



City of Homer

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Administration

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Memorandum 17-099

TO: Mayor and City Council

FROM: Jenny Carroll, Special Projects & Communications Coordinator

THROUGH: Katie Koester, City Manager

DATE: June 8, 2017

SUBJECT: Land and Water Conservation Fund Application for Ramp 2 Public Restroom

Resolution 17-067 Authorizes the City to apply to the State of Alaska DNR for a Land and Water Conservation Fund (LWCF) grant to help replace the public restrooms at the top of Ramp 2 at the Port & Harbor. It also expresses the commitment to meet the grant match requirement with Commercial Vessel Passenger Tax Program Grant funds.

Need: Ramp 2 public restroom, built 43 years ago with Land and Water Conservation grant funds, is the oldest restroom facility on the Spit. Featuring 14 total stations in separate men's and women's sections, it serves one of the busiest parts of the Spit.

It experiences high traffic by tour and school groups gathering for across the bay excursions, cruise ship passengers and other visitors when sightseeing, shopping at nearby boardwalk businesses, and accessing the tour boats located on the float systems below. Use of the facility is expected to increase after completion of the adjacent Boathouse Pavilion and an eventual bus and van pull-out for passenger drop offs, which is part of the overall site plan.

The current bathroom's worn interior finishes make cleaning difficult; aged bathroom fixtures, plumbing and dilapidated stalls make it challenging for City maintenance personnel to provide a sanitary, fully functioning facility. T-111 siding is weather worn, has rot and is in need of replacement.

Due to the facility's dilapidated condition, the City is proposing to tear down the current restroom building and rebuild a new restroom facility on the existing foundation that will better serve Homer Spit visitors. The new restroom would be more energy efficient – and designed to minimize operational and maintenance costs.



This project aligns with objectives of the 2011 Spit Comprehensive Plan and is also included in the City's Capital Improvement Plan (CIP). Furthermore, public recreational facility upgrades (including support facilities and restrooms) are ranked high priority for LWCF funds in the Statewide Comprehensive Outdoor Recreation Plan (SCORP).

A Land and Water Conservation Fund grant could provide up to \$125,000 to help with the project. The required match will come from the Commercial Vessel Passenger Tax Program pass-through grant from the Kenai Peninsula Borough. The Port & Harbor Enterprise Fund will cover the balance of construction costs and be reimbursed over time by future Commercial Vessel Passenger Tax Program pass-through grants.

Initially the restroom design concept was to replace the current restroom with individual stall style restrooms like the ones more recently built on the Spit. (See photo at right.) However, the high cost of doing so prompted development of two additional lower cost options for public input. See concept designs, associated costs attached and recommendations from the Port and Harbor Commission and PARAC attached.



Recommendation: Provide guidance on preferred alternative.

Enc:
Homer Ramp 2 Restroom Replacement Conceptual Estimate
Minutes from Port and Harbor Commission meeting
Email with PARAC recommendations