



City of Homer

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Memorandum 19-144

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: October 28, 2019
SUBJECT: Emergency Mitigation for Water Damage at Homer Fire Hall

At approximately 1:15 the morning of Thursday, October 24th Chief Kirko was notified by the staff on duty that the sprinkler system had activated on the second floor of the fire station. One sprinkler head in the hallway on the east (living quarters and office) side malfunctioned releasing 60 gallons of water a minute for 3-4 minutes. All things considered, this was the best place for a head to malfunction as there was no equipment directly underneath it and the hall contained damage. Nevertheless, there was significant water damage to the second floor and the ceiling of the first floor below.

Public works was contacted to assist with cleanup and try and restore the station back to operability. Alaska Municipal League Joint Insurance Association (AMLJIA) has been notified, and we will be keeping track of all expenditures involved, including staff time and utility expenses, in the event we reach the \$100,000 threshold of our deductive.

Chief Kirko contacted a company out of Anchorage who over the phone gave a damage estimate between \$85,000- \$125,000. However, we have been warned that it is very difficult to estimate the cost of water damage without getting into the walls and doing a full assessment, so that number comes with a caveat. Chief was able to get Custom Carpet Cleaner, a company out of Homer who cleans the carpets city-wide but also provides mitigation services for water and fire damage to businesses and residences on scene over the weekend. Time is of the essence in order to prevent mold and further water damage.

The first priority was to get the sprinkler system back up and running so the building could be occupied, which has occurred. The ambulance bay is temporarily out of service until the electric door motor and beam that holds up the ceiling and can be inspected and cleared of damage and the space can finish drying out. Right now the heat is cranked up to 90 degrees in all spaces that were damaged, dehumidifiers are placed throughout the building and crews are working to identify the areas of saturation that are not drying out and will have to be removed.

Ordinance 19-52 authorizes up to \$100,000 in emergency funding divided into two phases. The first phase is mitigation to stop further spread of water and microbial blooms. I have asked for a sole source contract with Custom Carpet Cleaners due to the time sensitive nature of this work. The second phase will include some demolition and rebuilding and we will be able to follow procurement code and collect bids for phase 2.

Homer Volunteer Fire Department is operating out of the building; overnight staff are housed in offices and the Emergency Operations Center has been turned into office space. However, without a kitchen, offices and bunks, or a functioning ambulance bay operations are hampered adding urgency to the need to restore the building to functional status after mitigation is complete. HVFD is still providing services to the public, so there should be no disruption in response. Under Homer City Code, the City has 60 days to spend authorized funds. It is our hope that work will come in below the \$100,000 deductible, but there is no way to tell this early. I will bring you a progress report, scope of work and better cost estimate at the next meeting on November 25th.

Thank you for your prompt and thoughtful consideration of this matter.

Enc: photos of damage

1.08.040 Emergency ordinances.

- a. To meet a public emergency the Council may adopt ordinances effective on adoption. Every emergency ordinance must contain a finding by the Council that an emergency exists and a statement of the facts upon which the finding is based. The ordinance may be adopted, amended and adopted, or rejected at the meeting at which it is introduced. The affirmative vote of all members present, or the affirmative vote of three-fourths of the total membership, whichever is less, is required for adoption. The Council must print and make available copies of adopted emergency ordinances.
- b. An emergency ordinance may not be used to levy taxes, to grant, renew or extend a franchise, or to regulate the rate charged by a public utility for its services.
- c. Emergency ordinances are effective for 60 days. [Ord. [90-37](#) § 2, 1990. Code 1967 § 2-100.4].