



MEMORANDUM

Resolution 25-064, A Resolution of the City Council of Homer, Alaska Authorizing the Staff of the Homer Public Library to Apply for Grants for the Purpose of Funding the Purchase and Installation of the Library Security Grille. City Manager/Library Director.

Item Type: Backup Memorandum
Prepared For: Homer Mayor and City Council
Date: June 17, 2025
From: Library Director Dave Berry
Through: City Manager Melissa Jacobsen

Background

During the design process for the current Homer Public Library building, the architects envisioned installing a security grille between the meeting room and the main floor, allowing the meeting room to be used outside of library hours. That grille was never installed, but we have an opportunity to do so now.

The library receives many meeting-room requests from community groups, and we would likely receive more if the room were available after hours. Installing a grille enhances the value of a resource that is already in high demand and that the community worked hard to build.

Usage Questions

I communicated with a number of other library directors that have similar systems. How much the room is used after hours depends on the library's fees and policies, but in general the public appreciated having extended meeting hours and used the facilities responsibly. No one reported any problems with theft or vandalism.

Library staff here in Homer would copy the procedures used in places like Palmer and Big Lake, where groups must be present at closing time and staff lock both the grille and the outside door, leaving the group to use the room in between. Groups must ensure the outside door latches when they leave. I would like to emphasize that **the outside door of the building would never be left open overnight.**

Project Status

Last year, the City Council approved Ord. 24-24(A), allocating \$30,000 for designing and installing a grille. As of June 2025, all the engineering work is complete, and the State Fire Marshal has issued a permit approving the design. The cost estimates provided in February suggest we would need roughly another \$19,000 to complete the installation.

I recommend pursuing grant funding in the amount of \$25,000, to allow for inflation or unexpected contingencies. The project offers long-term benefits to the community as a whole, which should make it appealing to potential grantors.

RECOMMENDATION:

Adopt Resolution 25-064

ATTACHMENTS:

FAQ About the Library Security Grille
Mockup Photographs of the Grille Site
Engineering Design Drawings
Fire Marshal's Certificate of Plan Review
Product Specifications Brochure
Final Cost Estimates

Library Security Grille FAQ

Q: What's the security grille for?

A: There's a lot of competition among groups that want to use the meeting room in the evening, particularly for adults meeting after work. Installing a security grille means the room would be usable after hours without needing staff to be present.

Q: Is this a new idea?

A: No. In their original design for the library building, the architects explicitly conceived of a meeting room that "can be accessible after library hours without going into the main floor."¹ Such a feature is common in other public buildings—the Port and Harbor Office here in town has a similar setup, as do many public libraries in other cities.

Q: Does this mean the library will be unlocked all night?

A: No. Here's the process for using the room after hours:

1. A group must fill out a room-reservation form, just as they do now. Anyone reserving the room must be at least 18 and all reservations are subject to approval by library staff.
2. The group must have a representative present in the library at closing time.
3. Staff will lock the outside door of the building and the security grille, leaving the group's representative in the meeting room.
4. The group is responsible for letting their members in and holding the meeting. The door should never be propped open while the meeting is in progress.
5. The group is also responsible for making sure the outside door is latched when they leave. So long as the latch engages, the door is always locked.

Q: Would there still be a fee for reserving the room?

¹ Armstrong, Michael. "Homer Public Library Design Ahead of Schedule." *Homer News* 8 Jul. 2004. Web. 4 Jun. 2025. Page 13. <https://homerpubliclibrary.newspapers.com>.

A: The library currently charges \$50 per hour to use the room outside of regular service hours, which is largely cancelled out by the staff overtime needed to keep the whole building operational. Whether that fee should remain in place is open for debate—the City could decide to abolish it, which increases the use of the room, or keep it to generate revenue.

Q: Would there be a damage deposit?

A: Another question for debate. We don't currently require a damage deposit. We could start with one and adjust it over time, or even require groups to demonstrate proof of insurance. Any such requirements would reduce the usability of the room.

Q: How do other libraries manage their meeting rooms after hours?

A: Policies vary widely, but here's a sampling.

- Palmer Public Library (former building): Essentially the same process we propose. Staff locked the internal and external doors at closing time, and groups had to arrive before then to have access to the meeting room. Groups were responsible for making sure the restrooms were empty, lights were off and exterior doors latched before leaving. They never had a problem with vandalism or negligence.
- Big Lake Public Library: Groups must be present at closing time and staff lock the security grille, much as we propose here. Unlike in Homer, the group's representative gets a building key, which they deposit in the book drop after the meeting. The meeting room/restrooms are used outside of regular hours a couple of times a month. Use is free as long as the meeting begins by closing time; if staff have to come in to provide access outside of regular hours, there is a \$40/hour charge.
- Unalaska Public Library: Staff love having the security grille. The meeting room/lobby/restrooms are used constantly, particularly in the morning before 10 am opening. They've never had a problem with vandalism, but it's essential to make sure that a group's representative is listed on the reservation form and is present for the entire meeting.
- Soldotna Public Library: The grille closes off the meeting room, lobby and restrooms from the rest of the building. There is a \$30 charge for after-hours use, or \$60 for events charging an admission fee.

- Ketchikan Public Library: The grille can separate the meeting room/lobby/restrooms from the library, but policy says that staff must still stay behind to lock the outside doors after the meeting.
- Wasilla Public Library: The meeting room can be used outside of regular hours only if a staff member attends the meeting.
- Nome Public Library: There are several rooms with outside doors, with internal locks to prevent access to the rest of the building; restrooms are not available. Groups must fill out a reservation form. Staff must either stay in the building or else return after the meeting to lock up.
- Kodiak Public Library: The city council meets in the room weekly, and staff close the security grille if the meeting goes past closing time. No other meetings are allowed outside of regular hours.
- Juneau Public Library (Valley and Douglas branches): The meeting rooms are available before and after regular hours, and are used as polling places. The library charges a fee for meetings outside open hours.
- Seward Community Library and Museum: Groups reserve the room ahead of time. During normal hours they check out a pouch containing a building key and an alarm fob, which they return in the book drop. There is no charge for the room unless the event is for-profit. There have never been major problems in recent memory, but the library retains the right to charge a \$100 cleaning fee if necessary.
- Bethel Public Library: The library is inside the cultural center, which manages the meeting rooms. There is a fee for using the rooms, and some groups are allowed to check out the building key and meet when staff aren't present.

Q: Does the proposed grille obstruct the walkway?

A: No. The grille folds away into a pocket-wall on the north side of the corridor. That wall extends 30 inches into the hallway, almost exactly the same distance as the wooden shelving unit already there. The path into the building is the same straight line that exists now.

Q: Does it obstruct the view?

A: The grille requires a pocket wall on one side of the hallway and an overhead rail to slide on. There is some visual impact, but the equipment is hidden behind drywall, which can be painted or wood-paneled to blend in with the rest of the building. See the mockup photos for a rough idea of the possibilities.

Q: What about emergencies?

A: The grille will always be open except when an evening meeting is in progress. Even when the grille is closed, people can escape from inside the building through an emergency exit built right into the grille itself, with no key needed. On May 29, 2025, the State Fire Marshal issued a certificate approving the design as meeting all fire-code requirements.

Q: How much should this cost?

	Funded	Costs
Original Council appropriation through Ord. 24-24(A)	\$30,000	
Costs paid to June 12, 2025		
Architectural and engineering design		\$11,241
Fire Marshal plan review		\$422
Subtotal		\$11,663
Remaining costs (estimate as of February 25, 2025)		
Materials (including the grille itself, the support structures, and various repairs to finishings after installation)		\$31,692
Labor for installation		\$2,727
Contingencies		\$1,721
Estimated 4% annual inflation to May 2025		\$361
Subtotal		\$36,501
Grand totals		
Remaining unspent funds	\$18,337	
Unfunded costs		\$18,164
Complete project costs		\$48,164

Q: These cost estimates seem high. Can't this be done cheaper?

A: Probably not. People tend to assume that installing a grille is as simple as throwing a homemade concertina door across the space. I wish it was that easy! Here are some of the design challenges that have already been confronted:

1. As a public building, the library has to meet fairly stringent fire code regulations. The grille closes off the building's main exit, which means it must incorporate an emergency exit door that can be opened from the inside without a key. The proposed design is a commercial product which includes such a door.
2. The floor is a concrete slab with underfloor heating pipes, which means you have to be very careful where you drill to put in supports.
3. There are also pipes crossing through the space just below the ceiling. The grille must be suspended from the overhead I-beam in such a way that it doesn't cut through the pipes.
4. The current design reaches the full height of the corridor. It might be possible to reduce costs by installing a grille that is only half-height, but it means putting in a heavy overhead beam about eight feet above floor level and spanning the entire width of the hallway. We felt this is an unsightly visual obstruction in a beautiful building and also blocks the view from some of the security cameras.

Q: Could a local manufacturer make a grille?

A: Maybe. We haven't put the construction and installation out to bid yet. The current design uses an off-the-shelf product. If we ask a local company to fabricate a custom job, the design work will have to be done again. Alternatively, if a local company was willing to work from the existing design but offer lower labor costs, that could change the numbers significantly.

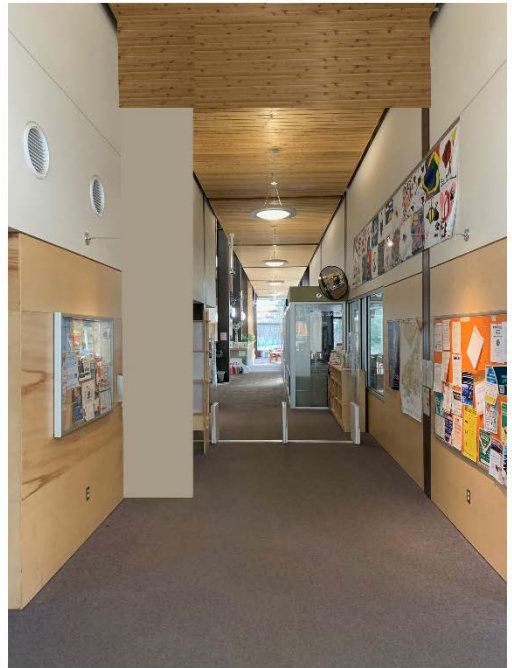
Q: How much disruption would there be to library operations while the grille was under construction?

A: That has to be worked out with the contractor doing the installation, and minimizing the disruption would be a factor in evaluating the responses to the Request for Proposals, whenever that's issued.

Ideally, the construction work could be done outside of library hours, which would allow the entrance to be used normally. Failing that, we could route traffic through other doors, which have their own problems: the two emergency exits are not designed for wheelchairs, and sending people through the back entrance means passing through the staff work areas. If the construction could be done quickly, closing the building for a few days might be an option.

Q: Is there grant funding for projects like this?

A: We hope so! We're exploring grant options now. We have the final engineering drawings and approval from the Fire Marshal, so we're in a strong position for writing applications.



PROJECT: HOMER PUBLIC LIBRARY - SECURITY GRILL ADDITION
500 HAZEL AVE.
HOMER, AK

CLIENT: CITY OF HOMER
CONTRACTOR TBD
SCOPE OF WORK: INSTALL A NEW SIDE ROLLING SECURITY GRILL BETWEEN THE PUBLIC LOBBY,
CONFERENCE AND PUBLIC RESTROOMS OPEN FOR PUBLIC USE DURING LIBRARY OFF HOURS.

ORIGINAL CODES - 2000 INTERNATIONAL FAMILY OF CODES
CURRENT CODES - 2021 INTERNATIONAL FAMILY OF CODES WHERE APPLICABLE. INCLUDING:
-2021 EXISTING BUILDING CODE
LEVEL 2 ALTERATION (SECTION 603)

CONSTRUCTION TYPE: VB - FULLY AUTOMATIC SPRINKLERED
OCCUPANCY TYPE: MIXED USE A-3/PUBLIC LIBRARY, B/OFFICE, S-1/STORAGE
FULLY SPRINKLERED AND ALARMED (SUPERVISED)
LEVEL 2 ALTERATION (IEBC 603)




EXISTING OCCUPANT LOAD CALCULATION:
PER 2000 IBC, TABLE 1003.2.2.2 OCCUPANT LOAD IS CALCULATED AT 50 NET FOR READING
ROOMS, 100 GROSS FOR STACK AREAS, 100 GROSS FOR OFFICE AREAS, 300 GROSS
ACCESSORY STORAGE/MECHANICAL ROOMS, 15 NET FOR ASSEMBLY AREAS (LOBBY, MEETING
W/ UNCONCENTRATED TABLES AND CHAIRS = TOTAL OF 220 TOTAL OCCUPANTS

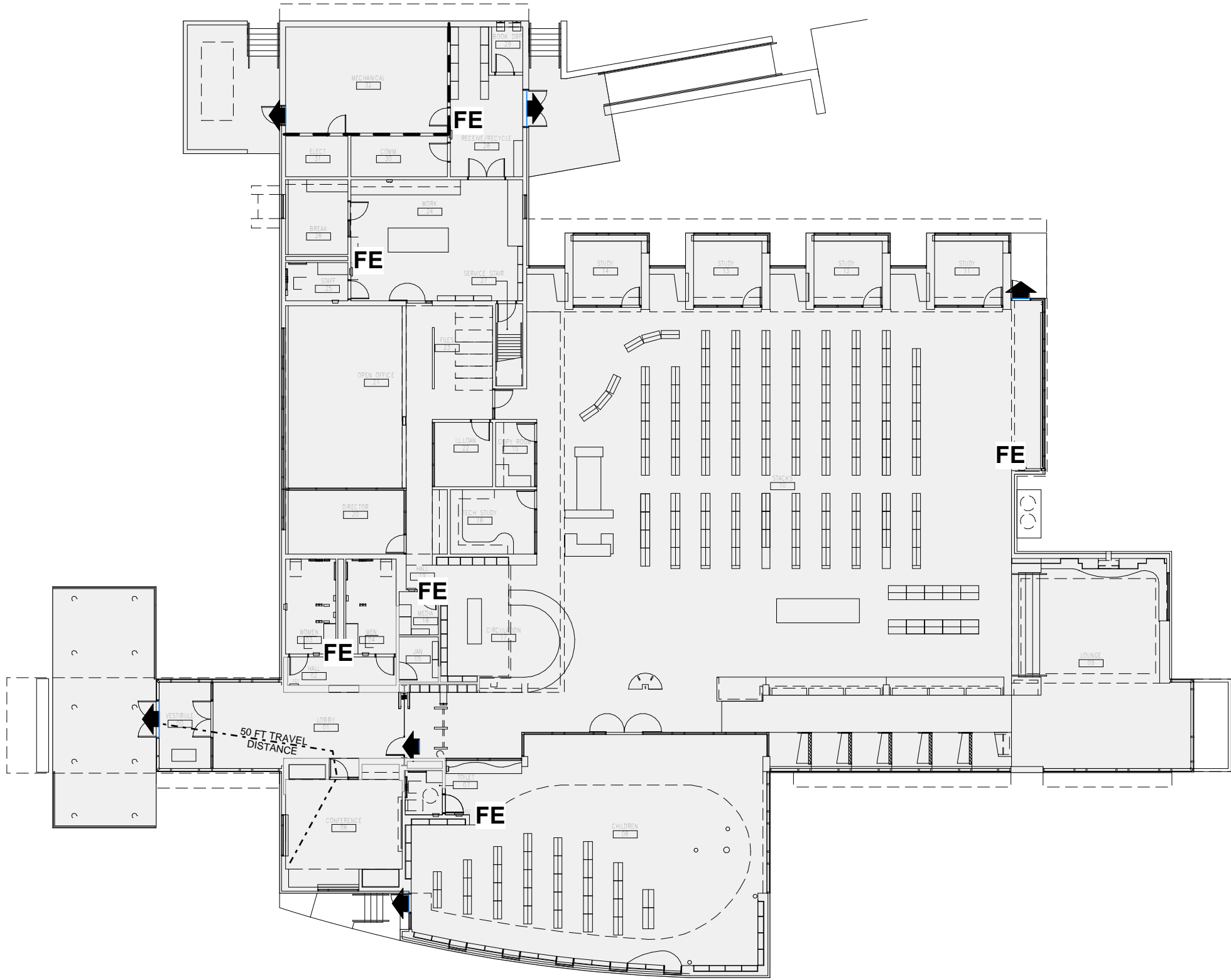
EGRESS:
CONFERENCE ROOM 280 SF/15 = 19 OCC.
1 EXIT REQUIRED/1 PROVIDED

VESTIBULE/LOBBY 370 SF/15 = 25 OCC.
1 EXIT REQUIRED/ 1 PROVIDED

TOTAL OCCUPANTS = 44 OCC.
1 EXIT REQUIRED/ 1 PROVIDED

CODE LEGEND

-  FIRE EXIT
-  SMOKE BARRIER
-  FIRE EXTINGUISHER
(LOCATED IN ADJACENT WALL)





1LIFE SAFETY PLAN

A-001SCALE: 1" = 20'-0"

No.	Date	Item
REVISIONS		

CONSULTANT :


Trent Mullins
5/8/25


Anchorage, AK
2700 Gambell St. Ste 500
Anchorage, AK 99503
Phone: 907.743.3200
www.respec.com
AECC163270

PROJECT :

HOMER LIBRARY SECURITY GRILL

HOMER, ALASKA

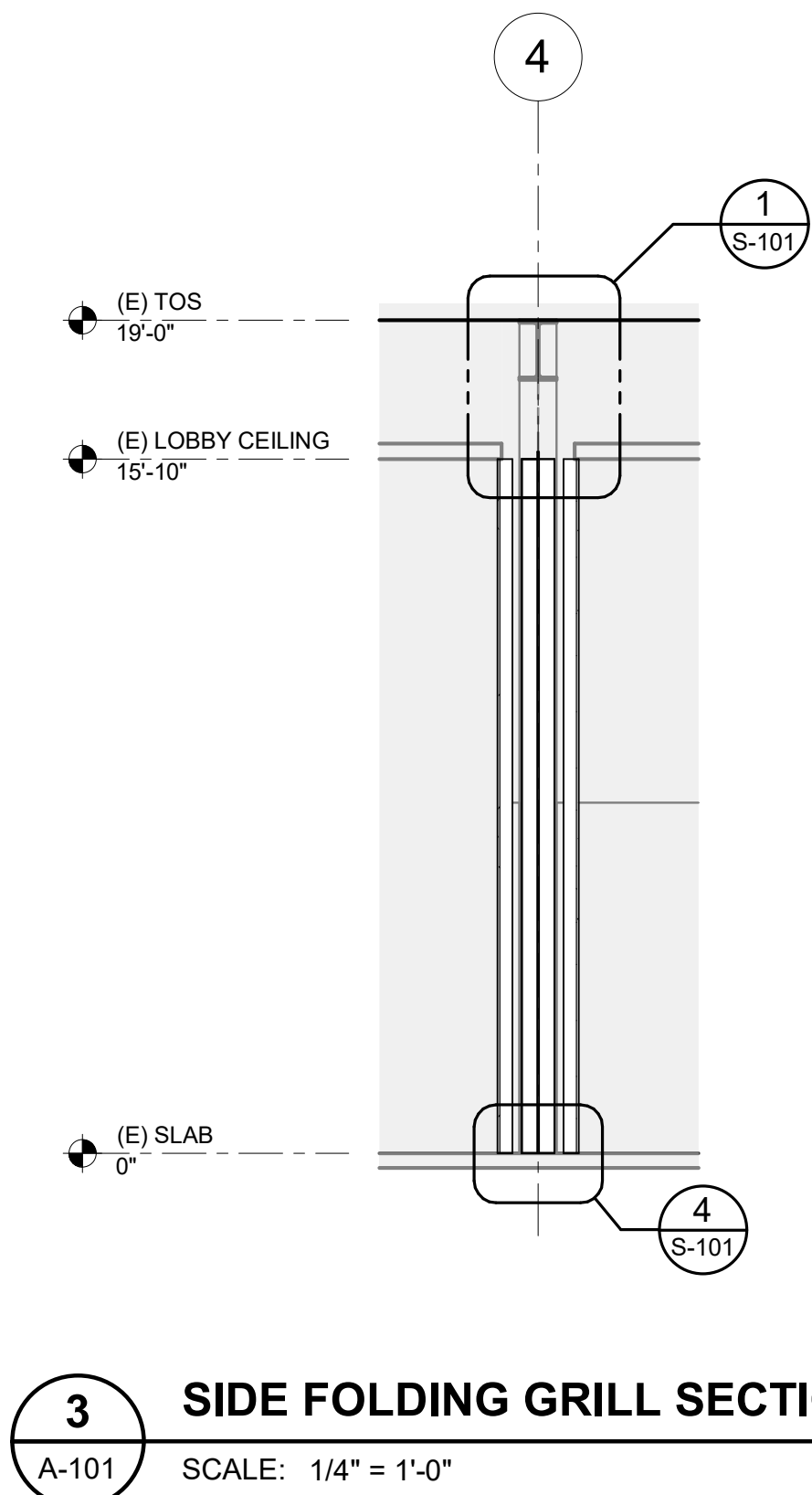
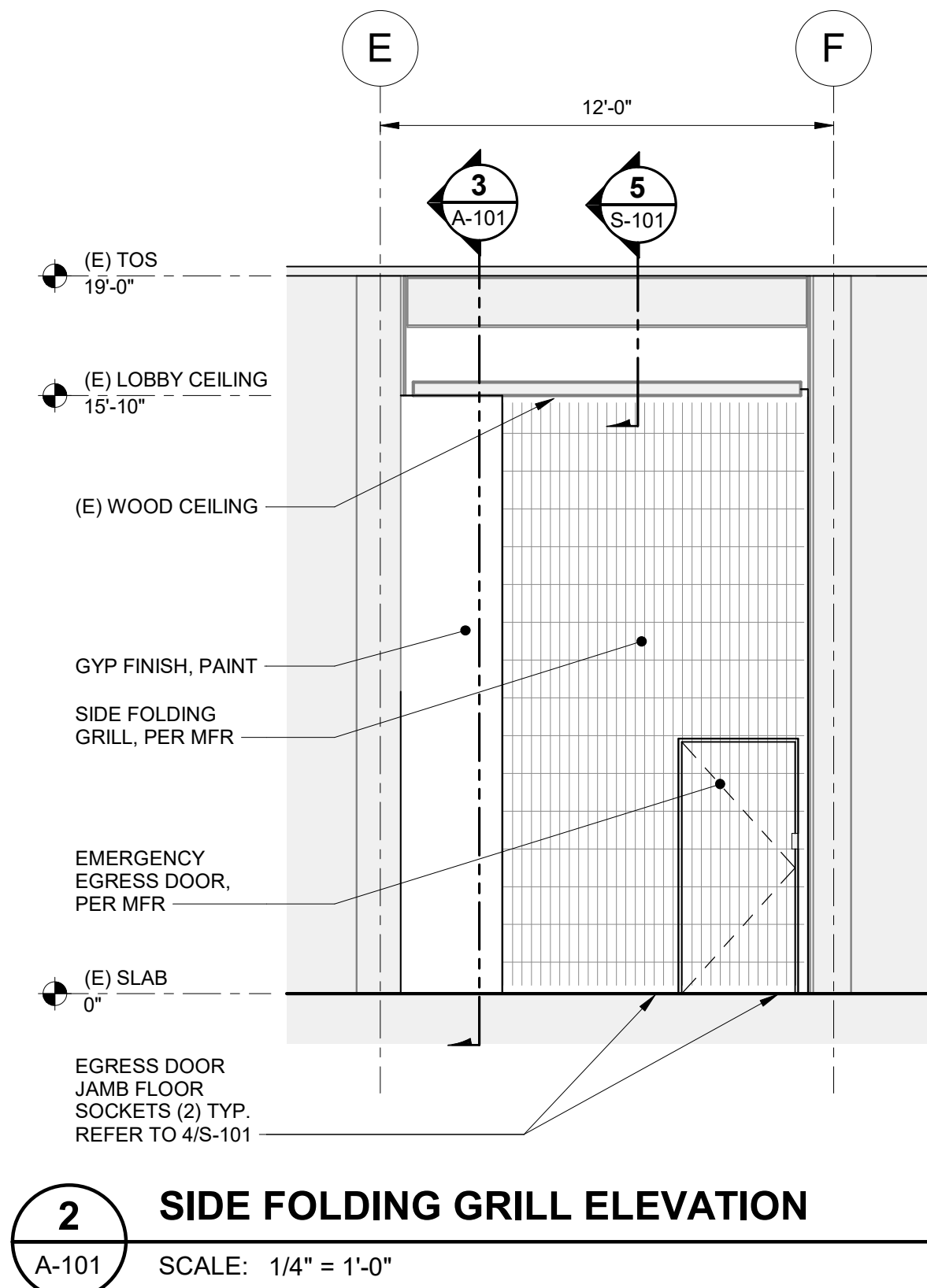
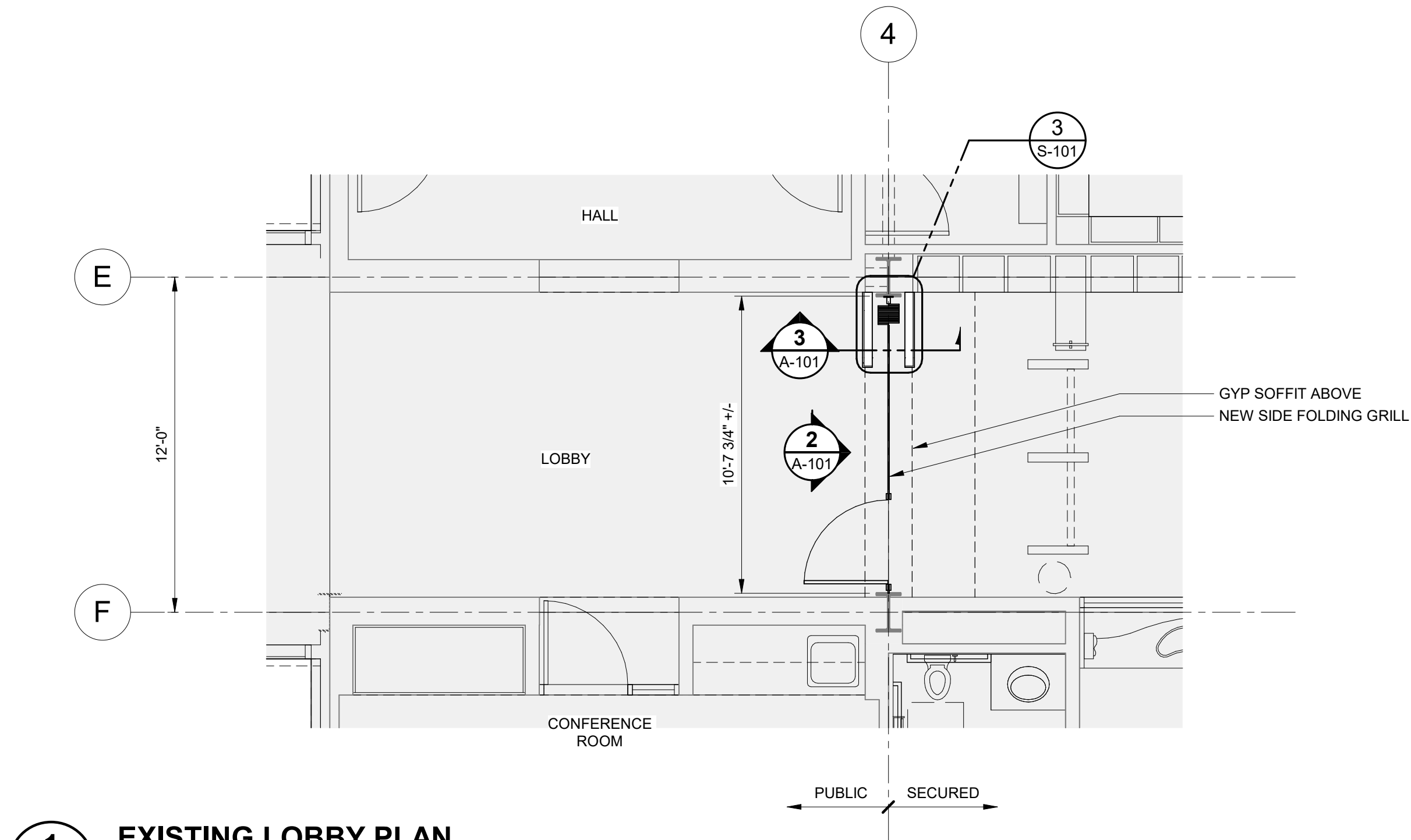
SHEET TITLE :

LIFE SAFETY PLAN

PERMIT SET

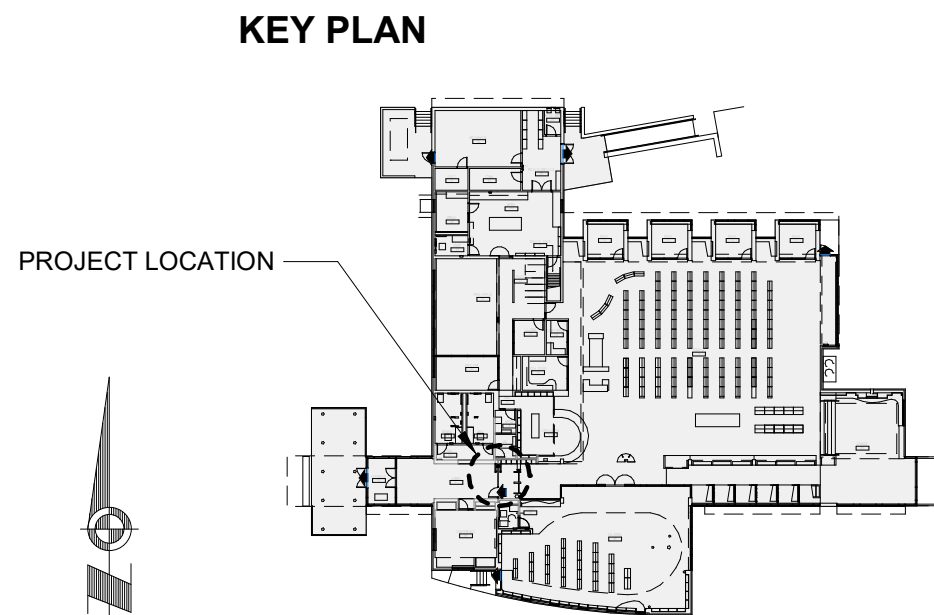
DESIGN	TM
DRAWN	CFK
CHECKED	-
DATE	02/28/2025

PROJECT No.	10306.24019
SHEET NUMBER	A-001



GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- B. WHERE DEMOLITION IS REQUIRED FOR NEW CONSTRUCTION REPAIR AREAS IN-KIND WITH MATCHING MATERIALS AND FINISHES (TYPICAL).
- C. CONTRACTOR TO VERIFY LOCATION OF EXISTING RADIANT IN-FLOOR SLAB TUBING TO AVOID CONFLICT WITH IN-FLOOR SECURITY GRILL ASSEMBLIES, REFER TO FLOOR SOCKET DETAIL 2/A-101 AND 4/S-101
- D. SECURITY GRILL BASIS OF DESIGN:
- CORNELLCOOKSON VISTAPANE (MODEL ESC-31) SLOTTED ANODIZED ALUMINUM SIDE FOLDING SECURITY GRILL
 - FIXED AT FOLDING END AND HOOK BOLT LOCKING ON SECURED CLOSURE SIDE
 - 3'-0"x7'-0" EMERGENCY EGRESS FALL AWAY DOOR
- E. PROVIDE COMPLETE SHOP DRAWINGS OF NEW SECURITY GRILL AND STACKING POCKET FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK. COORDINATE ALL WORK WITH EXISTING AND NEW ASSEMBLIES IN ORDER TO ACCOMPLISH THE SCOPE OF WORK HEREIN.



No.	Date	Item
REVISIONS		

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PROJECT :
HOMER LIBRARY SECURITY GRILL

HOMER, ALASKA

SHEET TITLE :
SECURITY GRILL PLAN AND
ELEVATIONS

PERMIT SET

DESIGN TM
DRAWN CFK
CHECKED -
DATE 02/28/2025

PROJECT No.
10306.24019
SHEET NUMBER

A-101

1" IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

3/4/2025 3:57:56 PM Autocad Doc://10306.24019 - Homer Library Security Grill/FAC-STRU-10306.24019_RV23.rvt

STRUCTURAL GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
- A. THE INTERNATIONAL BUILDING CODE (IBC) 2021 AND ITS REFERENCED STANDARDS, HEREIN REFERRED TO AS "THE CODE", THE UNIFIED FACILITIES CRITERIA (UFC), SECTIONS 03-04 AND OTHER REGULATORY CRITERIA WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
2. THIS WORK INVOLVES EXISTING STRUCTURES, PERFORM THE FOLLOWING TASKS PRIOR TO STARTING CONSTRUCTION:
- A. SURVEY AND FIELD VERIFY ALL EXISTING CONDITIONS ASSOCIATED WITH THE WORK.
- B. ALL OMISSIONS OR CONFLICTS BETWEEN ELEMENTS OF THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD, PRIOR TO PROCEEDING WITH THE RELATED WORK.
3. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONSTRUCTION LOADS MUST NOT EXCEED THE DESIGN LIVE LOADS.
4. IF THE STRUCTURAL ENGINEER OF RECORD IS NOT RETAINED BY THE OWNER TO OVERSEE CONSTRUCTION ACTIVITIES, THE STRUCTURAL ENGINEER OF RECORD IS NOT IN RESPONSIBLE CHARGE OF THE CONSTRUCTION PER SECTION 107.3.4 OF THE CODE. CONSTRUCTION ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, REVIEW OF SPECIAL INSPECTION AND STRUCTURAL OBSERVATION REPORTS, REVIEW OF SUBMITTAL DOCUMENTS, AND REVIEW DELEGATED DESIGN SUBMITTALS.

STRUCTURAL DESIGN DATA

1. RISK CATEGORY II
2. SECURITY GRILL:
- A. CORNELL VISTAPANE 36 PLF OR 370 LBS CONCENTRATED
3. SEISMIC LOADS:
- A. SEISMIC IMPORTANCE FACTOR I_e = 1.0
- B. SITE CLASS D - DEFAULT
- C. MAPPED ACCELERATIONS
- a. SHORT-PERIOD S_S = 1.5
- b. 1-SECOND S₁ = 0.603
- D. DESIGN ACCELERATIONS
- a. SHORT-PERIOD S_{DS} = 1.2
- E. COMPONENT AMPLIFICATION FACTOR a = 1.0
- F. RESPONSE MODIFICATION FACTOR R = 2.5
- G. DESIGN BASE SHEAR E_h = 231 LBS
E_v = 102 LBS

STRUCTURAL STEEL NOTES

1. DETAIL, FABRICATE, AND ERECT ALL WORK IN CONFORMANCE WITH CHAPTER 22 OF THE IBC AND ALL REFERENCED STANDARDS.
2. USE STRUCTURAL STEEL CONFORMING TO THE FOLLOWING STANDARDS, UNLESS NOTED OTHERWISE:
- | SHAPE | YIELD STRENGTH | MATERIAL NOTES |
|-----------------------------|----------------|----------------|
| C, L, PLATES, MISCELLANEOUS | 36 KSI | ASTM A36 |
3. BOLT AND ANCHOR ROD REQUIREMENTS:
- A. USE BOLTS, NUTS AND WASHERS CONFORMING TO THE REQUIREMENTS OF ASTM F3125 GRADE A325 OR A490.
4. BOLTED CONNECTION REQUIREMENTS:
- A. USE SIMPLE SHEAR CONNECTIONS WITH A MINIMUM OF TWO HIGH-STRENGTH BOLTS IN BEARING TYPE CONNECTIONS. THREADS MAY BE INCLUDED OR EXCLUDED FROM SHEAR PLANE(S), UNLESS NOTED OTHERWISE.
- B. TIGHTEN ALL BOLTS TO A SNUG-TIGHT CONDITION, SUCH THAT ALL PLIES ARE IN SNUG CONTACT, UNLESS NOTED OTHERWISE
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCE.
6. DO NOT FIELD CUT OR MODIFY STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

STRUCTURAL COLD FORMED METAL NOTES


1. ALL COLD FORMED STEEL SHAPES MUST MEET OR EXCEED THE FOLLOWING REQUIREMENTS:
- A. 54 MILS (16 GA) AND THICKER ASTM A446 GRADE D (F_y = 50 KSI)
- B. 43 MILS (18 GA) AND THINNER ASTM A446 GRADE A (F_y = 33 KSI)
2. THE CONTRACTOR MUST PROVIDE ALL ACCESSORIES, NOT SPECIFICALLY DETAILED IN THESE DRAWINGS, IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATION.
3. ALL SELF-DRILLING SHEET METAL SCREWS MUST PROTRUDE 1/4" THROUGH THE METAL STUD FRAMING. SCREWS MUST BE INSTALLED AND TIGHTENED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL WOOD NOTES


1. PERFORM ALL WORK STRUCTURAL WOOD WORK IN CONFORMANCE WITH CHAPTER 23 OF THE IBC, AND ALL REFERENCED STANDARDS.
2. USE CONVENTIONAL FRAMING MATERIALS MEETING OR EXCEEDING THE FOLLOWING MINIMUM REQUIREMENTS:
- | USE | DIMENSIONS | SPECIES | GRADE | Fb (PSI) |
|--------|------------|----------|-------|----------|
| HEADER | 4x10 | DOUG-FIR | No. 2 | 900 |
- A. USE VISUALLY GRADED OR MACHINE STRESS RATED LUMBER IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) TECHNICAL PUBLICATION NO. 17 OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) "WESTERN LUMBER GRADING RULES (G5)".
3. USE CONNECTION HARDWARE MEETING THE FOLLOWING REQUIREMENTS, UNLESS NOTED OTHERWISE ON PLANS:
- A. USE BOLTS CONFORMING TO ASTM A307 WITH STANDARD WASHERS UNDER ALL BOLT HEADS AND NUTS CONTACTING WOOD.
- B. USE COMMON WIRE NAILS OF SIZES NOTED ON DRAWINGS. IF ALTERNATIVE FASTENERS ARE DESIRED, THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A SCHEDULE OF SUBSTITUTIONS, SHOWING EQUIVALENT FASTENER STRENGTHS.
4. DO NOT FIELD CUT STRUCTURAL WOOD MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR REVIEW OF THE ENGINEER.
5. DO NOT USE WOOD TREATMENTS OR PRESERVATIVES WITHOUT SUBMITTAL AND REVIEW BY THE ENGINEER OF RECORD.

No.	Date	Item
REVISIONS		

CONSULTANT :



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PROJECT :

HOMER LIBRARY SECURITY GRILL

HOMER, ALASKA

SHEET TITLE :

GENERAL NOTES

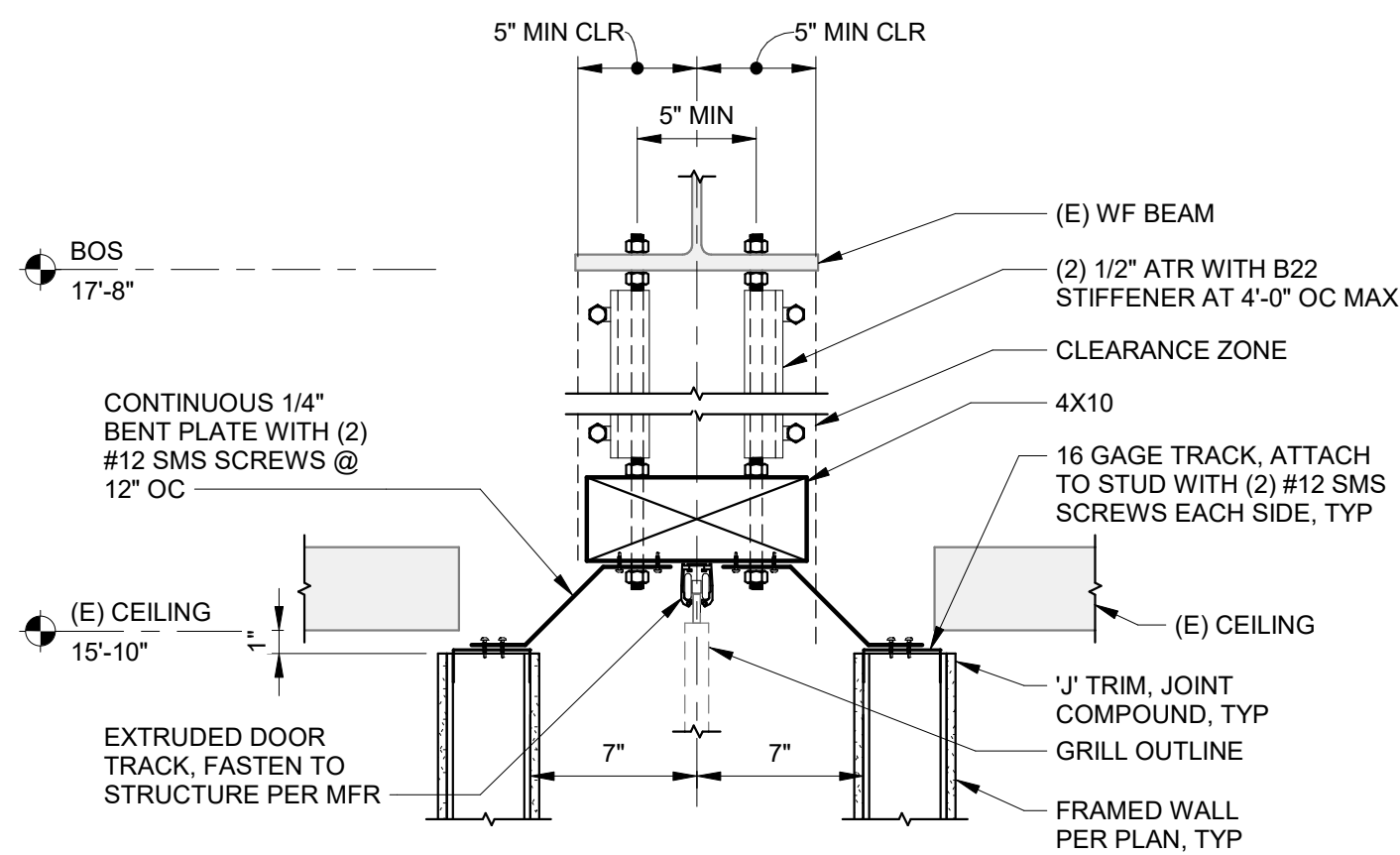
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DATE	02/28/2025

PROJECT No.
10306.24019

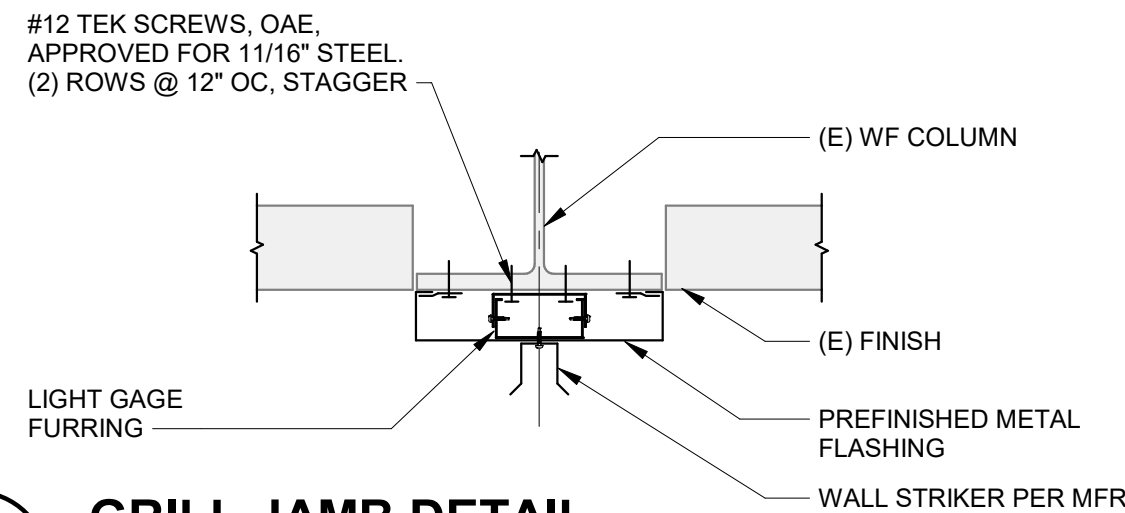
SHEET NUMBER

S-001



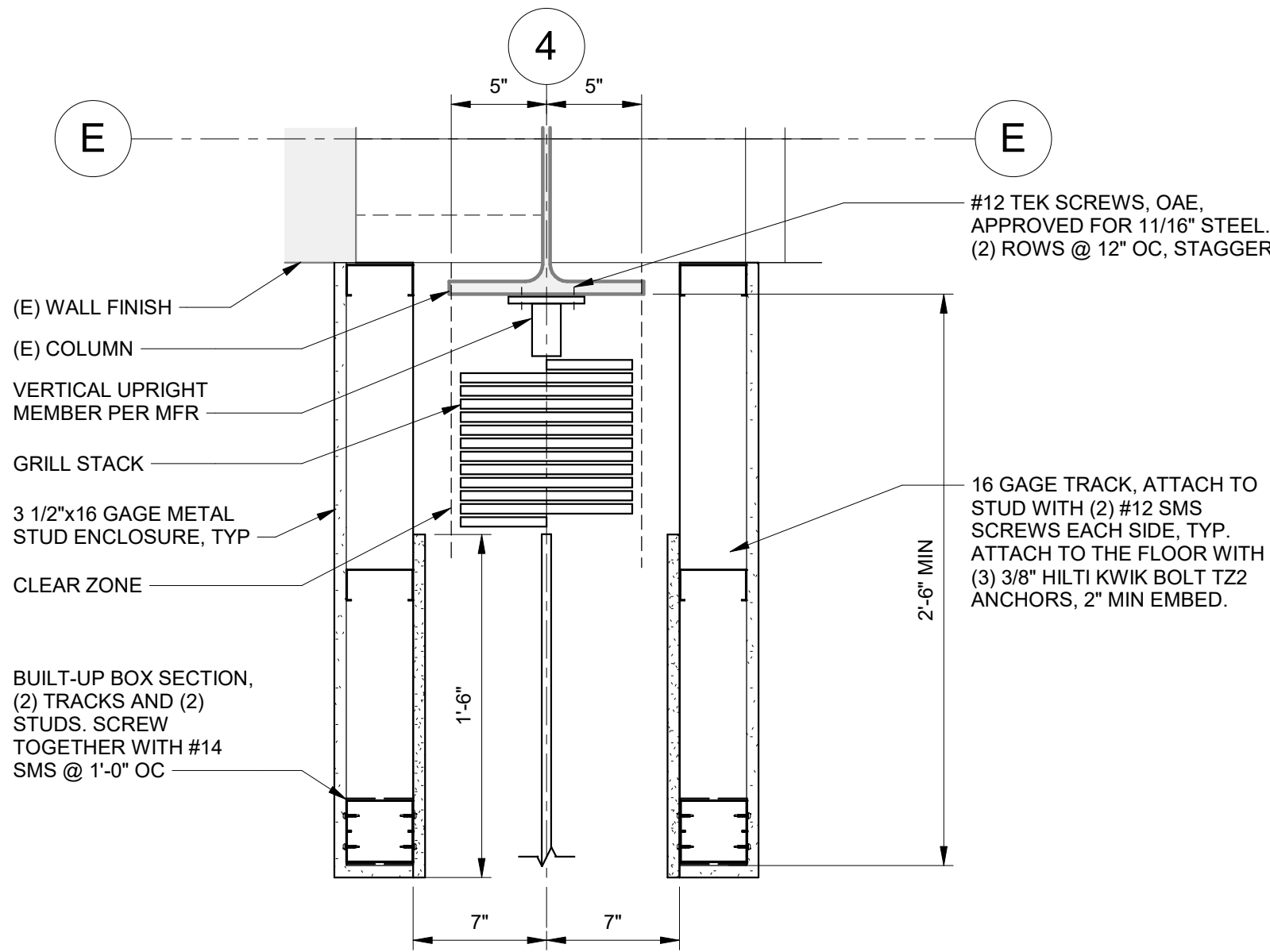
1 GRILL HEAD DETAIL @ WALL

S-101 SCALE: 1 1/2" = 1'-0"



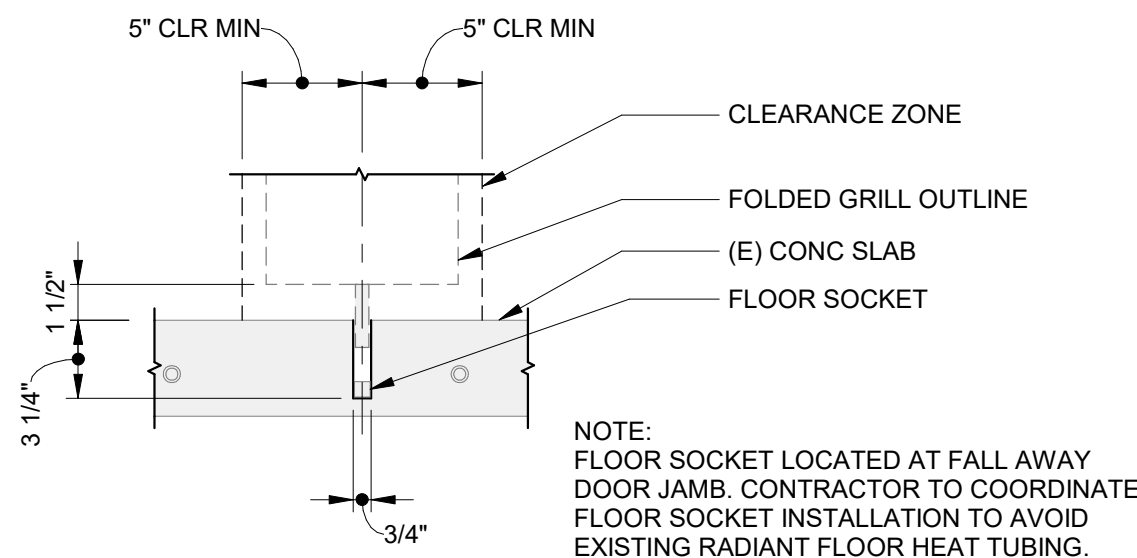
2 GRILL JAMB DETAIL

S-101 SCALE: 1 1/2" = 1'-0"



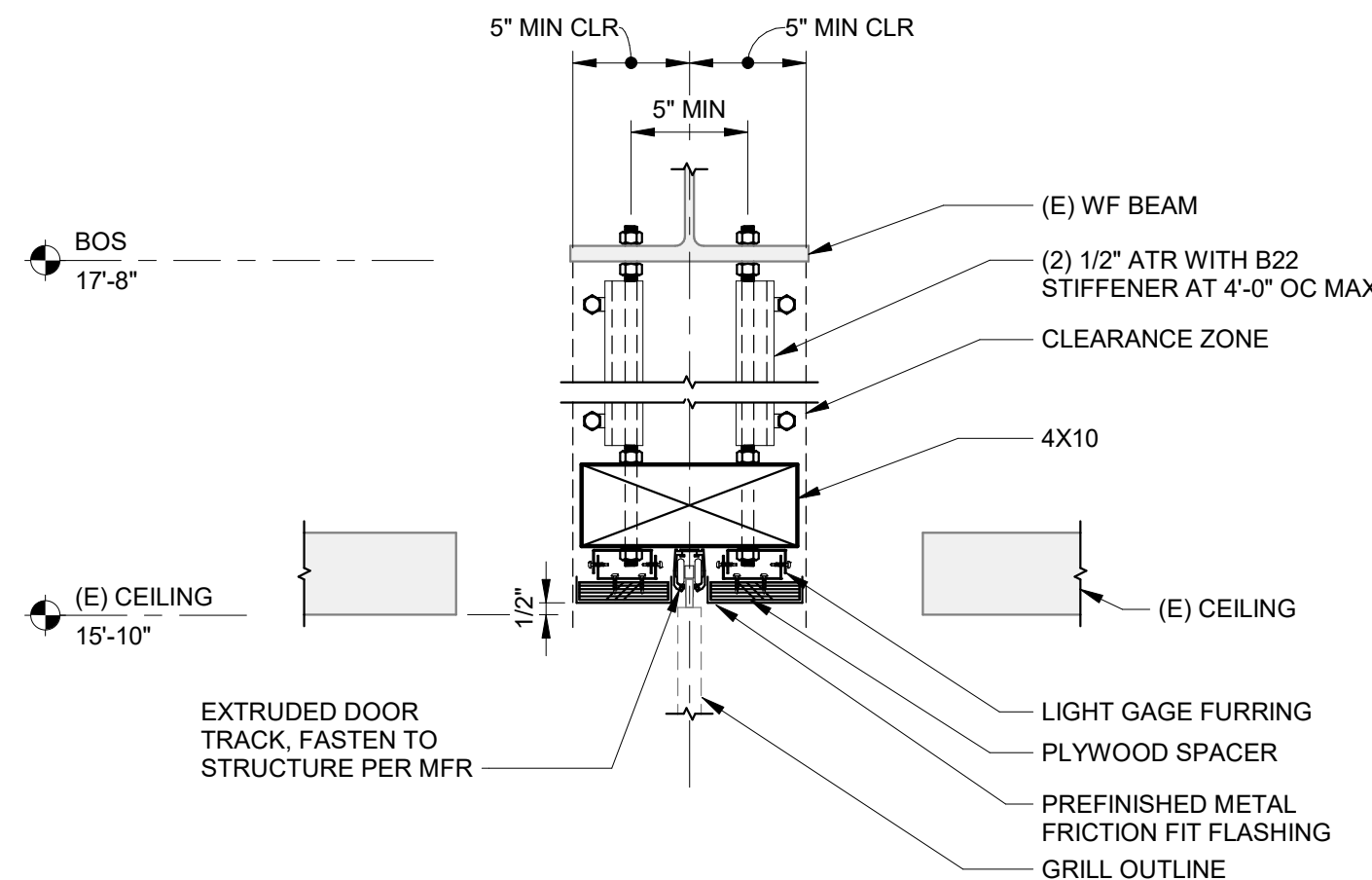
3 GRILL JAMB DETAIL

S-101 SCALE: 1 1/2" = 1'-0"



4 INTERMEDIATE FLOOR SOCKET DETAIL

S-101 SCALE: 1 1/2" = 1'-0"



5 GRILL HEAD DETAIL

S-101 SCALE: 1 1/2" = 1'-0"

No.	Date	Item
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CONSULTANT :



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AECC163270



PROJECT :

HOMER LIBRARY SECURITY GRILL

HOMER, ALASKA

SHEET TITLE :

STRUCTURAL DETAILS

PERMIT SET

DESIGN	TJB
DRAWN	CFK
CHECKED	JEH
DATE	02/28/2025

PROJECT No.
10306.24019
SHEET NUMBER

S-101

Plan Review Approval Letter & Certificate

Grantor: State of Alaska, Department of Public Safety, Division of Fire & Life Safety

Grantee: HOMER CITY OF

Recording District:

Legal Description:

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal* on 5/29/2025 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named Homer Public Library (New Location Hazel Ave) and shall remain posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans **must** be resubmitted for review by the *State Fire Marshal*.

Plan Review #: 2025ANCH0261

By: 

Authority: AS 18.70.080
Form: 12-741
(6/01) **Renovation**

Jarrett Zuspan
Building Plans Examiner I



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY

Plan Review Bureau – Anchorage

5700 East Tudor Road

Anchorage, Alaska 99705-1225

Main: 907.269.2004

Fax: 907.269.0098

06/04/2025

Return to Applicant: Leon Galbraith
3575 Heath St.
Homer, AK 99603

SUBJECT: Homer Public Library (New Location Hazel Ave) - Renovation
ADDRESS: 500 Hazel Avenue
CITY: Homer
PLAN REVIEW: 2025ANCH0261
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: B Business
ADDITIONAL OCCUPANCY: A-3 Assembly, churches, community halls, gyms
2021 INTERNATIONAL BUILDING AND FIRE CODE

Dear Leon Galbraith:

Plans for the Renovation have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved. Enclosed is a certificate of approval that must be posted on the premises until completion of the above project.

It is prohibited to occupy this building until construction is completed, and if applicable, the Automatic Fire System(s) is installed, tested, and certified as operable. Any changes to the approved plans must be submitted to this office for review and approval.

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government. The plans have not been reviewed for compliance with the federal Americans with Disabilities Act or structural requirements.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address above.

Approved By:
Jarrett Zuspan
Building Plans Examiner I
jarrett.zuspan@alaska.gov

Enclosure: Approval Certificate

Side-Folding Grille Gates

Side-folding grilles provide a convenient and smooth operation for many businesses. These **interior sliding security gates** move to each side to open rather than raise and lower. They provide excellent protection while maintaining high visibility and ventilation.

The Cornell lineup of side-folding doors includes:

- **VistaPane™**: VistaPane **sports a unique design** with solid, perforated, slotted, or transparent panels. Choose from panel materials like aluminum, tempered glass, steel, or Lexan. Vistapane offers pocket-door style retraction as an option.
- **VisionGlide™**: The lightweight VisionGlide is ideal for curved tracks and spaces with less structural support. Select from **an attractive aluminum finish** with a straight or brick pattern design.
- **GlideGard™**: **This side-folding grille offers high security** with many customization options to increase visual appeal. Add clear anodized rods or other style features to boost its look.

VISTAPANE™ SIDE FOLDING GRILLES

Side Folding Grilles

Model Number: ESC31

Side Folding Security Grilles

VistaPane™ Side Folding Closures can provide a range of benefits – from the visibility and airflow of an open-design grille to the maximum security offered by a solid pane. We offer five different panel options to meet your varied needs.

Features:

- Clear anodized truss panels and posts
- Custom wet paint available, consult factory
- Hook bolt locking with cylinders both sides standard, **other locking optional**
- Emergency egress option – Bi-part or full 3' x 7' egress door within the curtain
- 14" radius 90°, 120°, 135° and 150° curves standard

VistaPane™ Side-Folding Security Grilles

VistaPane™ side-folding security grilles deliver a high level of security while maintaining excellent visibility and airflow. These folding security grilles feature a paneled design with multiple styles available to match your preferences, including solid, slotted, perforated, and transparent panels made from aluminum, steel, tempered glass, or shatter-resistant Lexan. VistaPane™ side-folding security grilles come with several customization options, including a heavy-duty steel pocket door for concealment when stored.

Sizes

Curtain Type	Maximum Height	Lbs. Per Sq. Ft.
Perforated VistaPane	14' 0"	2.0
Slotted VistaPane	20' 0"	2.2
Lexan VistaPane	14' 0"	2.25
Glass VistaPane	12' 0"	2.5
Solid VistaPane	20' 0"	2.25

Slotted Panels

This design features aluminum panels with slots that provide a high level security with visual access and air flow. Interlocking components prevent forced entry. Aluminum panels are lighter than glass inserts, which require less bulkhead support and make it easier to operate. This panel type is excellent for storefront applications.

Slotted VistaPane™

- 13 gauge fully anodized slotted aluminum panels
- 1 1/4" x 1/4" oblong slots
- Extruded insert fits into framing hinge extrusion for superior security
- Maximum height: 20' 0"
- Airflow through closure: 20%
- Airflow through panel: 30%

Grille Single Slide or Bi Parting Construction

This side folding grille can be designed to close at the center of the room in divided sections or extend fully from one wall to the other.

Pocket Door

Available for side closing products up to 12 feet high, this heavy duty 12 gauge steel pocket door and frame assembly neatly closes off the pocket area of a stored partition.

Side Folding Closure: VistaPane™ Model ESC-31

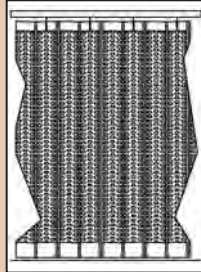
VistaPane™ Standard Features:

- Clear Anodized Truss Panels and Posts
- Color Anodizing, Custom Paint - consult factory
- Hook bolt locking with cylinders both sides standard, other locking optional

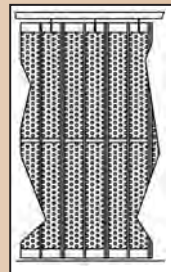
- Emergency Egress Option- Bi-part or full 3' x 7' egress door within the curtain
- 14" radius 90 and 135° curves standard, others optional
- See back for additional Design Construction Details.



Optional Emergency Egress Door Shown



ESC-31 VistaPane™
Slotted Aluminum



ESC-31 VistaPane™
Perforated Steel

Slotted and Perforated Panels:

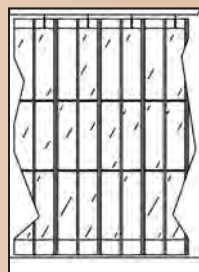
Perforated with a pattern of slots that provides high level security with visual access and air flow. Interlocking components prevent forced entry. Lighter than glass inserts; requiring less bulkhead support and easy to operate. Excellent for storefront applications.

■ VistaPane™ Slotted

- 13 Gauge Fully Anodized Slotted Aluminum Panels
- 1 1/4" x 1/4" oblong slots
- Extruded insert fits into framing hinge extrusion for superior security
- Maximum Height: 20' 0"
- Airflow Through Closure: 20%
- Airflow Through Panel: 30%

■ VistaPane™ Perforated

- 3/16" Perforated 18 Gauge Steel Panels
- Maximum Height: 14' 0"
- Airflow Through Closure: 39%
- Airflow Through Panel: 47%



ESC-31 VistaPane™
Glass or Lexan

Glass and Lexan Panels:

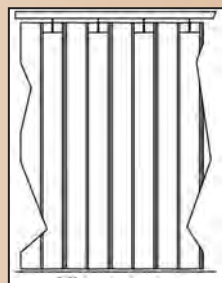
Clear, shatterproof Lexan® or tempered glass inserts allow unobstructed views while providing solid security and blocking refuse, odor and smoke.

■ VistaPane™ Lexan

- 1/8" Thick Lexan Panels
- Maximum Height: 14' 0"

■ VistaPane™ Glass

- Clear Tempered Glass Panels
- Maximum Height: 12' 0"



ESC-31 VistaPane™
Solid

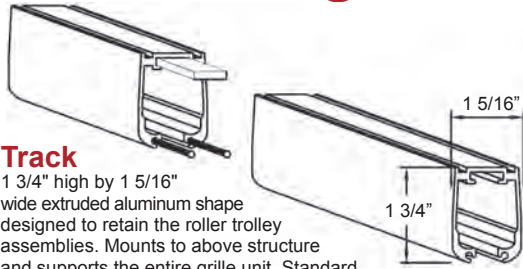
Solid Panels:

Full height aluminum panels and heavy gauge dedicated extrusions deny visual access and provide solid security.

■ VistaPane™ Solid

- 13 Gauge Clear Anodized Solid Aluminum Panels
- Maximum Height: 20' 0"

Side Folding Grille Details

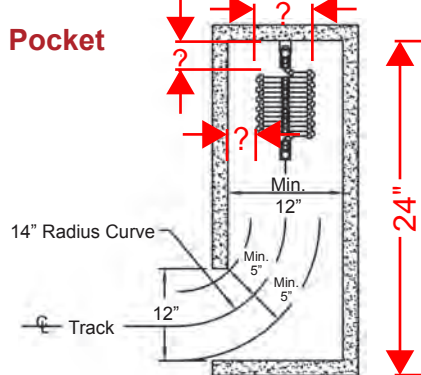


Track

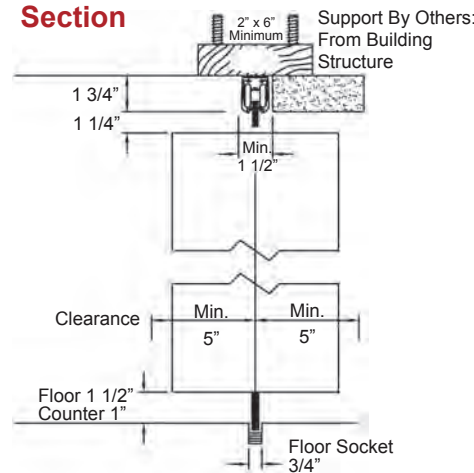
1 3/4" high by 1 5/16" wide extruded aluminum shape designed to retain the roller trolley assemblies. Mounts to above structure and supports the entire grille unit. Standard curves are 90 or 135 degree with a 14" radius. Custom angle and radius curves are available.

Standard Material & Finish: clear anodized aluminum

Pocket



Section



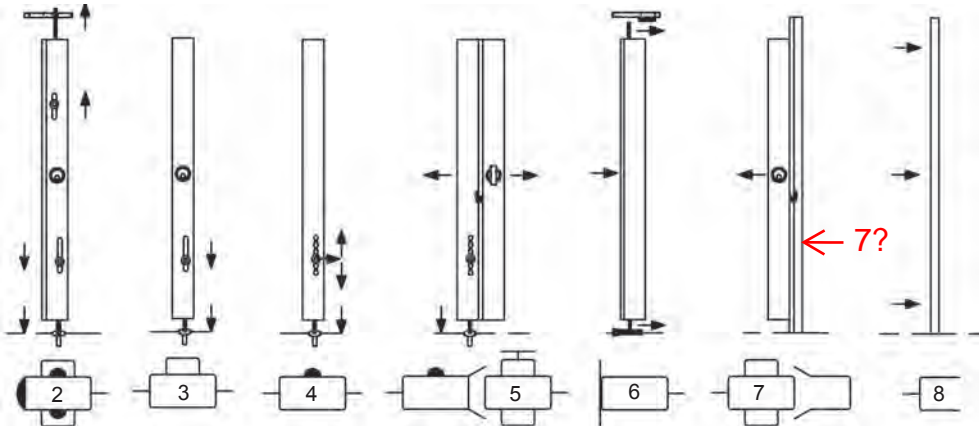
Minimum Stacking

1.05" per Foot of Opening + 3.5" per post, or Approximately 2" per Foot of Opening

12' opening x 2" = 24" pocket

Vertical Upright Members

2 3/8" x 1 5/16" tubular extruded aluminum sections



Top & Bottom Locking End or Intermediate

Located at the beginning of a curtain or curtain section, these members contain a top and bottom drop bolt lock for engagement at the floor and ceiling.

Bottom Locking Intermediate: Cylinder Control Spring Knob

Located throughout the curtain so that any open section does not exceed 13'. These members have a drop bolt lock for engagement at the floor.

Bi-Part

Located at all curtain bi-part sections, these members have an attached strike channel for matching up with a lead member and a drop bolt lock for engagement at the floor.

Floating End

With an attached full height protection plate and located within a stack pocket, these members float from the back to a set minimum projection in the pocket being stopped by track and floor mounted stoppers.

Hookbolt and Wall Striker

These members join a wall or member mounted strike channel and contain a hook bolt lock that engages the strike channel.

Fixed End

Normally used on grilles with exposed stacking, these members are set up with a full height wall mounting plate or angle for direct attachment to the wall.

Design Construction Details

- Minimal headroom required - A 1 3/4" high by 1 5/16" wide track mounts to overhead structure to support the unit.
- No floor track is required.
- Maximum recommended width of a single unit section is 30' 0" (before using a bi-parting unit).
- Maximum intermediate member spacing is 13' for full height units, 7' for countertop units.
- Operation is manual push / pull only.
- Minimum height for all units is 2' 0", minimum width for all units is 4' 0".
- Maximum height: see below.

The grille support should be designed to carry the weight of a fully stacked door at any point along its length. See below.

	Maximum Height	Lbs. Per Sq. Ft.
VisionGlide	12' 0"	0.8
GlideGard	14' 0"	1.5
VistaPane Perforated	14' 0"	2.0
VistaPane Slotted	20' 0"	2.2
VistaPane Lexan	14' 0"	2.25
VistaPane Glass	12' 0"	2.5
VistaPane Solid	20' 0"	2.25

Special Feature Options

- Pocket Door - Available option for side folding grilles to neatly finish off pocket openings. Both the pocket door and frame are made of heavy duty 12 gauge steel that is coated with a baked-on polyester powder coat finish. Available up to 12' in height and fit pocket openings from 10" to 24" wide.



- Multiple Height Units - Available for openings that have a full height and a countertop area. This is accommodated with a bi-part unit or with a single pocket unit when the pocket is located at the full height side of the opening.



Optional Finishes

For standard clear anodized components:

- Color Anodized: medium bronze, dark bronze or champagne
- Custom Wet Paint: consult factory

CORNELL
Innovative door solutions®

An ISO 9001:2008 Registered Company

Crestwood Industrial Park • Mountaintop, PA 18707 • TEL 800.233.8366 • FAX 800.526.0841

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100% DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE

HOMER LIBRARY SECURITY GRILLE
HOMER, ALASKA

PREPARED FOR:

RESPEC
2700 Gambell Street, Suite 500
Anchorage, Alaska 99503

February 25, 2025



HMS Project No.: 24135

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (5) 100% design documents
Date: February 7, 2025
Provided By: RESPEC of Anchorage, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates: A.S. Title 36 working 60 hours per week
Premium Time: 16.70%
Subcontractor's Mark-Up: 35.00%

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses
Bidding Situation: Competitive bids assumed
Bid Date: May 2025
Start of Construction: Summer 2025

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction
5. Sales tax, unless otherwise noted

HMS Project No.: 24135

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes continued normal escalation based on the current economic climate. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

HMS Project No.: 24135

GENERAL COST SUMMARY

<i>Total</i>	
BASE BID	\$ 36,501
OPTION 1	881

HMS Project No.: 24135

100% DESIGN COST SUMMARY

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
01 - SITE WORK	\$ 356	\$ 752	\$ 1,108
02 - SUBSTRUCTURE	0	0	0
03 - SUPERSTRUCTURE	0	0	0
04 - EXTERIOR CLOSURE	0	0	0
05 - ROOF SYSTEMS	0	0	0
06 - INTERIOR CONSTRUCTION	31,336	1,975	33,311
07 - CONVEYING SYSTEMS	0	0	0
08 - MECHANICAL	0	0	0
09 - ELECTRICAL	0	0	0
10 - EQUIPMENT	0	0	0
11 - SPECIAL CONSTRUCTION	0	0	0
<i>SUBTOTAL:</i>	<i>\$ 31,692</i>	<i>\$ 2,727</i>	<i>\$ 34,419</i>
12 - GENERAL REQUIREMENTS	Included in Door Quote		
<i>SUBTOTAL:</i>			<i>\$ 34,419</i>
13 - CONTINGENCIES			
Design Unknowns	5.00%		1,721
Escalation to May 2025 at 4% per Annum (3 Months)	1.00%		361
TOTAL ESTIMATED CONSTRUCTION COST:			\$ 36,501

HMS Project No.: 24135

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>
01 - SITE WORK				\$ 1,108
011 - Hazmat Abatement	\$ 0	\$ 0	\$ 0	
012 - Site Preparation	356	752	1,108	
013 - Site Improvements	0	0	0	
014 - Site Mechanical	0	0	0	
015 - Site Electrical	0	0	0	
02 - SUBSTRUCTURE				\$ 0
021 - Standard Foundations	\$ 0	\$ 0	\$ 0	
022 - Slab on Grade	0	0	0	
023 - Basement	0	0	0	
024 - Special Foundations	0	0	0	
03 - SUPERSTRUCTURE				\$ 0
031 - Floor Construction	\$ 0	\$ 0	\$ 0	
032 - Roof Construction	0	0	0	
033 - Stair Construction	0	0	0	
04 - EXTERIOR CLOSURE				\$ 0
041 - Exterior Walls	\$ 0	\$ 0	\$ 0	
042 - Exterior Doors and Windows	0	0	0	
05 - ROOF SYSTEMS				\$ 0
051 - Roofing	\$ 0	\$ 0	\$ 0	
052 - Skylights	0	0	0	
06 - INTERIOR CONSTRUCTION				\$ 33,311
061 - Partitions and Doors	\$ 30,961	\$ 417	\$ 31,378	
062 - Interior Finishes	375	1,558	1,933	
063 - Specialties	0	0	0	
07 - CONVEYING SYSTEMS	\$ 0	\$ 0		\$ 0

HMS Project No.: 24135

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>
08 - MECHANICAL				\$ 0
081 - Demolition	\$ 0	\$ 0	\$ 0	
082 - Plumbing	0	0	0	
083 - HVAC	0	0	0	
084 - Fire Protection	0	0	0	
085 - Special Mechanical Systems	0	0	0	
09 - ELECTRICAL				\$ 0
091 - Demolition	\$ 0	\$ 0	\$ 0	
092 - Service and Distribution	0	0	0	
093 - Lighting and Power	0	0	0	
094 - Special Electrical Systems	0	0	0	
10 - EQUIPMENT				\$ 0
101 - Fixed and Movable Equipment	\$ 0	\$ 0	\$ 0	
102 - Furnishings	0	0	0	
11 - SPECIAL CONSTRUCTION	\$ 0	\$ 0		\$ 0
SUBTOTAL DIRECT WORK:	\$ 31,692	\$ 2,727		\$ 34,419

HMS Project No.: 24135

01 - SITE WORK 012 - Site Preparation	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

DEMOLITION

Demolish wall finish	32	SF	0.20	6	4.50	144	4.70	150
Protect existing finishes	1,000	SF	0.35	350	0.50	500	0.85	850
SUBTOTAL:				\$ 356		\$ 644		\$ 1,000
Labor Premium Time	16.70%					108		108

TOTAL ESTIMATED COST:				\$ 356		\$ 752		\$ 1,108
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HOMER LIBRARY SECURITY GRILLE
HOMER, ALASKA
100% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

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DATE: 2/25/2025

HMS Project No.: 24135

06 - INTERIOR CONSTRUCTION 061 - Partitions and Doors	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
3 1/2" metal stud partitions	75	SF	1.42	107	1.90	143	3.32	250
3"x10" header with associated hardware	11	LF	7.00	77	8.00	88	15.00	165
1/2" all thread with stiffener	6	EA	21.00	126	21.00	126	42.00	252
10'9"x15'10" horizontal side folding grille (quote per Hunter at Door Systems of Alaska, 907-931-9500)	1	EA	30651.00	30,651			30651.00	30,651
SUBTOTAL:				\$ 30,961		\$ 357		\$ 31,318
Labor Premium Time	16.70%					60		60
TOTAL ESTIMATED COST:				\$ 30,961		\$ 417		\$ 31,378

HMS Project No.: 24135

06 - INTERIOR CONSTRUCTION 062 - Interior Finishes	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
5/8" Type X gypboard	150	SF	1.10	165	1.70	255	2.80	420
Paint gypboard (allowance)	600	SF	0.35	210	1.80	1,080	2.15	1,290
SUBTOTAL:				\$ 375		\$ 1,335		\$ 1,710
Labor Premium Time	16.70%					223		223
TOTAL ESTIMATED COST:				\$ 375		\$ 1,558		\$ 1,933

HMS Project No.: 24135

OPTION 1	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Anodized grille finish	1	EA	881.00	881			881.00	881
SUBTOTAL:				\$ 881		\$ 881		
Labor Premium Time	16.70%							
TOTAL ESTIMATED COST:				\$ 881		\$ 881		