



MEMORANDUM

CC-26-005

Ordinance 26-03, an Ordinance of the City Council of Homer, Alaska Amending the FY26 Capital Budget by Appropriating an Additional \$25,000 from the Homer Education and Recreation Complex (HERC) Capital Asset Repair And Maintenance Allowance (CARMA) Fund for the Repair, Resurfacing and Repainting of Lines on the Floor in the Gymnasium in the HERC 1 Building

Item Type: Backup memo
Prepared For: Mayor Lord and Homer City Council
Date: December 19, 2025
Through: Melissa Jacobsen, City Manager
From: Mike Illg, Recreation Manager

Issue

The City of Homer's (City) HERC gym (located in the big building) is used every day for multiple Homer Community Recreation programs. The City purchased the school campus from the Kenai Peninsula Borough back in 2000. The City has not done any maintenance projects to the gym floor surface during its ownership. While the City is continuing the efforts to plan for a new municipal recreation facility, staff recognizes that it will take time before a new facility is available, therefore, staff is proposing to refinish and repair the HERC gym floor to extend its useful life.

The HERC gym is currently utilized for up to 50 hours a week serving an estimated 2,234 visitors each month and staff has requested resources to maintain the gym floor to preserve the condition of the existing gym floor surface and extend its useful life. Current activities in the gym include: pickleball, basketball, volleyball, corn hole, youth open gym, fitness classes, dodgeball, home school gym classes, Homer Flex gym classes, as well as a host of other programs.

The City Council has approved the request for \$7,200 for a recoat for the HERC gym floor in the 2026 capital budget. This original proposal includes stripping the old finish from the gym floor and then application of two coats of finish to the floor that would improve the traction of the gym floor while protecting the maple wood flooring and extending its potential life. Understanding that the new recreation facility is still likely several years in the future, staff and participants have inquired about the possibility of expanding the floor improvement project with the option of painting new pickleball lines on the gym floor as we are currently using tape for the three courts.

After months of conversations, research, options and inspections, it was determined the best option to incorporate the request is to sand the floor down: remove all old paint and paint lines; paint new lines that the users of the HERC gym actually need and use (pickleball court, basketball court and volleyball); remove 17 various residual metal plates from the floor left over from previous uses and replace the metal plates with wood; and complete with the finished floor coats thereby extending the HERC gym floor's life and making a flooring system that matches the needs of the users of the facility.

The project will be contracted out at a total estimated cost of \$38,000. This would include removing the 17 metal plates on the floor and interlacing them with new wood; sanding the floor to remove all of the current paint and lines; painting new lines for pickleball courts, basketball court and volleyball court; and finishing the floor with new coating. A complete redo of the gym floor will vastly improve the playing surface; make playing safer; removes extraneous lines and makes it easier to see the new lines; facility users will no longer have to use tape for lines; and the project will allow for extended use until a future recreation facility is constructed. The request is to utilize the already approved \$7,200 from the capital budget for the initial proposed floor re-coating, pursuing additional alternate funding and allocate an additional \$25,000 from the HERC CARMA reserve fund which will bring the available funding for the project up to the current \$38,000 cost estimate. If this project is approved and moves forward, it is estimated the gym will be unavailable for use for approximately three weeks.

If funding for this project is approved, it is the intent of Staff to bring forward a resolution to approve single source procurement from Alaskan Industries, Inc. due to that business' experience servicing all KPBSD gym floors and familiarity with the HERC building.

Recommendation

Approve additional funding request of \$25,000 from the HERC CARMA reserve fund to complete gym floor re-painting and refinishing project.

Attachments

Pictures of current Gym Condition

Estimates from Alaskan Industries for three different resurfacing options





**Alaskan Industries, Inc.**

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Nov. 14,2025

Attn: Mike Illg

Re: Homer City Gym Resurface Proposal

Alaskan Industries, Inc. proposes the following resurface options FOB Homer jobsite. A recoat which consists of screening the floor and applying one or two coats of Bona Sport Poly finish. A refinish consists of removing existing finish to bare wood, apply two coats Bona sport seal, apply game lines per existing, then apply 2 coats Bona Sport Poly oil modified urethane finish. We assume lights to be operational. Air handling system should be able to be turned on and off during recoats or refinishes. Travel, Lodging ,Per-diem, materials and equipment needed to accomplish any options below are provided in the following pricing.

<u>Recoat gym floor to include painting of 3 Pickleball courts and apply 2 coats OMU finishes</u>	\$16,700.00
<u>Tear out and replace existing gym with a Robbins Sportwood over bio-channel system</u>	\$144,000.00
<u>CAUTION:</u> there appears to be a black mastic and paper under the existing floor that could contain asbestos. This should be tested prior as this could add an additional \$120,000 plus to pricing above for the replacement of the floor.	
<u>Remove Metal plats in floor and lace in strip maple boards and refinish floor per exisiting</u>	\$37,920.00

Please call or email scott@akind.com should you have any questions or would like to schedule.

Thank you,
Scott Weber