



MEMORANDUM

CC-26-141

Resolution 26-049, a Resolution of the City Council of Homer, Alaska Awarding a Contract to Design Repairs of Flood Damage at the Homer Municipal Airport to RESPEC Engineering Services Company, LLC of Homer, Alaska in the Amount of \$369,469 and Authorizing the City Manager to Execute the Appropriate Documents.

Item Type: Backup Memorandum
Prepared For: Mayor Lord and Homer City Council
Date: July 8, 2026
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, City Manager

SUMMARY:

The purpose of this Memorandum is to recommend award of a contract for design and construction administration services to RESPEC Engineering Services Company, LLC (RESPEC) for \$369,469 towards the restoration of the Homer Municipal Airport Terminal Building from flood related damages.

BACKGROUND:

On March 22, 2026, there was a water line break adjacent to the Homer Municipal Airport Terminal Building. This water line break resulted in flooding which caused significant damage to both the interior and exterior of the building. An insurance claim was filed with the City of Homer's (City's) insurance provider to cover repairs related to the damage. Ordinance 26-22 was adopted appropriating \$100,000 in funding towards the City's insurance deductible related to making all the necessary repairs. Ordinance 26-22 additionally authorized the City Manager to execute all contracts related to making remedial repairs.

On March 23, 2026 a Purchase Order was issued to Custom Carpet Cleaners LLC at the direction of the City's insurance provider to provide immediate remediation services to clean up the building and dry out any water damage prior to the formation of mold. Immediate response to water damage prevents much more costly renovations.

On March 23, 2026 a task order was issued to RESPEC to conduct a structural damage assessment on the building related to the damage. Based upon the findings of the initial structural assessment which indicated fill below the concrete slab had been removed, leaving a void space, a second task order was issued on April 17, 2026 to RESPEC to perform a ground penetrating radar (GPR) study as a means of conducting a non-destructive investigation into the extent of the void spaces below the concrete slab. Upon completion of the GPR study, the City contracted with J. Young Construction to conduct a

physical observation of the void spaces below the slab by cutting holes through the concrete floor in locations where void spaces were detected.

An RFP was advertised in the Homer News on May 28 and June 4, 2026, in accordance with the City of Homer Procurement Policy Manual for design and construction administration services for repairs to the Airport Terminal Building. On June 23, one proposal was received from RESPEC for \$369,469. The City reviewed the proposal and found that RESPEC was a qualified proposer and shared the proposal with the City's insurance provider for review and approval prior to advancement of this Resolution.

RECOMMENDATION:

The Public Works Department recommends that a contract be awarded to RESPEC Engineering Services Company, LLC in the amount of \$369,469 for designing repairs to flood damage at the Homer Municipal Airport.