



# City of Homer

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## Public Works

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## Memorandum 17-040

TO: Katie Koester – City Manager  
 FROM: Carey Meyer – Public Works Director  
 DATE: March 6, 2017  
 SUBJECT: Homer Fire Station Improvements

Public Works anticipated that this project would have started in the fall of 2016 and completed in the spring of 2017, but as the final design/cost estimate came together it was apparent that costs would exceed the budget. Also, since the fire and emergency response vehicles in the end bay would have to be parked outside during the expansion; we postponed the project until budget issues could be solved and the weather warmed up.

The main reason costs increased beyond the established budget was the fact that building codes for fire stations are more stringent than we had anticipated. The existing building was not constructed to the standards we had predicted. Seismic/structural upgrade costs, the need for a second exterior stairway access, and higher per square foot building expansion costs are examples of work that was not imagined in the original budget.

Original Appropriation	\$1,000,000
Design Appropriation	\$80,000
Energy Revolving Loan	\$115,000
Total Current Appropriation =	<b>\$1,195,000</b>

Task Description	Original Estimate		Current Expectations	
	Design Budget	Construction Budget	Design Budget	Construction Budget
Replace all floor coverings	\$3,000	\$25,000	\$3,000	\$25,000
Second floor expansion (2000 SF)	\$41,500	\$424,500	\$80,000	\$701,575
Repaint/stain exterior	\$3,000	\$40,000	\$3,000	\$40,000
Repaint interior, wall protection in bays	\$2,500	\$25,000	\$2,500	\$20,000
Replace the slab flooring in Bays 2 & 3	\$3,000	\$25,000	\$0	\$38,000
Pavement/drainage improvements ERS	\$1,500	\$85,000	\$0	\$80,000
Vehicle exhaust system in the bays	\$7,500	\$30,000	\$0	\$25,000
Remodel the kitchen facilities	\$5,000	\$25,000	\$3,000	\$20,000
Exterior stairs (west & east side of building)	\$5,000	\$30,000	\$2,500	\$25,000
Unheated covered enclosed parking	\$8,000	\$80,000	\$0	\$80,000
Interior/exterior energy efficient fixtures	-	-	\$0	\$32,000
Convert to natural gas	-	-	\$0	\$75,000
<b>Totals</b>	<b>\$80,000</b>	<b>\$789,500</b>	<b>\$94,000</b>	<b>\$1,161,575</b>
Fixed Fee (6%)	\$0	\$47,370	\$0	\$49,175
Inspection	\$0	\$0	\$0	\$15,000
Contingency	\$0	\$83,687	\$0	\$75,000
<b>Total Project Cost</b>	<b>\$80,000</b>	<b>\$920,557</b>	<b>\$94,000</b>	<b>\$1,300,750</b>

\$1,000,557                      \$1,394,750  
 additional funds needed =      \$199,750

The original intention of the project was to extend the life of the existing fire station 10 years, with the expectation that a new facility at the proposed combined police/fire public safety building site would be the best long term solution to the future needs of the Fire Department. Based on the status of the Public Safety Building project, this may no longer be a valid expectation.

The following options should be considered:

- 1) Authorize Additional Funds - Complete Project As Currently Envisioned Total Cost = **\$1,395,000**

As shown above, an additional \$200,000 would be required.

- 2) Proceed with Building Expansion, But with a Reduced Scope of Work Total Cost = **\$1,195,000**

The expansion project could proceed without additional funding if, for example, the covered vehicle storage, paving and other site work were removed from the project.

- 3) Eliminate Building Expansion – Focus on Extending Life of Existing Total Cost = **\$797,500**

This option would free up approximately \$397,420 currently appropriated for this project and complete needed improvements to the existing structure and facilities. Total cost of this option is approximately \$797,580. See attached cost estimate.

- 4) Competitively Bid to Seek Cost Efficiencies Total Cost = **\$1,195,000**

In this economic environment, it is possible that competitively bidding the work could reduce the cost of construction.

- 5) Do nothing Total Cost = **\$ 121,090**

**Recommendation:** City Council pass enabling ordinance/resolution providing required appropriation/direction.

### Cost Estimate

## Eliminate Building Expansion Work – Focus on Extending Life of Existing Station

		Original Estimate		Current Expectations	
Task #	Task Description	Design	Construction	Design	Construction
		Budget	Budget	Budget	Budget
1	Replace all floor coverings	\$3,000	\$25,000	\$3,000	\$35,000
2	Second floor expansion (2000 SF)	\$41,500	\$424,500	\$80,000	\$0
3	Repaint/stain exterior	\$3,000	\$40,000	\$3,000	\$40,000
4	Repaint interior, wall protection in bays	\$2,500	\$25,000	\$2,500	\$20,000
5	Replace the slab flooring in Bays 2 & 3	\$3,000	\$25,000	\$0	\$38,000
6	Pavement/drainage improvements	\$1,500	\$85,000	\$0	\$95,000
7	Vehicle exhaust system in the bays	\$7,500	\$30,000	\$0	\$25,000
8	Remodel the kitchen facilities	\$5,000	\$25,000	\$3,000	\$20,000
8a	Remodel restrooms			\$5,000	\$35,000
9	Exterior stairs replacement (west side)	\$5,000	\$30,000	\$2,500	\$25,000
10	Unheated covered enclosed parking	\$8,000	\$80,000	\$0	\$80,000
10a	Replace roof			\$0	\$65,000
11	Interior/exterior energy efficient fixtures	-	-	\$0	\$32,000
12	Convert to natural gas	-	-	\$0	\$83,000
Totals		\$80,000	\$789,500	\$99,000	\$593,000
Fixed Fee (6%)		\$0	\$47,370	\$0	\$35,580
Inspection		\$0	\$0	\$0	\$10,000
Contingency		\$0	\$83,687	\$0	\$60,000
Total Project Cost		\$80,000	\$920,557	\$99,000	\$698,580

\$1,000,557	\$797,580
additional funds needed =	-\$397,420