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**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 24-042

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
REALLOCATING FUNDS APPROPRIATED FOR HOMER EDUCATION
AND RECREATION COMPLEX (HERC) ROOF INSPECTION TO HERC
ROOF REPAIR MATERIALS PURCHASE.

WHEREAS, The roof of the HERC has had previous repair work in an area that has
deteriorated due to weathering and wind; and

WHEREAS, Homer Roofing provided visual inspection of the roof at no cost, advised that
the roof does not appear to have major failures, but noted signs of previous repair work; and

WHEREAS, Homer Roofing advised that re-roofing the structure may cost over \$300,000,
and that a similar repair to what has been done before would achieve another five to ten years
of roof life; and

WHEREAS, City Council approved \$15,000 in the FY24 Capital Budget for HERC I roof
inspection from the General Fund CARMA; and

WHEREAS, Public Works requests reallocating the \$15,000 from the roof inspection
project to the purchase of materials to patch the roof again using city staff to complete the
work.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves
reallocating the \$15,000 approved for HERC I roof inspection to HERC roof repair materials
purchase for an in-house repair.

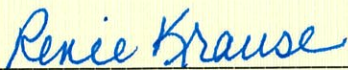
PASSED AND ADOPTED by the Homer City Council on this 8th day of April, 2024.

CITY OF HOMER

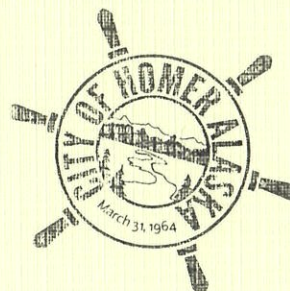


KEN CASTNER, MAYOR

ATTEST:



RENEE KRAUSE, MMC, ACTING CITY CLERK



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46 Fiscal Note: Fiscal Note: ORD 23-23 (A-3) appropriated \$15,000 from General Fund Capital
47 Asset Repair and Maintenance Allowance (CARMA) Fund; \$15,000 remains.

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MEMORANDUM

Resolution 24-042, A Resolution of the City Council of Homer, Alaska, Reallocating Funds Appropriated for Homer Education and Recreation Complex (HERC) Roof Inspection to HERC Roof Repair Materials Purchase.

Item Type: Backup Memorandum
Prepared For: Mayor Castner and City Council
Date: April 2, 2024
From: Daniel Kort, Public Works Director
Through: Melissa Jacobsen, Acting City Manager

Summary:

Re-allocation of Funds Appropriated for Homer Education and Recreation Complex (HERC) Roof Inspection to HERC Roofing Repairs (Ordinance 23-23(A-3))

Background:

The original intent of this appropriation was to formally inspect the full roofing system and make an assessment of necessary repairs. The Public Works Department reached out to Homer Roofing, LLC for the inspection. Conversations with Homer Roofing led to the decision to instead conduct a less formal inspection of the roof and provide an assessment of the roof surface and opinion on repair options.

During the physical assessment, it was discussed that while the roof is weathered, the ultimate issue identified is that the previous repair work done in 2017 with "Torch Down" roofing materials had weathered and lost its bond with the original roofing material and winds from this past winter have partially blown the roofing patches off the roof surface, subsequently exposing the previously repaired roofing defects.

Homer Roofing indicated that the likely alternative to making a repair like this would be to just re-roof the building and the ball park cost estimate of this work is likely to exceed \$300,000. With the understanding that the City intends to replace this building in the relative near future, Homer Roofing suggested the City remove the previous repair patches and replace it with a new Torch Down repair patch to provide more time while the City decides the future plans for this facility.

Recommendation:

Therefore, the Public Works Department is requesting the previously approved appropriation for roofing inspection be re-appropriated for roofing materials and supplies to repair the roof.