 7 7 7 7 7 7 7 7	Score 7 3 4 4 3 5 5 5 5 3 3 5 5 5 5 5 5 5 5 5 5	Score 10 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 9 8 4 4 4 7 6 3 6 3 6 6 6 6 6 6 7 7 8 5 7 5 6 5 7 5 6 5 6 6 6 7 7 8 7 5 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 6 7 5 7 5	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5 36	36 19 16 21 22 0 24 20 19 16 24 217 totals 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the Proposal Past performance on GC/CM projects Past Performance on GC/CM projects Past Performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance on GC/CM projects Pacent, Current and projected workload and capacity Of the firm including financial stability Concept of the Proposal Pacent, Current and projected workload and capacity Of the firm including financial stability Preconstruction services Of Quality Control Past Performance on GC/CM projects Past Performance on GC/CM projects Past Performance on GC/CM projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past Performance of the firm in completing similar projects Past P	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points 6 points 6 points 7 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 4 5 5 4 4 4 4 5 4 4 5 4 4 5 4 4 5 4 4 5 4 4 5 4 6 6 7 7 4 6 7 7 7 7 7 7 7 7 7 7 7 7 7	Score 7 3 4 3 5 5 5 5 5 3 Score 9 5 3 5 3 5 43 Score 8 4 4 4 4 2	Score 10 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6 7 10 6 7 8 5 7 5 Score 10 10 8	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5 36	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** **Totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 **Total** **To	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Past Performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the Proposal Cornecpt of the Proposal Accident Prevention Program Personstruction services Past performance on GC/CM projects Past performance on GC/CM projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Paction Paction Personstruction program Personstruction program Personstruction program Personstruction program Personstruction program Personstruction company Personstruction company Personstruction projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar projects Past performance of the firm in completing similar proje	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points 6 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 4 5 5 4 4 4 4 5 4 4 5 4 4 4 4 4 5 4	Score 7 3 4 3 5 5 5 5 5 3 Score 9 5 3 5 43 Score 8 4 4 4 4 4 2 5 5 5	Score 10 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6 6 10 7 8 5 7 5 Score 10 8 6 7 9 7 9	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5 36	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** **Tot	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm (2) Past Performance on GC/CM projects (3) Ability of the Firm to meet time and budget requirements (3) Location (4) Professional Personnel and Capacity (5) Concept of the Proposal (5) Accident Prevention Program (5) Past performance of the firm including financial stability (7) Concept of the Proposal (7) Ability of Professional Personnel and Qualifications of the Firm (8) Past performance on GC/CM projects (8) Past performance of the firm in completing similar projects (8) Past performance of the firm in completing similar projects (8) Recent, Current and projected workload and capacity of the firm including financial stability (9) Concept of the Proposal (9) Recent, Current and projected workload and capacity of the firm including financial stability (9) Concept of the Proposal (9) Accident Prevention Program (9) Preconstruction services (9) Quality Control (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance of the firm in completing similar projects (9) Past performance	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points 6 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 5 5 4 4 4 5 4 4 5 4 4 4 5 4 4 4 5 4	Score 7 3 4 3 5 5 5 5 5 5 5 7 5 7 7 7 7 7 7 7 7 7 7	Score 10 3 3 4 4 4 4 4 5 5 5 5 4 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 4 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 7 7 9 10 6 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 8 6 10 7 8 8 6 10 10 8 8 6 10 10 8 8 6 10 10 8 8 6 10 8 8 8 8	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3 3 3 4 1.5 4 1.5 5 3 3 2.5 2.5 3 6 Score 5 4 4 3 1 4 3 1 4 3 4 5 3 3 4 5 3 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	36 19 16 21 22 0 24 20 19 16 24 21 21 25 20 19 16 24 21 21 A A A A A A A A A A A A A	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Ability of the Firm to meet time and budget requirements Concept of the Firm to meet time and budget requirements Concept of the Firm to meet time and budget requirements Concept of the Proposal Cornerstone General Contractor Cornerstone Gen	4 points 4 points 4 points 3 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points 6 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 5 5 4 4 4 4 5 4 4 5 4 4 4 5 4 4 4 4 5 4	Score 7 3 4 3 5 5 5 5 5 5 5 7 5 7 7 7 7 7 7 7 7 7 7	Score 10 3 3 4 4 4 4 4 5 5 5 5 4 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 4 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 7 7 9 10 6 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 8 6 10 7 8 8 6 10 10 8 8 6 10 10 8 8 6 10 10 8 8 6 10 8 8 8 6	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 1 3 1 3 1 1.5 4 1.5 5 3 3 2.5 2.5 36	36 19 16 21 22 0 24 20 19 16 24 217 totals 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 total A	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Ability of the Firm to meet time and budget requirements Cornerstone General Contractor Cornerstone General Contracto	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 5 5 4 4 4 4 5 4 4 5 4 4 4 5 4 4 4 4 5 4	Score 7 3 4 3 5 5 5 5 5 5 5 7 5 7 7 7 7 7 7 7 7 7 7	Score 10 3 3 4 4 4 4 4 5 5 5 5 4 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 4 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 7 7 9 10 6 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 6 10 7 8 8 6 10 7 8 8 6 10 10 8 8 6 10 10 8 8 6 10 10 8 8 6 10 8 8 8 6	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 2 3 3 3 3 3 3 3 3 4 1.5 4 1.5 5 3 3 2.5 2.5 3 6 Score 5 4 4 3 1 4 3 1 4 3 4 5 3 3 4 5 3 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	36 19 16 21 22 0 24 20 19 16 24 21 21 25 20 19 16 24 21 21 A A A A A A A A A A A A A	43.4 AVG
Ability of Professional Personnel and Qualifications of the Firm Past Performance on GC/CM projects Past Performance of the firm in completing similar projects Ability of the Firm to meet time and budget requirements Location Recent, Current and projected workload and capacity of the firm including financial stability Concept of the Proposal Accident Prevention Program Preconstruction services Cornerstone General Contractor Corner	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 3 4 4 4 4 4 4 4 5 4 4 4 5 4 4 4 4	Score 7 3 4 3 4 3 5 5 5 5 5 3 Score 9 5 3 5 43 Score 8 4 4 4 4 2 5 5 5 5 42	Score 10 3 3 4 4 4 4 4 5 5 5 45 Score 10 4 4 4 2 5 5 5 5 5 5 4 8 #3	Score 6 7 7 7 9 8 4 4 7 63 Score 10 6 6 10 7 10 6 7 8 5 7 7 9 10 6 7 8 7 10 6 7 8 7 8 7 8 7 8 7 8 7 8 8 7 8 8 7 8	Score	Score 6 2 2 2 3 3 3 3 3 3 3 3 3 1 3 1 3 1 5 1 1 5 1 1 5 1 3 1 3	36 19 16 21 22 0 24 20 19 16 24 217 totals 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 total 35 26 24 22 15 0 28 24 26 24 21 245	43.4 49.2 49.2
19 Ability of Professional Personnel and Qualifications of the Firm 2 Past Performance on GC/CM projects 3 Past performance on GC/CM projects 5 Past performance on GC/CM projects 5 Past performance on GC/CM projects 6 Past performance on GC/CM projects 7 Ability of the Firm to meet time and budget requirements 7 Ocnocept of the Proposal 8 Precent, Current and projected workload and capacity of the firm including financial stability 9 Concept of the Proposal 9 Preconstruction services 10 Quality Control 9 Quality Control 9 Professional Personnel and Qualifications of the Firm 10 Past performance on GC/CM projects 10 Past performance	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points 6 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 4 3 4 4 4 4 4 4 5 4 4 5 4 4 4 5 4 4 4 4	Score 7 3 2 4 3 5 5 5 5 5 5 3 Score 9 5 3 5 43 Score 8 4 4 4 2 5 5 5 5 5 42 Score 8 8 4 4 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 10 3 3 4 4 4 4 4 5 5 5 5 45 Score 10 4 4 4 2 5 5 5 5 5 5 4 8 Score 10 4 4 4 2 5 5 5 5 5 5 5 6 4 8 Score 9 #3	Score	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 3 3 1 3 1 3 1 5 1 1 5 1 5	36 19 16 21 22 0 24 20 19 16 24 217 totals 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 total 35 26 24 22 15 0 28 24 26 24 21 245	43.4 AVG
1. Ability of Professional Personnel and Qualifications of the Firm 2. Past Performance on GC/CM projects 2. Past Performance on GC/CM projects 3. Ability of the Firm to meet time and budget requirements 3. Past performance of the firm in completing similar projects 4. Ability of the Firm to meet time and budget requirements 5. Past performance of the firm including financial stability of the firm including financial stability of the firm including financial stability of the Firm to Proposal 3. Accident Prevention Program 4. Preconstruction services 6. Past Performance on GC/CM projects 6. Past Performance on GC/CM projects 7. Ability of Professional Personnel and Qualifications of the Firm 6. Past Performance on GC/CM projects 7. Past Performance of the firm in completing similar projects 7. Ability of the Firm to meet time and budget requirements 7. December 5. Location 5. Recent, Current and projected workload and capacity of the firm including financial stability 7. Concept of the Proposal 7. Proconstruction services 7. Past Performance on GC/CM projects 7. Past Performance of the firm in completing similar projects 7. Past Performance of the firm in completing similar projects 8. Past performance of the firm in completing similar projects 9. Past Performance of the Firm Program 9. Preconstruction services 9. Past performance of the Firm Program 9. Preconstruction Progra	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points 6 points 6 points 6 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 3 4 4 4 4 4 4 4 5 4 4 4 5 4 4 4 4	Score 7 3 2 4 3 5 5 5 5 5 3 Score 9 5 3 3 5 43 Score 8 4 4 4 2 5 5 5 5 42 Score 8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Score 10 3 3 4 4 4 4 4 5 5 5 45 Score 10 4 4 4 4 2 5 5 5 5 5 5 4 8 Score 10 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Score 6 7 7 7 9 8 8 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 7 7 10 8 6 7 8 7 8 7 8 7 8 8 7 7 8 8 7 8 8 7 8 8 7 8 8 8 8 7 8	Score	Score 6 2 2 2 3 3 3 3 3 3 3 3 3 1 3 1 3 1 5 1 1 5 1 1 5 1 3 1 3	36 19 16 21 22 0 24 20 19 16 24 217 **Totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 **Total** **Tot	43.4 49.2 49.2
Ability of Professional Personnel and Qualifications of the Firm	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points 6 points 6 points 7 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 3 4 4 4 4 4 4 4 5 4 4 4 5 4 4 4 4	Score 7 3 2 4 3 5 5 5 5 5 3 Score 9 5 3 3 5 43 Score 8 4 4 4 2 5 5 5 5 42 Score 8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Score 10 3 3 4 4 4 4 4 5 5 5 45 Score 10 4 4 4 2 5 5 5 5 5 5 5 4 8 Score 10 4 4 4 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 8 4 4 7 63 Score 10 6 10 7 10 6 7 8 5 7 7 10 8 6 7 8 7 8 7 8 7 8 8 7 7 8 8 7 8 8 7 8 8 7 8 8 8 8 7 8	Score	Score 6 2 2 2 3 3 3 3 3 3 3 3 3 1 3 1 3 1 5 1 1 5 1 1 5 1 3 1 3	36 19 16 21 22 0 24 20 19 16 24 217 **totals** 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 **total** **tota	43.4 AVG
10. Ability of Professional Personnel and Qualifications of the Firm 2. Past Performance on GC/CM projects 2. Past Performance of the firm in completing similar projects 3. Past performance of the firm in completing similar projects 3. Ability of the Firm to meet time and budget requirements 5. Location 5. Location 6. Recent, Current and projected workload and capacity of the firm including financial stability 7. Concept of the Proposal 9. Accident Prevention Program 9. Preconstruction services 10. Quality Control 9. Cornerstone General Contractor 10. Quality Control 9. Cornerstone General Contractor 10. Quality Control 9. Past Performance on GC/CM projects 9. Past Performance on GC/CM projects 9. Past Performance on GC/CM projects 9. Ability of the Firm to meet time and budget requirements 9. Location 9. Recent, Current and projected workload and capacity of the firm including financial stability 9. Concept of the Proposal 9. Accident Prevention Program 9. Preconstruction services 9. Quality Control 9. Watterson Construction Company 10. Past Performance on GC/CM projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing similar projects 9. Past performance of the firm in completing sim	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 5 points	Total	Score 7 4 2 4 5 4 3 4 4 4 4 4 4 4 5 4 4 5 4 4 4 4 5 4 4 4 4 4 5 4	Score 7 3 2 4 3 5 5 5 5 5 3 Score 9 5 3 3 5 43 Score 8 4 4 4 2 5 5 5 5 42 **2 **2 **2 **2	Score 10 3 3 4 4 4 4 4 5 5 5 4 5 5 6 4 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Score 6 7 7 7 9 8 8 4 4 7 63 Score 10 6 6 10 7 10 6 7 8 5 7 5 Score 10 10 8 6 7 8 7 8 7 8 7 8 6 7 8 8 6 7 8 8 6 8 6	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 3 3 1 3 1 3 1 5 1 1 5 1 1 5 1 3 1 3	19 16 21 22 0 24 20 19 16 24 217 16 24 217 totals 47 23 17.5 27 17.5 0 30 23 20 19.5 21.5 246 total 35 26 24 22 15 0 0 28 24 22 15 0 0 28 24 21 24 26 24 21 245 A A A A A A A A A A A A A	43.4 AVG
1. Ability of Professional Personnel and Qualifications of the Firm 2. Past Performance on GC/CM projects 2. Past Performance of the firm in completing similar projects 3. Ability of the Firm to meet time and budget requirements 5. Location 5. Recent, Current and projected workload and capacity of the firm including financial stability 7. Concept of the Proposal 3. Accident Prevention Program 3. Accident Prevention Program 3. Preconstruction services 10. Quality Control 5. Cornerstone General Contractor 5. Cornerstone General Contractor 5. Cornerstone General Contractor 5. Cornerstone General Contractor 5. Past performance on GC/CM projects 5. Past performance of the firm in completing similar projects 5. Past performance of the firm in completing similar projects 5. Location 5. Recent, Current and projected workload and capacity of the firm including financial stability 7. Concept of the Proposal 5. Accident Prevention Program 5. Preconstruction services 6. Anchorage, AK 99518 6. Ability of Professional Personnel and Qualifications of the Firm 5. Past performance on GC/CM projects 6. Past performance on GC/CM projects 7. Past performance of the firm in completing similar projects 7. Ability of the Firm to meet time and budget requirements 7. Accident Prevention Program 7. Preconstruction services 7. Past performance of the firm in completing similar projects 7. Ability of the Proposal 7. Concept of the Proposal 7. Concept of the Proposal 7. Concept of the Proposal 7. Preconstruction services 7. Past performance of the firm in completing similar projects 7. Past performance of the firm in completing similar projects 7. Past performance on GC/CM projects 7. Past performance on	4 points 4 points 4 points 5 points 5 points 5 points 5 points 5 points 4 points 4 points 4 points 4 points 5 points 6 points 6 points 6 points 7 points 7 points 7 points 8 points 9 points	Total	Score 7 4 2 4 5 4 3 4 4 4 4 4 4 4 5 4 4 4 5 4 4 4 4	Score 7 3 2 4 3 5 5 5 5 5 3 Score 9 5 3 3 5 43 Score 8 4 4 4 2 5 5 5 5 42 **2 **2 **2 **2	Score 10 3 3 4 4 4 4 4 5 5 5 5 4 5 5 5 5 5 5 5 5	Score 6 7 7 7 9 8 8 4 4 7 63 Score 10 6 6 10 7 8 5 7 5 Score 5 10 8 6 4 7 8 7 8 7 8 7 8 7 8 8 7 8 7 8 8 7 8 8 7 8 8 7 8 8 8 7 8	Score 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Score 6 2 2 2 3 3 3 3 3 3 3 3 3 1 3 1 3 1 5 1 1 5 1 1 5 1 3 1 3	19 16 21 22 0 24 20 19 16 24 21 21 21 16 24 217 totals 47 23 17.5 0 30 23 20 19.5 21.5 246 total 35 26 24 22 15 0 28 24 22 15 0 28 24 21 24 21 245	43.4 49.2 49.2

How to Pay for it - Options for Police Station

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, Voters have Ordinance by Borough and vo especially those that sell large spoken NO on this (note, it can be implemented thems. w/o a vote, but the last propoput a vote to Borough residents).	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 signifigant revenue unless very high.	Requires Borough action. Has been attempted recently to put on ballot and did not pass Assembly	Requires Borough Borough would allow COH to action. Has been institute a tax OR pass one attempted themselves. Then would need a recently to put on vote of City residents. If ballot and did not Borough allowed City to collect pass Assembly tax, we would have to get in the business of tax collection.	Estimate provided by KPB in July of 2017.
COUNCIL ACTION REOUIRED						
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 inlcludes oil and

			How to Pay for it - Options for Police Station	ions for Police	Station	1/1
REVENUE	ANNUAL EST VALUE	PRO	CON	BARRIER	LD BECOME	NOTES
VOTER ACTION REQUIRED						
Raise Sales Tax .5%	\$871,264	Easily adjustable to raise sufficent funds. Taxes non-residents who use City services.	Places burden on local business. Makes rents more expensive.	Need a vote of City or residents.	Need a vote of City Council would pass an ordinance to increase the sales tax before August for consideration at regualr election	Current COH sales tax is 4.5% COH and 3% KPB. (Based on 2016 actual)
1% seasonal sales tax increase (6 moths of year)	\$1,166,736	Captures more visitor revenue.	Places burden on local business. Makes rents more expensive.	Need a vote of City (residents.	Need a vote of City Council would pass an residents. 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 maitenance, vehcile replacement & projects. City spends aprox. \$500,000 annualy on such projects.		City Council by Ordinance	Based on end of 2017 snapshot
General Fund Fund Balance	Aproximatly \$5 million	Aproximatly \$5 Money we already million 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 prioritze a new facility over existing services.	3 _ 4	Council would pass an ordinance to authorize bonding by August for consideration at regular election. Annual budget process would have to include reductions in expendetures commensurate to amount needed to make bond payments.	



491 East Pioneer Avenue Homer, Alaska 99603

(p) 907-235-8121 x2222 (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.

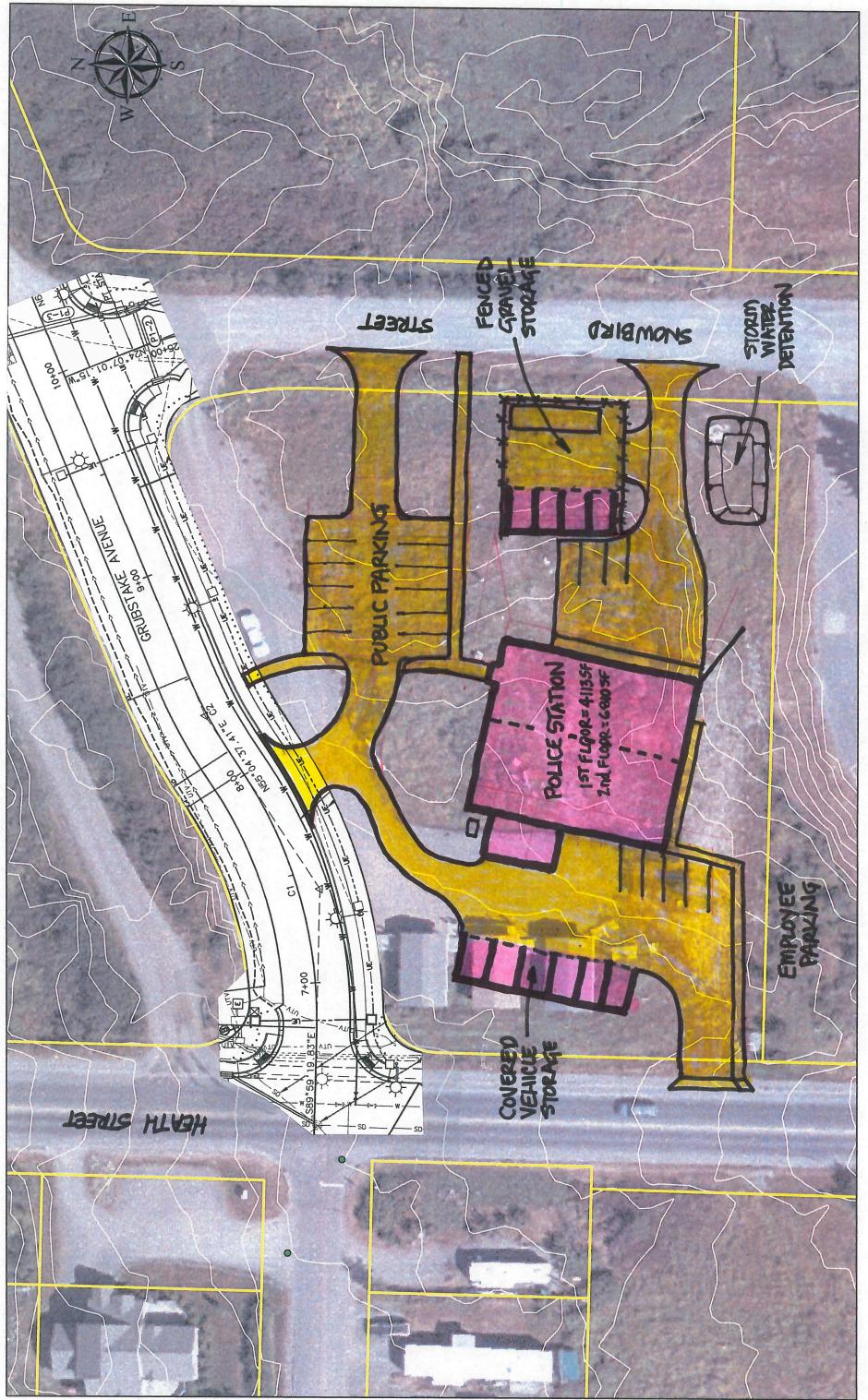
For the purposes of this conversation, I have assumed total project cost scenarios of 6.5m, 7.5m and 8.5m. The total project cost can be reduced by the amount Council has available for the project, \$2.5mⁱ. The Alaska Bond Bank provided terms that they consider reasonable and conservative: a 20 year 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
* A coursetion	\$400 000 \$40E	000 9 0150 000	in incresed

*Assumption: \$100,000, \$125,000 & \$150,000 in increased operations and maintenance

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

10% Conceptual Site Plan, Floor Plan and Cost Estimate for \$7.5M Police Station



Proposed Police Station
1 inch = 40 feet



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: February 21, 2018

SUBJECT: Police Station Concept Design

\$7.5M Option

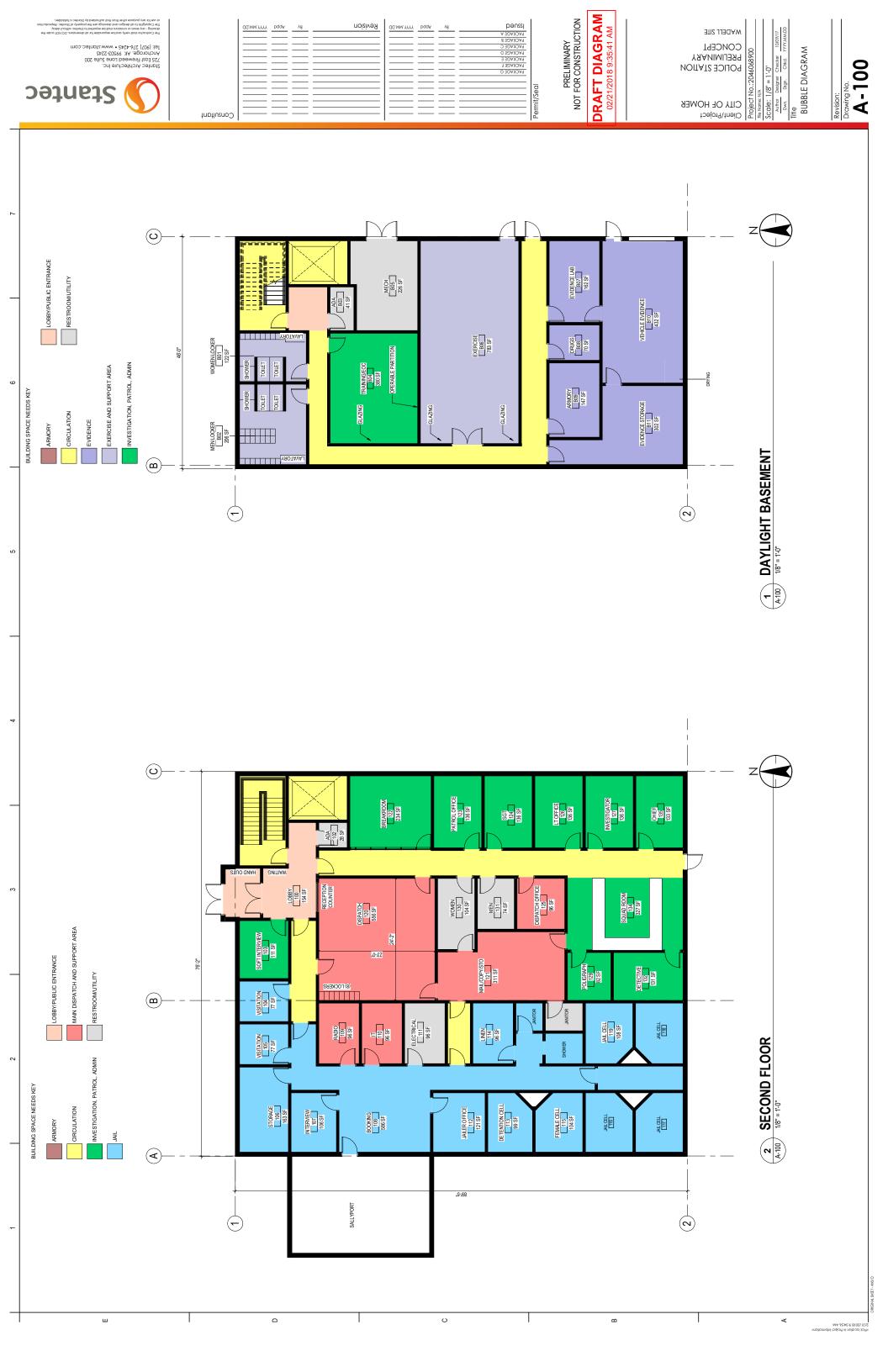
The design team (Chief Robl, the Public Works Director Meyer and the Stantec architect) has completed a conceptual design for a two-story \$7,500,000 new police station project sited at the Waddell property.

Attached is a cost estimate, a site plan, and a floor plan. This concept plan provides for all of the items prioritized by the Council at the last work session and that the Chief found wanting in the previous design.

The team has downsized the previously developed \$8.1M design rather than up-sizing the previous \$6.3M design. The idea of constructing empty daylight basement square footage for future expansion made less sense to us than utilizing the new basement square footage to meet current needs.

When the time comes, the existence of a daylight basement will provide for the ability to expand horizontally and/or vertically – in a cost effective manner.

The answer to the question "Chief – how long will this building meet your needs before it needs expansion?" is now 20-30 years.



Conceptual Cost Estimate 10,924 SF - Two-Story w/Daylight Basement Waddell Site - \$7.5M Option

New Building Construction	SF	Unit Price	Cost
Building Construction	10,924	\$415	\$4,533,460
Sally Port	009	\$210	\$126,000
Civil Site Improvements			\$565,000
Accessory Buildings			\$350,000
Design			\$473,829
Inspection			\$139,362
1% for Art			\$45,335
Furnishings			\$145,000
Communications			\$205,000
Contingency (10%)			\$658,299
Repay HART for property			\$258,000
Total Project			\$7,499,284