PORT AND HARBOR ADVISORY COMMISSION

Regular Meeting

Homer Spit Road Damage from December Storms

Wednesday,
January 23, 2013
5:00 P.M.
City Hall Cowles Council Chambers
491 E. Pioneer Ave., Homer, AK 99603

PORT AND HARBOR ADVISORY COMMISSION — JANUARY 23, 2013
491 E. PIONEER AVENUE — WEDNESDAY, 5:00 P.M.
HOMER, ALASKA — COWLES COUNCIL CHAMBERS

NOTICE OF MEETING
REGULAR MEETING AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
4. **RECONSIDERATION**
5. **APPROVAL OF MINUTES**
   A. December 19, 2012 Regular Meeting Minutes **Page 1**

6. **VISITORS**
   A. Carey Meyer, Public Works Director – Current Port and Harbor Construction Projects

7. **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS**
   A. Port and Harbor Director's Report for January 2013 **Page 5**

8. **PUBLIC HEARING**
9. **PENDING BUSINESS**
10. **NEW BUSINESS**
    A. Memo to Port and Harbor Commission from Port Director/Harbormaster Hawkins Re: New Harbormaster's Office Alternatives Analysis December 2012 **Page 7**
       a. Homer Harbormaster's Office Alternatives Analysis December 2012
    B. Memorandum to Port and Harbor Commission from City Planner Abboud Re: Marine Commercial and Industrial Zoning **Page 67**

11. **INFORMATIONAL ITEMS**
    A. Monthly Statistical & Performance Report December 2012 **Page 81**
    B. Weekly Crane and Ice Report **Page 83**
    C. Deep Water Dock Report **Page 85**
    D. Pioneer Dock Report & Ferry Landings Report **Page 87**
    E. Water Usage Report **Page 89**
    F. 2000-2001 Load Launch Revenues Comparative **Page 91**
    G. 2012 Load Launch Statistics **Page 93**
    H. 2012 Parking Pass Statistics **Page 95**
    I. 2012 Ramp 1-4 Parking Statistics **Page 97**
    J. Seattle Time's News Article "Arson cause of boat fire in Penn Cove" dated January 11, 2013 **Page 99**
    K. State of Washington DNR January 213 Legislative Concept Article " Reducing taxpayer burden by strengthening the state's Derelict Vessel Removal Program" **Page 101**
    L. 2013 Council Meeting Attendance Schedule… (corrected ☺) **Page 103**
    M. Resolution 12-102 Port and Harbor Regular Meeting Schedule **Page 105**

12. **COMMENTS OF THE AUDIENCE**
13. **COMMENTS OF THE CITY STAFF**
14. **COMMENTS OF THE COUNCILMEMBER *(If one is assigned)***
15. **COMMENTS OF THE CHAIR**
16. **COMMENTS OF THE COMMISSION**
17. **ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY 27, 2013** at **5:00 p.m.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 12-12, a Regular Meeting of the Port and Harbor Advisory Commission was called to order at 5:03 p.m. by Chair Ulmer on December 19, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER CARROLL, HARTLEY, STOCKBURGER, WEDIN, ULMER AND ZIMMERMAN

ABSENT: COMMISSIONER HOWARD (EXCUSED)

STAFF: HARBORMASTER HAWKINS
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

The agenda was approved by consensus of the commission.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA *(3 Minute Time Limit)*

There were no public comments on the agenda.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Special Meeting Minutes for November 14, 2012

The minutes were approved as presented by consensus of the Commission.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS
(Chair set time limit not to exceed 5 minutes)

A. Port & Harbor Director's Staff Report – December 2012

Harbormaster Hawkins provided a verbal briefing on his staff report and commented on the funded projects, working with Representative Seaton; the articles on Buccaneer; and additional projects if added by the legislature this upcoming session, would not be vetoed by Governor Parnell.
He responded to a question from Commissioner Wedin on the benefit of Homer "faces" to add more emphasis on the importance and need for funding projects during the upcoming Legislative session, that they should let them know when they intend to come to Juneau so they can determine the best possible plan of action.

There was a brief discussion and comments on the funding for the projects and the debacle in Anchorage on the Port Project.

Harbormaster Hawkins continued providing a summary of his report. He commented that the new banner and picture were good conversation starters at the Expo this year; The barge on the beach is the one that went aground with all the crab on it and had actually been refloated by pumping air into and brought into Homer. Peninsula Scrap and Salvage are still deciding the ultimate end for the barge.

Harbormaster Hawkins inquired if there were any questions. There were none. He did note a new project regarding the fenders that has just started; The evaluation for the Harbor Office and the Happy Face building are in and will be in the January packet for discussion; and he provided a brief comment on the damage to the fenders and who was responsible in response to Commissioner Carroll.

PUBLIC HEARING *(3 minute time limit)*

There were no public hearings scheduled.

PENDING BUSINESS

There was no Pending Business.

NEW BUSINESS

A. Memo to Port and Harbor Advisory Commission from Port Director/Harbormaster Hawkins Re: Harbor Rate Study dated December 11, 2012
a. Homer City Council Meeting Minutes Proposing a Harbor Rate Study dated November 26, 2012
b. Kodiak Harbor Rate Schedule

Chair Ulmer read the title into the record.

Harbormaster Hawkins opened discussion by relating history on how the rates were configured, according to minutes from as far back as the 1970's. The square footage versus linear footage method of calculating rates was compared and that Homer decided on linear. He outlined the rates used by Kodiak. He added that no one in the state is using the square footage based rating today. He identified some pros and cons with dealing with larger vessels, working vessels and the spin-offs from that industry. He further specified that City Council has recommended hiring someone to conduct the rate study. Mr. Hawkins requested some "bullet points" for the Request for Proposal from the commissioners that they would like covered.

The following general categories were provided by the commission:

- consideration that they are an enterprise fund
    - priority of funding the harbor first, then others
    - comparison contribution of vessel type
        - commercial
        - private
- vessel sizes
    - additional fees for:
        - super-wide vessels
        - over-sized vessels
    - graduated rise such as Kodiak
        - charge for space taken
    - tonnage rate options
- docks are a separate consideration
- parking
- stall design

Commissioners commented that some issues with the larger or wider vessels are taking care of itself with the owners getting larger stalls and if those are not available then offering the "Wait List". Further comments on considering the overall complete length of a vessel, calculating the total square footage of water that is taken up by the vessels; squaring the vessels out; creating a calculation such as over a certain percentage in length they are charged a surcharge; larger vessel, higher rate; including consideration for depreciation, maintaining facilities such as docks and stairs.

Harbormaster Hawkins stated that the Rate Study will account for maintenance and replacement of infrastructure. He cited as an example Sitka which has 5 harbors. He commented that the Cruise Ship entity was totally separate from the harbor enterprise.

Chair Ulmer commented that the commission should start looking forward and really consider these things and they should have ample reserves in the fund.

Harbormaster Hawkins provided clarification for Commissioner Carroll on funding, administrative fees, etc. that the enterprise fund pays in response to his comments on the $400,000 expenditures to Parks & Recreation and 22% paid to administration.

INFORMATIONAL MATERIALS

A. Monthly Statistical & Performance Report November 2012
B. Weekly Crane and Ice Report
C. Deep Water Dock Report
D. Pioneer Dock Report & Ferry Landings Report
E. Water Usage Report
F. Homer News Article "Seattle Event Gives Good Exposure to Homer's Harbor, Marine Trades" dated December 5, 2012
H. Homer Marine Trades Association Brochure
I. 2013 Council Meeting Attendance Schedule

There was a brief discussion on travel lifts, barge operation, Seattle Expo and the Haul out area and requirements for removing paint.

COMMENTS OF THE AUDIENCE

Mr. Slone, city resident, commented on accessing the expertise and services of the city lobbyist since the contract was renewed for another year and that there was no objective value for their services. He has seen no verifiable benefits for the cost of the contract; and the details, to him, were very interesting on the topics discussed.

COMMENTS OF THE CITY STAFF

There were no comments from staff.

COMMENTS OF THE COUNCILMEMBER (*If one has been assigned)*

There were no council members present.

COMMENTS OF THE CHAIR

Chair Ulmer commented that they will be in touch with Ms. Anderson and they will be noisy. Merry Christmas and Happy New Year everybody.

COMMENTS OF THE COMMISSION

Commissioner Zimmerman inquired if the Port & Harbor was paying for half of the lobbyist contract amount again. Harbormaster Hawkins confirmed this and commented that they were beneficial in obtaining the funding for the Cruise Ship projects so it was worth the expenditure.

Commissioner Stockburger commented that the experience and working with Bryan during the Expo was wonderful and many comments from people there glad to see us and positive feedback from the boat owners that stopped to speak with them.

Commissioner Hartley very happy to hear about the governor's budget; that means they will be on the road next year.

Commissioner Wedin thanked the guys who went to the Boat show.

Commissioner Carroll commented on the positive interest from the Marine Trades and echoed the sentiments previously expressed regarding the Expo.

ADJOURN

There being no more business to come before the Commission the meeting was adjourned by Chair Ulmer at 6:25 p.m. The next regular meeting is scheduled for January 23, 2013 at 5:00 p.m. in the City Hall Cowles Council Chambers.

_____
RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved:_____

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JANUARY 2013 PORT & HARBOR STAFF REPORT

Prepared for the January 23, 2013 Port & Harbor Commission Meeting

1. Administration

- Staff met with:
  - Homer Marine Trades Association Meeting
  - Andrea Petersen, Personnel Director – Update Regarding City Employee Benefits
  - Charlie Sparks, Birch Horton Bittner & Cherot & City Manager – Teleconference Regarding Hogan Case
  - UAF Prof. Ravens, City Manager, Port Director Bryan Hawkins, & Public Works Director Carey Meyer – Tidal Incubator Meeting
  - Archer Drilling – Meeting Regarding Rig Endeavour
  - Adam Cook, Birch, Horton, Bittner and Cherot – Albert Case Hearing in Homer
  - Spartan Drilling's Donnie Durham, Drilling Superintendent & Bruce Hebert – Rig Endeavour's Dock Use
  - Capt. Sven Christensen, General Manager for Olympic Tug and Barge Inc. – Discussed New Contract in Inlet as Standby & Assist Tug for KPL Dock; Tug Millennium Star Replacing Tug Vigilant
  - Rachel Lord, CookInlet Keeper – Stormwater & Dock Carts
  - Lease Committee Meeting
  - Department Staff Meeting

- With the end of the year brings about a burst of business in the Harbor Office. Admin has been focused on the following, in addition to their regular tasks: end of year stats, annual reports, records retention, budget wrap-up, finalizing reserved stall offers/swaps/renewals, gathering 2013 Terminal Use and Fish Dock Use Permits, and implementing new rates for ice, fuel wharfage, and moorage.
- The Harbor Office dedicates a good portion of time to make sure majority of our stalls are leased out by sending out more than one batch of stall offers after it's been concluded who has or hasn't renewed/accepted. This minimizes the amount of people on the stall wait list and maximizes the amount of stalls we lease out. Following are the results from 2012's stall offers:

	18'	20'	24'	32'	40'	50'	75'
Annual Stall Offers thru 9/30/2013 *Totals from Oct and Nov offers (stall counted once even if offered twice)	1	3	34	53	5	3	0
Stalls Accepted	1	1	23	47	4	2	0
Acceptance Rate	100%	33%	68%	89%	80%	67%	0%
No Response	0	0	0	0	0	0	0
Declined Offers	0	2	11	6	1	1	0
18' Summer Stall Offers 5/1/12 – 9/30/12	45						
18' Summer Stall Accepted	45						

2. Operations

Severe wintered weather deposited up to three feet of snow in a 48 hour period over the Christmas holiday, followed by a rapid thaw and heavy rainfall. Operation Staff worked around the clock, including Christmas day,

in an effort maintain access to the harbor and remove snow from the float systems. A public service announcement was issued advising customers to shovel off their vessels and finger floats. Ultimately, harbor officers were required to remove snow and/or pump out several vessels in order to prevent them from sinking.

- On January 8th, Operations, Maintenance, and Ice Plant staff engaged with members of the Homer Volunteer Fire Department for HAZWOPER training specific to anhydrous ammonia gas.
- Through the week of January 14th, Operation Staff engaged in a 40 hours ETT refresher course. The training will result in ETT certification for 11 Port and Harbor employees
- A 90 foot tender was prevented from sinking January 11th after a Harbor Officer installed two gas-driven dewatering pumps aboard.
- On January 15th, a graveyard shift Harbor Officer responded to a flooding 32 foot sail vessel, installed pumps, and prevented it from sinking.

3. Ice Plant

Ice Plant/Fish Dock staff is in winter maintenance mode. They are in the process of rebuilding one of the 6 cylinder compressors and replacing pressure relief valves.

4. Port Maintenance

- Port Maintenance had a surprise OSHA inspection and did fairly well; they are in the process of making a few changes to come into compliance.
- Staff assisted Pacific Pile and Marine with several projects on the Deep Water Dock including repairing a dented dock pile, removing the two corner fenders on the face and their pin piles, and repairing the corner fender of the trestle berth.
- Lots of snow plowing and sanding over the holidays.
- As Port Maintenance collects all the used oil from the harbor, it's stored at the shop until being sent up the road to Emerald Alaska for disposal two to three times a year. A recent delivery of used oil totaled 4,500 gallons.
- A new trailer was purchased for the Harbor Patrol Skiff, which was hauled out for yearly maintenance in December.

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MEMORANDUM

TO: PORT & HARBOR ADVISORY COMMISSION

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: JANUARY 16, 2013

SUBJECT: NEW HARBORMASTER'S OFFICE STUDY

As requested by Homer City Council and the Port and Harbor Advisory Commission, a study has been completed on the existing Harbormaster's Office and the options of replacing/rebuilding it. The study was done by Nelson Engineering, PC of Kenai in association with Klauder & Company Architects, Inc., Spurlock & Associates, Inc., and EIC Engineers, Inc.

All study members visited the sites October 5, 2012 and met with harbor staff to discuss programming information such as Harbor operations, functional requirements and space needs. Based on all the information gathered, a conceptual design was formulated for a new office and public restroom/showers facility. This conceptual design was used for developing cost estimates for the Alternatives Analysis: addressing space requirements for office functions, public areas, conference rooms, restrooms, filing, storage, utility, circulation, and shop areas. The programming effort established a baseline area requirement of 5,077 square feet (this being an appropriate size to accommodate future growth while still meeting the present needs) and 1,000 square feet for the public restroom/showers facility. The existing Harbormaster's Office is approximately 2,210 square feet. The existing restroom facility does not include showers and has a footprint area of approximately 1,100 square feet.

Please review all alternatives and bring any questions or discussion points to the meeting. Keep in mind that all these designs are **conceptual** and strictly for cost analysis. If/when an option is chosen by the City, we can enter into designing of the final building.

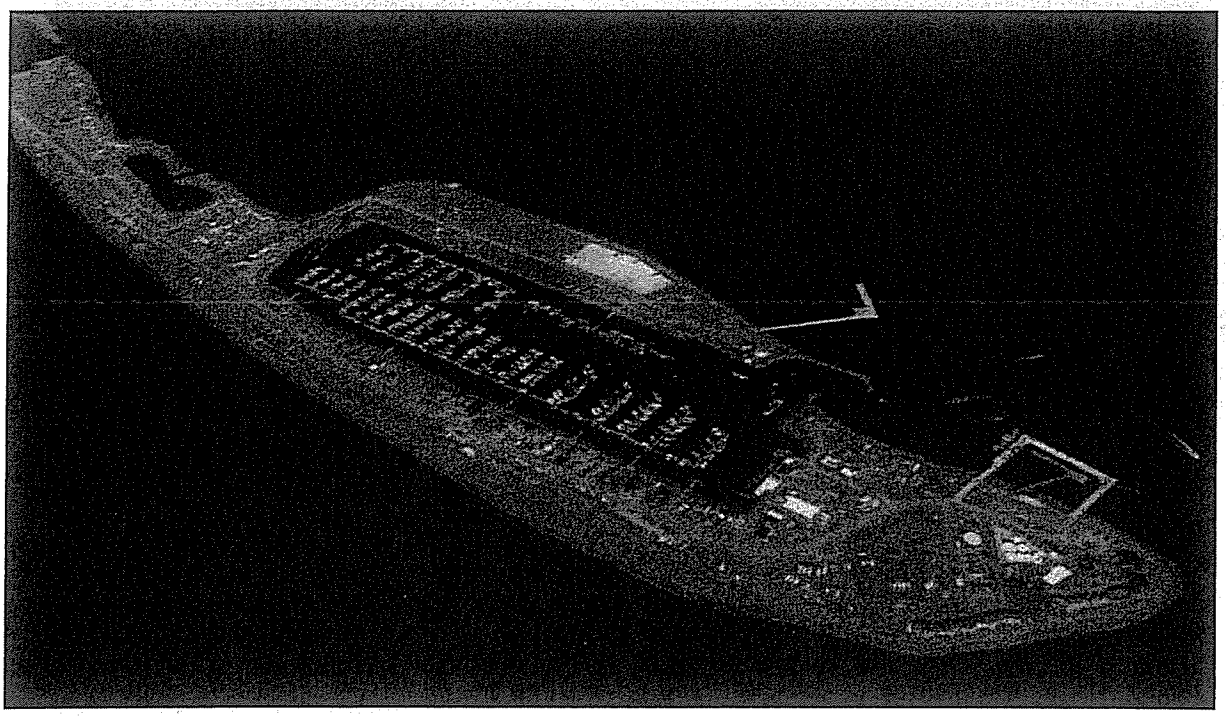
- **Option 1:** The report is hard to argue with but any thoughts would be appreciated.
- **Option 2:** Some of the decisions to be addressed are:
  A. If we build a new purpose building, do we build in place or replace the existing structure?
  B. Do we build on the overslope of the harbor?
  C. If we build in the Ramp 2 location, do we build a new public restroom/showers facility and tear down the existing Ramp 2 restroom? Or do we build a new office in a new location and then leave the Ramp 2 restroom in place and address it at another time?
- **Option 3:** There are many pros and cons that could be weighed into a discussion as to this alternative regarding renovating the Happy Face Restaurant.

Recommendations

Review the Harbormasters office alternatives analysis by Nelson Engineering and make a motion to the City Council with the Commissions recommendations.

Attached: Homer Harbormaster Office Alternatives Analysis December 2012

Homer Harbormaster's Office Alternatives Analysis



Prepared for
City of Homer
December 2012

By
Nelson Engineering, PC

in Association with

Klauder & Company Architects, Inc.
Spurlock & Associates, Inc.
EIC Engineers, Inc.

NELSON ENGINEERING

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NELSON ENGINEERING

Executive Summary

The City of Homer has requested Nelson Engineering to Analyze three alternatives for a new Harbormasters Office:

1. Renovate and expand the existing facility.
2. Build new adjacent to existing facility.
3. Renovate the existing Happy Face Restaurant building.

Nelson Engineering, PC organized a consulting team to complete the Alternatives Analysis. The team and task assignments are as follows:

Bill Nelson, PE: Nelson Engineering, PC Project Manager/Structural/Civil Engineer.
Peter Klauder, Architect: Klauder & Company, Architect.
Eric Cowling, EE: EIC Engineers, Electrical Engineer.
Tom Spurlock, ME: Spurlock & Associates, Mechanical Engineer.
Jay Lavoie: Estimations, Inc. Cost Estimator.

Renovation and Expansion of the existing Harbormasters office would include adding a second story to increase the available space as required to meet program requirements for the renovated facility. Two options were considered. Option 1A would add a second story above the existing space. Option 1B would raise the existing space and construct a new first story under the existing. The cost of Option 1A was not since it was determined to be economically unfeasible due to the cost of removing the existing roof structure and constructing a new floor in it's place.

Alternatives Cost Estimates

Option 1A:	
Add second story over Existing Harbormaster Office	Unfeasible
Option 1B:	
Renovate and Raise Existing Harbormaster Office/Add Second Story	$2,173,302
Restroom/Shower Facility	$ 847,108
	$3,020,410
Option 2:	
New Harbormaster Office	$2,141,383
Restroom/Shower Facility	$ 847,108
	$2,988,490
Option 3:	
Land Value	$ 166,700
Assessed Improvements	$ 453,100
Renovations	$2,724,665
	$3,344,465

Space Requirements for Harbormaster Operations and Restroom/Shower Facilities.

All members of the team visited the site on October 5, 2012. The team met with Harbormaster Brian Hawkins and other harbor staff to discuss programming information such as Harbor operations, functional requirements and space needs After the meeting the team inspected the existing Harbormaster office and Happy Face Restaurant building and reviewed open property surrounding the Harbormaster office.

Architect Peter Klauder used programming information gathered during the meeting with Harbor staff to develop a conceptual design for a new Harbormasters Office and for a new Public Restroom and Showers facility. Klauder & Company then prepared a Conceptual design for a new Harbormasters Office to be used for developing cost estimates for the Alternatives Analysis. The conceptual design addresses the space requirements for Harbormaster office functions, public areas, conference rooms, restrooms, filing, storage, utility , circulation and shop areas. The programming effort established a baseline area requirement of 5,077 square feet to provide for meet program requirements for the Harbormaster office and 1,000 sf for the Public Restrooms and Showers Building.

The existing Harbormasters office building footprint is approximately 2210 square feet. Alternative 1 would increase the total area to 4420 sf by the addition of a second story. Two variations of Option 1 were considered: Option 1A would involve adding a second story on top of the existing structure. Option 1B would involve raising the existing structure and constructing a new first story under the existing structure. It would also be necessary to construct an additional 667 square feet of space at the ground level to house the shop/garage/locker space identified in the programming effort. The total square footage for the renovated shop Harbormasters Office, with the new second story and ground added 667 square feet at ground level is 5077 square feet.

The existing restroom facility does not include showers and has a footprint area of approximately 1100 square feet. All of the proposed Alternatives include demolishing the existing restroom facility and constructing a new restroom/shower facility. A new Restroom/Shower building would be constructed under Alternatives 1 and 2. The new restroom/shower facility would be housed in the renovated ground floor of the Happy Face building under Alternative 3.

Alternative 1: Renovate and Expand Existing Harbormaster Office

Tax Valuation

The existing Harbormaster office is located on Lot 28 and 29, Homer Spit Subdivision, Amended. Lot 29 is also the site of a harbor restroom facility. The Kenai Peninsula Borough Tax valuation for Lot 28 is $94,400 for land and $0 for Improvements. The taxable valuation for Lot 28 is $0. The Kenai Peninsula Borough Tax valuation for Lot 29 is is $185,200 for land and $111,800 for Improvements. The taxable valuation for Lot 29 is $0.

Architectural Considerations

The exterior walls and interior walls are wood studs. Some of the exterior bearing walls are comprised of 2x4 wood studs while other walls appear to be of 2x6 wood stud construction. The exterior wall finish is painted T1-11 plywood sheathing/siding. Interior wall and ceiling finish is painted/textured gypsum wall board. The existing construction is not up to today's standards and appears to be quite energy inefficient. The windows are older and again do not meet today's standards for energy efficiency. The attic does not appear to be properly ventilated with gable end vents, soffit vents or a continuous ridge vent. In Alaska's environment this means that moisture vapor will build up in the existing fiberglass batt insulation and significantly reduce the R value of the insulation material. The T-111 siding generally extends down as skirting all the way to the ground and is subject to moisture damage. The building is raised approximately 4 feet above grade requiring a stairs and a ramp for ADA compliance. Both the stairs and ramp lack proper guard rail systems to comply with code. The ADA entrance ramp is not well protected to prevent rain, snow and ice buildup. The guard rail at the exterior deck on the harbor side of the building is also inadequate and does not meet code.

The foundation system consists of creosote treated wood poles of varying diameter. Wood beams span between poles to support wood floor joists. Wood foundation systems will ultimately rot and are generally considered of lower quality than concrete block or cast-in-place concrete foundations. The existing foundation system would not be adequate to support a second level, see structural. Expanding the main level would require either raising the new addition to the same height above grade as the existing or dealing with a transition if floor height, which is not conducive to cost effective ADA compliance.

The roof consists of wood frame trusses, with approximately 3:12 pitch. The building has intersecting gable roofs. Roof trusses are covered with plywood sheathing and asphalt shingles.

The interior of the building does not meet the needs of the user groups. The Homer Small Boat Harbor has grown significantly over the years and the space needed to manage the harbor has grown as well. The interior is crowded and would require considerable renovation to completely comply with ADA. A sizeable addition would be required to meet the needs of the current user groups and this would trigger all of the ADA and code required upgrades for compliance. Adding a second level to this building would be very problematic and depending upon the occupancies housed on the upper level could trigger a requirement for an elevator.

It appears that renovation of the existing building would not be cost effective as the existing structure has basically outlived its useful life time and would simply not be a good investment of resources.
In summary, it appears that renovating and remodeling the existing building would likely exceed the cost of new construction and the net result would be a building of lower quality. The city can more cost effectively construct a new building and generate savings over the long term in terms of energy and maintenance expenses.

Structural Considerations

The building is a single story wood frame structure. The building is Tee shaped in plan and appears to be comprised of an original core structure with two additions. The original structure measures

approximately 20′ x 47.5′. One addition is approximately 20′ x 24′ and the other addition is approximately 24.5′ x 32.5′. The total area of the existing Harbormaster building is approximately 2226 square feet.

Roof and floor loads are supported along the building perimeter as well as along interior bearing lines located approximately midway between interior bearing walls. There are also interior bearing walls along the interface between the original structure and the two additions.

The exterior walls and interior walls are wood studs. Some of the exterior bearing walls are comprised of 2x4 wood studs while other walls appear to be of 2x6 wood stud construction. Stud spacing was not determined. Exterior wall finish is T1-11 plywood sheathing/siding. Interior wall and ceiling finish is painted/textured drywall.

The foundation system consists of creosote treated wood poles of varying diameter. The poles extend below grade to an undetermined depth. It appears that the poles were set in place in dug holes, rather than driven into place, so it is assumed that the piles extend approximately 4 feet or less below grade. Wood beams span between poles to support wood floor joists.

The building floor is approximately 4 feet above grade, so the building has a handicap access ramp at the main entrance and stairs at the rear exit. The crawl space under the building is enclosed with an insulated skirting wall.

Renovation and Expansion

Adding a second story to the existing building is being considered as a means to more or less double the area. A second story could be added by either adding on top of the existing structure or, by raising the existing structure and adding a second floor at ground level.

If a second story is added on top of the existing building, it would be necessary to remove the existing gable roof and then construct a new floor over the existing walls. After the new floor is constructed, the walls and roof structure for the second story would be constructed on top of the new floor.

Due to the Tee shaped configuration of the existing building and the lack of structure continuity between the original building and the two additions, it would be problematic to attempt to raise the existing building and construct a new story underneath it. The building would have to be shored and raised incrementally, with special care given to insure that all three sections of the building were raised simultaneously, to prevent damage to the structure that would be likely to occur if the sections are not raised in unison.

It does not appear that the existing wood poles will have adequate bearing capacity to support live and dead loads imposed by the addition of a second story. It would be necessary to provide additional embedded poles and to reinforce existing floor/wall support beams or, to completely remove the poles after shoring the structure and then to construct new continuous concrete footings and foundation walls under the building.

Special work associated with adding a second story to the existing building includes:

Option 1A: Adding a second story on top

1. Remove and demolish existing roof structure: Trusses, sheathing insulation, roof covering, electrical wiring.
2. Re-level existing top of walls, construct new floor.
3. Work in confined crawl space to add new piles/poles and reinforce floor beams to support second floor or; construct new concrete footing and foundation wall in confined work area.
4. Remove interior wall finish at all bearing walls to reinforce 2x4 studs/add studs to support second floor.
5. Relocate window headers as required for new window opening locations for revised floor plan. Add cripple studs to support second floor loads.

Option 1B: Raising the existing building and constructing second story under it

1. Raise building and provide temporary bracing to resist lateral wind/seismic forces.
2. Work in confined crawl space to add new piles/poles and reinforce floor beams to support second floor or; construct new concrete footing and foundation wall in confined work area.
3. construct new first story in confined work area. Match up to old structure. Lower old structure onto new.

Civil/Site

It is likely that the existing sewer service connection to the main can be disconnected from the plumbing for the existing building and then reconnected at minimal cost.

The water service will probably need to be upgraded in order to provide increased service capacity to the enlarged building.

Site excavation and grading will be minimal.

Electrical

The existing facility has a 200 Amp single phase 240/120V electrical service. The existing service would not be adequate to serve the renovated/expanded facility.

Several branch circuit panels are located in the facility. The existing branch circuit panels are full and nearing the end of useful life. The existing system is not adequate to serve the expanded facility.
The existing lighting is for the most part 2x4 grid mounted fluorescent. The fixtures are in fair condition. The ballast and lamp technology in use is outdated. No automatic controls were noted. The existing emergency lighting is in poor condition.

The telecommunication system was pieced together over the life of the building to serve the needs of the occupants. The system has a make shift termination board in the back shop area.

The renovated and expanded facility will require a new 400 Amp 208Y/120V 3 phase service, with new branch circuit distribution panels. A manual transfer switch to allow for connection of portable generator will be provided. Assume a 400 Amp manual transfer switch that would require manual load shedding. New lighting would be provided throughout the new and remodel areas using RT8 2x4 grid mounted fluorescent fixtures. Local lighting control will be provided in each space with automatic control in spaces that are intermittently occupied.

New exterior lighting will be provided to illuminate the building perimeter and parking lot.
New power distribution system will be provided to service all mechanical equipment and general purpose power needs of the facility.

A new telecommunication system will be provided with a 2 cables routed to each workspace and printer/copier location. The system will include cable support throughout the facility and a telecommunication room for the equipment. Two dedicated 30 Amp 120V receptacles will be provided for future rack mounted UPS units.

A CCTV system would be included to monitor the building perimeter and facility public lobby. Assume 5 cameras are required.

Power and data connections will be provided for two the weather update stations.
It is assumed that Fire Alarm, Door Access Control, Standby Power Supply Generator or other systems not noted are not desired or required.

Mechanical
The existing facilities consist of two structures, a single story office/operations building and a public restroom building.

The heating system in the existing office building is a combination of electric baseboard and oil fired Toyo heaters. The current fuel oil tank sets adjacent to the building.

There is currently no mechanical ventilation system for the building. The occupants rely on operable windows for fresh air.

Upgrades to the building mechanical systems would include the addition of a mechanical room and the installation of hydronic baseboard for building heat. Boilers would be high efficiency oil fired boilers with the ability to convert to natural gas when it becomes available in two years. Domestic hot water would be produced by indirect fired water heaters. Installation of the new heating system would be hampered by the lack of existing ceiling space.

Upgrades to the building ventilation system would be to add a ventilation system. A centralized ventilation system would be added to provide fresh air to the occupants. The system in the existing facility would be difficult as there is very little ceiling space. Duct work would have to be ran exposed or in chases.

Alternative 2: Build new Harbormaster's Office Adjacent to Existing

Architectural

The Proposed new Harbormaster Office building is rectangular with several recessed or projecting elements for view of the harbor, to accentuate entry or simply to meet space demands. The construction assemblies include a slab on grade with either an insulated shallow footing or a full depth perimeter footing, per structural. The exterior walls are planned to be reinforced concrete block, CMU, in part due to the salty environment of the spit. A combination of split face colored block and scored colored block could be used to develop an aesthetically appealing façade.

The main level exterior wall assembly is as follows:

8" reinforced CMU, over
4" rigid insulation adhered to CMU with offset seams over
6 mil poly vapor retarder adhered to insulation board over
2x4 wood studs at 24" O.C. with
1" rigid insulation board in stud cavity over
5/8" type X GWB

The upper level is illustrated with horizontal metal siding (which offers a 30 year warranty in salt water environments). The upper level exterior wall assembly is as follows:

Horizontal metal siding over
Tyvek building wrap over
Building wrap over
Structural wall sheathing over
2 x 6 wood frame walls @ 24" O.C. with
6" fiberglass ball insulation in wall cavity over
6 mil poly vapor retarder over
¾" hat channel at 24" O.C. with
3/4" rigid insulation board in hat channel cavity over
5/8" type X GWB

The roof assembly is as follows:

The roof is a standing seam metal roof over
Ice and water shield (entire roof) over
Structural roof sheathing over
Pre-engineered wood trusses with
R=50 blown in cellulose insulation in attic space over
6 mil poly vapor retarder over
5/8" Type X GWB

The interior floor finishes are proposed to be:

Raised disc pattern rubber flooring in Public Circulation Areas and Stair.
Sheet carpet in Offices, Open Office Work Spaces, Private Hall, Office Supply Storage Rooms, Tele Comm, Conference Room and Upper Level Operations Lookout.
Resilient sheet flooring at Kitchenette and Multipurpose Break Room.

Ceramic tile flooring in Building Restrooms.
Concrete slab with sealer in Utility, Shower, Shop-Garage-Locker and Mechanical Room.

The interior wall finishes are proposed to be:

Gypsum wall board throughout unless otherwise noted. Water resistant gypsum board in all wet locations.
Ceramic tile wainscot over cementitious board substrate in Building Restrooms.
Fiberglass reinforced panels in Shower Room over water resistant gypsum board.

The interior ceiling finishes are proposed to be:

Suspended Acoustical Ceiling Tile system throughout unless otherwise noted.
Water resistant gypsum board ceiling in Shower, Utility, Restrooms, Shop-Garage-Locker and Mechanical Room.

Additional miscellaneous interior finish systems are proposed to be:

Solid surface countertops.
Solid wood, hickory cabinets in the Conference Room Kitchenette.
Plastic laminate faced countertops elsewhere.
Interior doors to be solid core wood doors, in hollow metal frames, typical.
Front entry doors to be thermally broken, insulated aluminum frame and doors, with an anodized finish.
All other exterior doors to be thermally broken insulated hollow metal frame and doors.

Formal landscaping would be primarily limited to the front entry area. Paved access, paved ADA parking, gravel parking lot, and grass lawn would cover the remainder of the lot. The building would be connected to the existing wood boardwalk access to the harbor on both sides of the building.

Structural

New construction is envisioned as a two story structure with concrete masonry unit (block) exterior walls for the lower level and wood frame exterior walls for the upper level. The roof structure would be wood frame. The upper floor structure would be wood joists with wood sheathing and the ground floor would be a concrete slab on grade. The building would be supported on conventional spread concrete footings/foundations.

Civil/Site Considerations

It is likely that the existing sewer service connection to the main can be disconnected from the plumbing for the existing building and then reconnected at minimal cost.

The water service will probably need to be upgraded in order to provide increased service capacity to the enlarged building.

Site excavation and grading will be minimal.

Electrical

A new facility would actually provide more cost effective approach to the new facility as the remodel coordination of demolition and keeping the existing facility up and running would be vastly more difficult.
The new facility will require a new 400 Amp 208Y/120V 3 phase service, with new branch circuit distribution panels. A manual transfer switch to allow for connection of portable generator will be provided. Assume a 400 Amp manual transfer switch that would require manual load shedding.
New lighting would be provided throughout the new facility using RT8 2x4 grid mounted fluorescent fixtures. Local lighting control will be provided in each space with automatic control in spaces that are intermittently occupied.
New exterior lighting will be provided to illuminate the building perimeter and parking lot.
New power distribution system will be provided to service all mechanical equipment and general purpose power needs of the facility.
A new telecommunication system will be provided with a 2 cables routed to each workspace and printer/copier location. The system will include cable support throughout the facility and a telecommunication room for the equipment. Two dedicated 30 Amp 120V receptacles will be provided for future rack mounted UPS units.
A CCTV system would be included to monitor the building perimeter and facility public lobby. Assume 5 cameras are required.
Power and data connections will be provided for two the weather update stations.
It is assumed that Fire Alarm, Door Access Control, Standby Power Supply Generator or other systems not noted are not desired or required.

Mechanical

The construction of a new facility appears to be the best solution. The mechanical systems within the new facility would be designed and constructed to current codes and standards.

The heating system would consist of efficient oil fired boilers that could be converted to natural gas in two years when it due to becomes available. Terminal devices would include baseboard heaters in most of the building. Cabinet unit heaters would be located in any high traffic entry vestibules. Hydronic unit heaters would be provided in shop and storage areas. Zoning of the system would be provided to maintain occupant comfort.

Ventilation for the facility would include a centralized ventilation system circulating air through the space and providing code required fresh air to occupied spaces. The outside air would be tempered by a hydronic coil in the central air handler. Toilet rooms, break rooms and shop areas would be provided with exhaust fans. Building design would provide for adequate ceiling cavity to run piping and duct work.

The plumbing system would utilize commercial grade fixtures where shown on the drawings. Domestic hot water would be provided by indirect fired water heaters served by the boiler system.

Alternative 3: Renovate Existing Happy Face Restaurant Building.

Tax Valuation

The Happy Face Restaurant is locate on Lot 32 Homer Spit Subdivision Amended. The Kenai Peninsula Borough Tax valuation for Lot 32 is $166,700 for land and $453,100 for Improvements. The taxable valuation for Lot 32 is $619,800.

Architectural Narrative

The Happy Face Restaurant is located on Lot 32 Homer Spit Subdivision Amended.

The Happy Face building is a two story wood frame structure. The building is approximately 3,782 square feet on each level, for a combined area of 7,564 square feet. The building is rectangular in plan and the exterior footprint dimensions are approximately 44.5′ x 85′. The lower story is a slab on grade. The second story is accessible from an exterior stairway and an interior stairway. There is no elevator access to the second story. The ground floor is currently used as retail space and the upper floor contains a restaurant, commercial kitchen and an apartment. It appears that the exiting from the upper level does not conform to the currently adopted codes. There is a non compliant ramp to the upper level but for any public access to the upper level to be ADA compliant an elevator or an extensive ramp system would be required.

There is a suspended acoustical ceiling in the dining room of the upper level. The finishes throughout the bulk of the rest of the building are gypsum wall board and gypsum ceilings.
It appears that the walls are framed with 2x6 wood studs. The beams and columns on the main level are wrapped with were gypsum wall board.

The roof covering is light gage steel panels, attached to roof sheathing with exposed fasteners. The soffits are provided with continuous strip vents.

The building is in better condition than the existing Harbormaster's Office building. The building appears to have a decent foundation and to be a somewhat dated but of reasonably sturdy construction. The building does not appear to meet today's′ standards for energy efficiency. There are several serious challenges when considering purchasing this building and converting the building into the Homer harbormaster's Office building. First off development by the city of publically accessed space would be limited to the main level or require the installation of an elevator. If one did renovate the upper level and install an elevator one would presumably demolish the existing commercial kitchen which undoubtedly has considerable value which is presumably reflected in the purchase price.

In summary, it appears that renovating and remodeling the existing building would likely exceed the cost of new construction and the net result would be a building of lower quality.

Structural

The ground floor is a concrete slab on grade. There is a slight difference in elevation(approximately 1-2″) between the front 'half' and rear 'half' of the slab. The slab has been tapered to form a transition across the elevation change.

The wall framing was not visible. It appears that the walls are framed with 2x6 wood studs. Floor joist framing was not visible. Joists are supported by beams and columns on a rectangular grid. The column spacing varies but average approximately 11-12 feet on center. Beams and columns were concealed by gypsum drywall furred out around the structural elements.

The roof framing was not visible. It appears that the roof is spanned by wood trusses with interior support along and interior column line, with a resulting clear span of approximately 33 feet. The interior bearing appears to align with one of the interior column lines in the floor below.

The roof covering is light gage steel panels, attached to roof sheathing with exposed fasteners.

Renovation

Configuration of the floor plan on the ground floor will need to conform to the existing column grid. Changes to room sizes, partition walls and circulation space will be influenced by the 11'x12' column spacing. Configuration of the upper floor will not be as limited by column spacing.

It appears that adequate shear wall are available along side and rear walls of the building although it is expected that seismic upgrades including installation of shear wall hold downs, additional shear wall framing and additional sheathing on the interior of the west end wall will be required. It is also expected that the roof diaphragm nailing and roof truss blocking and attachment will need seismic upgrades to conform to IBC code. It may be necessary to remove the steel roofing panels to expose the plywood sheathing and to remove plywood sheathing from the eave, back 4" so that solid blocking between joists can be installed. After the blocking is installed, the plywood sheathing should be replaced with new material and then fastened to the trusses and to the new blocking between trusses, over the longitudinal bearing walls. After the sheathing is fastened, the metal roofing panels should be replaced with new material.

Civil/Site Considerations

The existing water service will probably need to be increased in size to accommodate increased demand from the new use of the structure. The sewer service connection to the main can probably be used also, however, if public restroom and shower facilities are to be located on the ground floor it will be necessary to cut and remove portions of the 4" concrete slab on grade floor in order to locate the new waste lines.

Site excavation and grading requirements will be minimal.

Electrical

The existing Happy Face Restaurant has an 800 Amp 208Y/120 V service. The building is currently configured for a restaurant, dining and dwelling on the 2nd floor and general store on the first floor. The condition of the existing electrical system is good however is currently configured incorrectly for use as Harbormaster Facility.

The renovated facility will require a new branch circuit distribution panels to be located to facilitate the new configuration of the building.

New lighting would be provided throughout the new and remodel areas using RT8 2x4 grid mounted fluorescent fixtures. Local lighting control will be provided in each space with automatic control in spaces that are intermittently occupied.

New exterior lighting will be provided to illuminate the building perimeter and parking lot.

A new telecommunication system will be provided with a 2 cables routed to each workspace and printer/copier location. The system will include cable support throughout the facility and a telecommunication room for the equipment. Two dedicated 30 Amp 120V receptacles will be provided for future rack mounted UPS units.

A CCTV system would be included to monitor the building perimeter and facility public lobby. Assume 5 cameras are required.

Power and data connections will be provided for two the weather update stations.
It is assumed that Fire Alarm, Door Access Control, Standby Power Supply Generator or other systems not noted are not desired or required.

Due to the amount of remodel work required and the larger than required floor space that would be remodeled the cost effectiveness of this approach appears to be the least viable of the options from an electrical perspective.

Mechanical
The existing facilities consist of two story structure, with the first floor serving as a retail space and the second floor serving as a restaurant.

The heating system in the existing restaurant is one oil fired Toyo heater. The current fuel oil tank sets adjacent to the building. No heating system was found for the first floor.

There is currently no mechanical ventilation system for the building. The occupants rely on operable windows for fresh air.

Upgrades to the building mechanical systems would include the addition of a mechanical room and the installation of hydronic baseboard for building heat. Boilers would be high efficiency oil fired boilers with the ability to convert to natural gas when it becomes available in two years. Domestic hot water would be produced by indirect fired water heaters. Installation of the new heating system would be hampered by the lack of existing ceiling space.

Upgrades to the building ventilation system would be to add a ventilation system. A centralized ventilation system would be added to provide fresh air to the occupants. The system in the existing facility would be difficult as there is very little ceiling space. Duct work would have to be ran exposed or in chases.

Homer Harbor Master Study
Concept Estimate
Homer, Alaska

Construction Cost Estimate
December 12, 2012

ESTIMATIONS
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Homer Harbor Master Study
Summary
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Total Cost
Option 1A: Add Second Story over Existing Harbormaster Office	**Unfeasible**
Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath plus Build New Restroom Facility	
Renovate and Raise, with Added Second Story Underneath	$2,173,302
Restroom/Shower Facility	$847,108
Total	**$3,020,410**
Option 2: New Harbormaster Office Plus Build New Restroom and Shower Facility	
New Harbormaster Office	$2,141,383
Restroom/Shower Facility	$847,108
Total	**$2,988,490**
Option 3: Buy Happy Face Restaurant Building, Renovate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor	
Land Value	$166,700
Assessed Improvements	$453,100
Renovations	$2,724,665
Total	**$3,344,465**

Documents

- Concept Designs
  - Floor plan
  - Site Plan
  - Elevations
- System Narratives

Notes and Assumptions

1. Based on 2014 procurement/2014 construction.
2. Labor rates based on Davis Bacon, 50 hours/week.
3. Weather, logistics and construction time window has been considered, assume a spring NTP.
4. Assumes open competitive bid procurement.
5. Building Permits are not included in the estimate.
6. Sufficient Water Pressure will be Present for Fire Flow.

Excluded

1. Furniture Fixtures and Equipment
2. Design, Construction Administration, Geological Investigation.
3. No hazardous cleanup of site if contaminants are present.

Option 1B Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath

Homer Harbor Master Study

Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	5,077	GSF	$21.75		$110,447	
B SHELL	5,077	GSF	$52.49		$266,490	
C INTERIORS	5,077	GSF	$42.90		$217,782	
D SERVICES	5,077	GSF	$108.80		$552,398	
E EQUIPMENT & FURNISHINGS	5,077	GSF	$0.67		$3,390	
F SPECIAL CONSTRUCTION AND DEMOLITION	5,077	GSF	$47.45		$240,890	
G SITEWORK	5,077	GSF	$8.64		$43,878	
Z MARKUPS	5,077	GSF	$145.37		$738,028	
Total Estimated Cost	**5,077**	**GSF**	**$428.07**		**$2,173,302**	

Homer Harbor Master Study

Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE	**5,077**	**GSF**			**$110,447**	**$21.75**
A10 Foundations	**5,077**	**GSF**			**$110,447**	**$21.75**
Perimeter Foundations	344	LF	$196.35	$67,545		
Interior Foundations	60	LF	$41.73	$2,504		
Slab on Grade	5,077	SF	$7.96	$40,399		
A20 Basement	**-**	**NONE**			**$0**	**$0.00**
B SHELL	**5,077**	**GSF**			**$266,490**	**$52.49**
B10 Superstructure	**817**	**SF**			**$12,913**	**$15.81**
Roof Structure	817	SF	$15.81	$12,913		
B20 Exterior Closure	**5,077**	**SF**			**$208,019**	**$40.97**
New Siding, Insulation, Vapor Barrier	2,880	SF	$26.98	$77,696		
Exterior Walls, Block, 2" Insuation, Furring Vapor Barrier, GWB	2,880	SF	$24.03	$69,205		
Exterior Doors, IHM	3	LV	$3,367.33	$10,102		
Entrances	4	LV	$3,500.00	$14,000		
Garage Door	1	EA	$4,500.00	$4,500		
Windows	630	SF	$50.00	$31,500		
Exterior Accessories	5,077	SF	$0.20	$1,015		
B30 Roofing	**2,531**	**SF**			**$45,558**	**$18.00**
Metal Roofing (Replace)	2,531	SF	$18.00	$45,558		

Homer Harbor Master Study

Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS	**5,077**	**GSF**			**$217,782**	**$42.90**
C10 Interior Construction	**5,077**	**SF**			**$125,797**	**$24.78**
Partitions/Soffits	3,197	SF	$13.78	$44,056		
Interior Doors	18	LV	$1,405.00	$25,290		
Interior Fittings	5,077	SF	$3.00	$15,231		
Self Supported Counters	102	LF	$75.00	$7,650		
Cabinet, Base With Counters (Solid Surface)	18	LF	$380.00	$6,840		
Cabinet, Wall	12	LF	$140.00	$1,680		
Reception Counter	22	LF	$450.00	$9,900		
Lockers	6	EA	$350.00	$2,100		
Storage Shelving	22	LF	$75.00	$1,650		
Toilet Accessories, Public	2	EA	$4,500.00	$9,000		
Toilet Accessories, Private	2	SETS	$1,200.00	$2,400		
C20 Stairs		**NONE**			**$7,036**	**$0.00**
Stair Framing	1	EA	$1,500.00	$1,500		
Stair Flooring, Rubber Treads	108	SF	$12.00	$1,296		
Handrails	34	LF	$30.00	$1,020		
Guardrails	14	LF	$230.00	$3,220		
C30 Interior Finishes	**5,077**	**SF**			**$84,949**	**$16.73**
Flooring (Carpet Tile Typical)	4,420	SF	$8.75	$38,657		
Flooring (Sealed Conc)	657	SF	$1.50	$986		
Tile (Ceramic)	250	SF	$21.17	$5,291		
Wall Finishes (Paint)	9,274	SF	$1.75	$16,230		
Ceilings (Paint, Stain, ACT)	5,077	SF	$4.68	$23,785		

Homer Harbor Master Study

Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	**5,077**	**GSF**			**$552,398**	**$108.80**
D10 Conveying	**-**	**NONE**			**$0**	**$0.00**
D20 Plumbing	**15**	**FIX**			**$86,705**	**$5,780.33**
Fixtures	15	FIX	$891.00	$13,365		
Plumbing Roughin	15	FIX	$4,636.00	$69,540		
Plumbing Equipment	1	LS	$3,800.00	$3,800		
D30 HVAC	**5,077**	**SF**			**$227,112**	**$44.73**
Ventilation						
Air Handling	4,315	CFM	$6.20	$26,756		
Air Distribution System	5,077	SF	$18.50	$93,925		
Heat Generation	300	MBH	$40.00	$12,000		
Heat Distribution	5,077	SF	$12.50	$63,463		
Controls	5,077	SF	$5.00	$25,385		
Test & Balance	5,077	SF	$1.10	$5,585		
D40 Fire Protection	**5,077**	**GSF**			**$24,116**	**$4.75**
Wet Pipe Sprinkler System	5,077	SF	$4.75	$24,116		
D50 Electrical	**5,077**	**SF**			**$214,465**	**$42.24**
Service & Distribution						
400A Service & Feeder	1	EA	$4,500.00	$4,500		
Feeder 400A	50	LF	$130.00	$6,500		
Panelboard & Feeders (200A)	2	EA	$9,500.00	$19,000		
Lighting						
General Lighting	4,420	SF	$14.00	$61,880		
Garage Lighting	657	SF	$8.00	$5,256		
Branch Wiring						
Convenience Outlets	92	EA	$220.00	$20,260		
Motor Circuits and Controls	5,077	SF	$3.50	$17,770		
Communications and Security						
Comm Equipment	1	LS	$25,000.00	$25,000		
Comm - Outlets	24	EA	$700.00	$16,800		
CCTV (Total Cost Per Camera)	5	EA	$7,500.00	$37,500		

Homer Harbor Master Study

Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS	**5,077**	**GSF**			**$3,390**	**$0.67**
E10 Equipment	**1**	**LS**			**$1,800**	**$1,800.00**
Refrigerator	1	EA	$1,800.00	$1,800		
E20 Furnishings	**5,077**	**SF**			**$1,590**	**$0.31**
Tables, Chairs, Office System Furniture Not Included, Assume FF&E Items						
Window Treatment	530	SF	$3.00	$1,590		
F SPECIAL CONSTRUCTION AND DEMOLITION	**5,077**	**GSF**			**$240,890**	**$47.45**
F10 Special Construction	**5,077**	**SF**			**$159,120**	**$31.34**
Raise building	**2,210**	**SF**	$72.00	$159,120		
F20 Selective Building Demolition	**5,077**	**SF**			**$81,770**	**$16.11**
Demolition, Gut Interior	**2,210**	**SF**	$20.00	$44,200		
Demo Roofing, Siding, Windows	**2,210**	**SF**	$10.00	$22,100		
Remove Foundations	**2,210**	**SF**	$7.00	$15,470		
G SITEWORK	**5,077**	**GSF**			**$43,878**	**$8.64**
G10 Site Preparation	**1**	**LS**			**$40,536**	**$40,536.22**
Site Clearing, Demolition	1	LS	$10,000.00	$10,000		
Earthwork						
Building	5,077	SF	$2.00	$10,154		
Parking and Drives - Minor Improvements	1	LS	$20,000.00	$20,000		
Sidewalks	344	SF	$1.11	$382		
G20 Site Improvements	**5,077**	**SF**			**$3,341**	**$0.66**
Pedestrian Paving	344	SF	$7.00	$2,408		
Roadways & Parking - HCP Area Only	44	SY	$21.00	$933		

Homer Harbor Master Study

Option 1B: Renovate and Raise Existing Harbormaster Office and Add Second Story Underneath
Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities		NONE			$0	$0.00
G40 Site Electrical Utilities		NONE			$0	$0.00
G90 Other Site Construction		NONE			$0	$0.00
Z MARKUPS	5,077	GSF			$738,028	$145.37
Z10 Contractor Markups					$359,508	
Management & Site Facilities	12.0%			$172,233		
OH&P	10.0%			$160,751		
Mob/Demob	1.5%			$26,524		
Z20 Contingency					$378,520	
Estimating Contingency	15.0%			$269,217		
Escalation (2014 Construction)	5.3%			$109,303		
Total Estimated Cost	5,077	SF			$2,173,302	$428.07

Option 2 New Harbormaster Office

Homer Harbor Master Study
Option 2: New Harbormaster Office
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	5,077	GSF	$18.68		$94,846	
B SHELL	5,077	GSF	$118.37		$600,954	
C INTERIORS	5,077	GSF	$41.39		$210,117	
D SERVICES	5,077	GSF	$108.23		$549,484	
E EQUIPMENT & FURNISHINGS	5,077	GSF	$0.67		$3,390	
F SPECIAL CONSTRUCTION AND DEMOLITION	-	GSF	$0.00		$0	
G SITEWORK	5,077	GSF	$14.87		$75,478	
Z MARKUPS	5,077	GSF	$119.58		$607,115	
Total Estimated Cost	**5,077**	**GSF**	**$421.78**		**$2,141,383**	

Homer Harbor Master Study
Option 2: New Harbormaster Office
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE	**5,077**	**GSF**			**$94,846**	**$18.68**
A10 Foundations	**5,077**	**GSF**			**$94,846**	**$18.68**
Perimeter Foundations	308	LF	$196.35	$60,476		
Interior Foundations	30	LF	$41.73	$1,252		
Slab on Grade	4,162	SF	$7.96	$33,118		
A20 Basement	**-**	**NONE**			**$0**	**$0.00**
B SHELL	**5,077**	**GSF**			**$600,954**	**$118.37**
B10 Superstructure		**NONE**			**$304,699**	**$0.00**
Floor Framing Level 1	4,162	SF	$30.00	$124,860		
Floor Framing Level 2	915	SF	$30.00	$27,450		
Roof Construction						
Roof Framing, Joist/Trusses, GLB, Columns and Plywood Decking, Insulation & Vapor Retarde	9,642	SF	$15.81	$152,389		
B20 Exterior Closure	**4,212**	**SF**			**$132,424**	**$31.44**
Exterior Walls, Block, 2" Insuation, Furring Vapor Barrier, GWB	3,370	SF	$24.03	$80,980		
Framed Wall Constructior	842	SF	$33.02			
Exterior Doors, IHM	3	LV	$3,367.33	$10,102		
Aluminum Entrances	4	LV	$3,500.00	$14,000		
Vinyl Windows	530	SF	$50.00	$26,500		
Exterior Accessories	4,212	SF	$0.20	$842		
B30 Roofing	**9,642**	**SF**			**$163,830**	**$16.99**
Metal Roofing	9,642	SF	$16.99	$163,830		

Homer Harbor Master Study
Option 2: New Harbormaster Office
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS	**5,077**	**GSF**			**$210,117**	**$41.39**
C10 Interior Constructior	**5,077**	**SF**			**$114,721**	**$22.60**
Partitions/Soffits	3,996	SF	$8.25	$32,980		
Interior Doors	18	LV	$1,405.00	$25,290		
Interior Fittings	5,077	SF	$3.00	$15,231		
Self Supported Counters	102	LF	$75.00	$7,650		
Cabinet, Base With Counters (Solid Surface)	18	LF	$380.00	$6,840		
Cabinet, Wall	12	LF	$140.00	$1,680		
Reception Counter	22	LF	$450.00	$9,900		
Lockers	6	EA	$350.00	$2,100		
Storage Shelving	22	LF	$75.00	$1,650		
Toilet Accessories, Public	2	EA	$4,500.00	$9,000		
Toilet Accessories, Private	2	SETS	$1,200.00	$2,400		
C20 Stairs	**1**	**LS**			**$7,036**	**$7,036.00**
Stair Framing	1	EA	$1,500.00	$1,500		
Stair Flooring, Rubber Treads	108	SF	$12.00	$1,296		
Handrails	34	LF	$30.00	$1,020		
Guardrails	14	LF	$230.00	$3,220		
C30 Interior Finishes	**5,077**	**SF**			**$88,360**	**$17.40**
Flooring (Carpet Tile Typical)	4,172	SF	$8.75	$36,485		
Tile (Ceramic)	250	SF	$21.17	$5,300		
Wall Finishes (Paint)	13,023	SF	$1.75	$22,790		
Ceilings (Paint, Stain, ACT)	5,077	SF	$4.68	$23,785		

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	**5,077**	**GSF**			**$549,484**	**$108.23**
D10 Conveying	**-**	**NONE**			**$0**	**$0.00**
D20 Plumbing	**15**	**FIX**			**$86,713**	**$5,780.85**
Fixtures	15	FIX	$891.00	$13,365		
Plumbing Roughin	15	FIX	$4,636.00	$69,540		
Plumbing Equipment	5,077	SF	$0.75	$3,808		
D30 HVAC	**5,077**	**SF**			**$219,710**	**$43.28**
Ventilation						
Air Handling	4,320	CFM	$6.20	$26,784		
Air Distribution System	5,077	SF	$17.00	$86,309		
Heat Generation	305	MBH	$40.00	$12,185		
Heat Distribution	5,077	SF	$12.50	$63,463		
Controls	5,077	SF	$5.00	$25,385		
Test & Balance	5,077	SF	$1.10	$5,585		
D40 Fire Protection	**5,077**	**GSF**			**$24,116**	**$4.75**
Wet Pipe Sprinkler System	5,077	SF	$4.75	$24,116		
D50 Electrical	**5,077**	**SF**			**$218,946**	**$43.12**
Service & Distribution						
400A Service & Feeder	1	EA	$4,500.00	$4,500		
Feeder 400A	50	LF	$130.00	$4,500		
Panelboard & Feeders (200A)	2	EA	$9,500.00	$19,000		
Lighting						
General Lighting	5,077	SF	$14.00	$71,078		
Branch Wiring						
Convenience Outlets	92	EA	$220.00	$20,260		
Motor Circuits and Controls	5,077	SF	$4.00	$20,308		
Communications and Security						
Comm Equipment	1	LS	$25,000.00	$25,000		
Comm - Outlets	24	EA	$700.00	$16,800		
CCTV (Total Cost Per Camera)	5	EA	$7,500.00	$37,500		

Homer Harbor Master Study
Option 2: New Harbormaster Office
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS	**5,077**	**GSF**			**$3,390**	**$0.67**
E10 Equipment	**5,077**	**SF**			**$1,800**	**$0.35**
Refrigerator	1	EA	$1,800.00	$1,800		
E20 Furnishings	**5,077**	**SF**			**$1,590**	**$0.31**
Tables, Chairs, Office System Furniture Not Included, Assume FF&E Items						
Window Treatment	530	SF	$3.00	$1,590		
F SPECIAL CONSTRUCTION AND DEMOLITION	**-**	**NONE**			**$0**	**$0.00**
F10 Special Construction	**-**	**NONE**			**$0**	**$0.00**
F20 Selective Building Demolition	**-**	**NONE**			**$0**	**$0.00**
G SITEWORK	**5,077**	**GSF**			**$75,478**	**$14.87**
G10 Site Preparation	**1.0**	**LS**			**$40,536**	**$40,536.22**
Site Clearing, Demolition	1	LS	$10,000.00	$10,000		
Earthwork						
Building	5,077	SF	$2.00	$10,154		
Parking and Drives - Minor Improvements	1	LS	$20,000.00	$20,000		
Sidewalks	344	SF	$1.11	$382		
G20 Site Improvements	**5,077**	**SF**			**$3,341**	**$0.66**
Roadways & Parking - HCP Area Only	44	SY	$21.00	$933		
Pedestrian Paving	344	SF	$7.00	$2,408		

Homer Harbor Master Study
Option 2: New Harbormaster Office
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities	**100**	**LF**			**$22,000**	**$220.00**
Water Main to Building 6"	50	LF	$250.00	$12,500		
Sewer Main	50	LF	$190.00	$9,500		
G40 Site Electrical Utilities	**2**	**EA**			**$9,600**	**$4,800.00**
Electrical To Building, By Utility, Not Included In The Estimate						
Communication To Building, By Utility, Not Included In The Estimate						
Site Lighting, Parking	2	EA	$4,800.00	$9,600		
G90 Other Site Constructior	**-**	**NONE**			**$0**	**$0.00**
Z MARKUPS	**5,077**	**GSF**			**$607,115**	**$119.58**
Z10 Contractor Markups					**$314,537**	
Management & Site Facilities	12.0%			$184,112		
OH&P	6.0%			$103,103		
Mob/Demob	1.5%			$27,322		
Z20 Contingency					**$292,578**	
Estimating Contingency	10.0%			$184,880		
Escalation (2014 Construction)	5.3%			$107,697		
Total Estimated Cost	**5,077**	**SF**			**$2,141,383**	**$421.78**

Option 3 Renovate Happy Face Restaurant to Included Harbormaster Office and Public Restroom/Showers

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor

Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	7,564	GSF	$1.05		$7,957	
B SHELL	7,564	GSF	$29.06		$219,809	
C INTERIORS	7,564	GSF	$50.10		$378,994	
D SERVICES	7,564	GSF	$128.07		$968,748	
E EQUIPMENT & FURNISHINGS	7,564	GSF	$0.45		$3,390	
F SPECIAL CONSTRUCTION AND DEMOLITION	7,564	GSF	$24.69		$186,780	
G SITEWORK	7,564	GSF	$4.46		$33,724	
Z MARKUPS	7,564	GSF	$122.32		$925,264	
Total Estimated Cost	**7,564**	**GSF**	**$360.21**		**$2,724,665**	

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor

Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE	**7,564**	**GSF**			**$7,957**	**$1.05**
A10 Foundations	**7,564**	**GSF**			**$7,957**	**$1.05**
Slab on Grade	1,000	SF	$7.96	$7,957		
A20 Basement	**-**	**NONE**			**$0**	**$0.00**
B SHELL	**7,564**	**GSF**			**$219,809**	**$29.06**
B10 Superstructure		**NONE**			**$0**	**$0.00**
B20 Exterior Closure	**7,564**	**SF**			**$219,809**	**$29.06**
New Siding, Insulation, Vapor Barrier	6,216	SF	$26.98	$167,694		
Exterior Doors, IHM	3	LV	$3,367.33	$10,102		
Entrances	4	LV	$3,500.00	$14,000		
Windows	530	SF	$50.00	$26,500		
Exterior Accessories	7,564	SF	$0.20	$1,513		
B30 Roofing		**NONE**			**$0**	**$0.00**
No work						

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor

Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS	**7,564**	**GSF**			**$378,994**	**$50.10**
C10 Interior Construction	**7,564**	**SF**			**$207,781**	**$27.47**
Partitions/Soffits	6,226	SF	$13.78	$85,795		
Interior Doors	27	LV	$1,405.00	$37,935		
Interior Fittings	5,077	SF	$3.00	$15,231		
Self Supported Counters	102	LF	$75.00	$7,650		
Cabinet, Base With Counters (Solid Surface)	18	LF	$380.00	$6,840		
Cabinet, Wall	12	LF	$140.00	$1,680		
Reception Counter	22	LF	$450.00	$9,900		
Lockers	6	EA	$350.00	$2,100		
Storage Shelving	22	LF	$75.00	$1,650		
Toilet Accessories, Public	2	EA	$4,500.00	$9,000		
Toilet Accessories, Private	20	SETS	$1,500.00	$30,000		
C20 Stairs	**1**	**LS**			**$5,536**	**$5,536.00**
Stair Flooring, Rubber Treads	108	SF	$12.00	$1,296		
Handrails	34	LF	$30.00	$1,020		
Guardrails	14	LF	$230.00	$3,220		
C30 Interior Finishes	**7,564**	**SF**			**$165,677**	**$21.90**
Flooring (Carpet Tile Typical)	7,564	SF	$8.75	$66,155		
Tile (Ceramic)	250	SF	$21.17	$5,291		
Wall Finishes (Paint)	17,631	SF	$1.75	$30,854		
Wall Finishes (FRP)	5,080	SF	$5.50	$27,940		
Ceilings (Paint, Stain, ACT)	7,564	SF	$4.68	$35,436		

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor

Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	**7,564**	**GSF**			**$968,748**	**$128.07**
D10 Conveying		**NONE**			**$0**	**$0.00**
D20 Plumbing	**53**	**FIX**			**$302,731**	**$5,711.91**
Fixtures	53	FIX	$891.00	$47,223		
Plumbing Roughin	53	FIX	$4,636.00	$245,708		
Plumbing Equipment	1	LS	$9,800.00	$9,800		
D30 HVAC	**7,564**	**SF**			**$365,276**	**$48.29**
Ventilation						
Air Handling	6,429	CFM	$6.20	$39,862		
Air Distribution System	7,564	SF	$18.50	$139,934		
Exhaust	18	EA	$400.00	$7,200		
Heat Generation	450	MBH	$40.00	$18,000		
Heat Distribution	7,564	SF	$15.09	$114,139		
Controls	7,564	SF	$5.00	$37,820		
Test & Balance	7,564	SF	$1.10	$8,320		
D40 Fire Protection	**7,564**	**GSF**			**$35,929**	**$4.75**
Wet Pipe Sprinkler System	7,564	SF	$4.75	$35,929		
D50 Electrical	**7,564**	**SF**			**$264,812**	**$35.01**
Service & Distribution - To Remain						
Panelboard & Feeders (200A)	2	EA	$9,500.00	$19,000		
Lighting						
General Lighting	7,564	SF	$14.00	$105,896		
Branch Wiring						
Convenience Outlets	138	EA	$220.00	$30,360		
Motor Circuits and Controls	7,564	SF	$4.00	$30,256		
Communications and Security						
Comm Equipment	1	LS	$25,000.00	$25,000		
Comm - Outlets	24	EA	$700.00	$16,800		
CCTV (Total Cost Per Camera)	5	EA	$7,500.00	$37,500		

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor

Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS	**7,564**	**GSF**			**$3,390**	**$0.45**
E10 Equipment	**1**	**LS**			**$1,800**	**$1,800.00**
Refrigerator	1	EA	$1,800.00	$1,800		
E20 Furnishings	**7,564**	**SF**			**$1,590**	**$0.21**
Tables, Chairs, Office System Furniture Not Included, Assume FF&E Items						
Window Treatment	530	SF	$3.00	$1,590		
F SPECIAL CONSTRUCTION AND DEMOLITION	**7,564**	**GSF**			**$186,780**	**$24.69**
F10 Special Construction	**1**	**LS**			**$75,640**	**$75,640.00**
Seismic Upgrades	**7,564**	**SF**	$10.00	$75,640		
F20 Selective Building Demolition	**7,564**	**SF**			**$111,140**	**$14.69**
Demolition, Gut Interior	**7,564**	**SF**	$10.00	$75,640		
Demo Kitchen	**1**	**LS**	$5,000.00	$5,000		
Demo SOG	**500**	**SF**	$11.00	$5,500		
Demo Restroom/Shower	**1**	**LS**	$25,000.00	$25,000		
G SITEWORK	**7,564**	**GSF**			**$33,724**	**$4.46**
G10 Site Preparation	**1**	**LS**			**$30,382**	**$30,382.22**
Site Clearing, Demolition	1	LS	$10,000.00	$10,000		
Earthwork						
Parking and Drives - Minor Improvements	1	LS	$20,000.00	$20,000		
Sidewalks	344	SF	$1.11	$382		
G20 Site Improvements	**7,564**	**SF**			**$3,341**	**$0.44**
Pedestrian Paving	344	SF	$7.00	$2,408		
Roadways & Parking - HCP Area Only	44	SY	$21.00	$933		

Homer Harbor Master Study

Option 3: Buy Happy Face Restaurant Building, Renvoate and Include New Harbormaster Office and Restroom/Shower Facility on the Ground Floor

Prepared for Nelson and Associates

Construction Cost Estimate

Concept Estimate

December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities		NONE			$0	$0.00
G40 Site Electrical Utilities		NONE			$0	$0.00
G90 Other Site Construction		NONE			$0	$0.00
Z MARKUPS	7,564	GSF			$925,264	$122.32
Z10 Contractor Markups					$450,714	
Management & Site Facilities	12.0%			$215,928		
OH&P	10.0%			$201,533		
Mob/Demob	1.5%			$33,253		
Z20 Contingency					$474,550	
Estimating Contingency	15.0%			$337,517		
Escalation (2014 Construction)	5.3%			$137,033		
Total Estimated Cost	7,564	SF			$2,724,665	$360.21

Public Restroom/Shower for Options 1B and 2

Homer Harbor Master Study
Public Restrooms/Showers for Options 1B and 2
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Summary (Level 2)						
A SUBSTRUCTURE	1,000	GSF	$39.77		$39,766	
B SHELL	1,000	GSF	$174.11		$174,107	
C INTERIORS	1,000	GSF	$79.81		$79,814	
D SERVICES	1,000	SF	$260.54		$260,542	
E EQUIPMENT & FURNISHINGS	-	NONE	$0.00		$0	
F SPECIAL CONSTRUCTION AND DEMOLITION	1	NONE	$25,000.00		$25,000	
G SITEWORK	1,000	GSF	$33.18		$33,178	
Z MARKUPS	1,000	GSF	$234.70		$234,700	
Total Estimated Cost	**1,000**	**GSF**	**$847.11**		**$847,108**	

Homer Harbor Master Study
Public Restrooms/Showers for Options 1B and 2
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
A SUBSTRUCTURE	**1,000**	**GSF**			**$39,766**	**$39.77**
A10 Foundations	**1,000**	**GSF**			**$39,766**	**$39.77**
Perimeter Foundations	162	LF	$196.35	$31,809		
Slab on Grade	1,000	SF	$7.96	$7,957		
A20 Basement	**-**	**NONE**			**$0**	**$0.00**
B SHELL	**1,000**	**GSF**			**$174,107**	**$174.11**
B10 Superstructure	**1,714**	**SF**			**$7,650**	**$4.46**
Roof Construction						
Roof Framing, Joist/Trusses, GLB, Columns and Plywood Decking, Insulation & Vapor Retarder	484	SF	$15.81	$7,650		
B20 Exterior Closure	**1,000**	**SF**			**$137,333**	**$137.33**
Exterior Walls, Metal Framing, Rigid Insulation 2", Batts, Air Barrier, Vapor Barrier and GWB, Metal Siding	2,880	SF	$26.98	$77,696		
Exterior Walls, Block, 2" Insuation, Furring Vapor Barrier, GWB	1,920	SF	$24.03	$46,137		
Exterior Doors, IHM	19	LV	$700.00	$13,300		
Exterior Accessories	1,000	SF	$0.20	$200		
B30 Roofing	**1,714**	**SF**			**$29,125**	**$16.99**
Metal Roofing	1,714	SF	$16.99	$29,125		

Homer Harbor Master Study
Public Restrooms/Showers for Options 1B and 2
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
C INTERIORS	**1,000**	**GSF**			**$79,814**	**$79.81**
C10 Interior Construction	**1,000**	**SF**			**$48,674**	**$48.67**
Partitions/Soffits	1,730	SF	$12.53	$21,674		
Toilet Accessories	18	EA	$1,500.00	$27,000		
C20 Stairs		**NONE**			**$0**	**$0.00**
C30 Interior Finishes	**1,000**	**SF**			**$31,140**	**$31.14**
Flooring (Sealed Concrete)	1,000	SF	$1.45	$1,450		
Wall Finishes (FRP)	5,080	SF	$5.50	$27,940		
Ceilings (Paint)	1,000	SF	$1.75	$1,750		

Homer Harbor Master Study
Public Restrooms/Showers for Options 1B and 2
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
D SERVICES	**1,000**	**GSF**			**$260,542**	**$260.54**
D10 Conveying	**-**	**NONE**			**$0**	**$0.00**
D20 Plumbing	**38**	**FIX**			**$193,352**	**$5,088.21**
Fixtures	38	FIX				
Showers	6	FIX	$1,260.00	$7,560		
Water Closets	14	FIX	$936.00	$13,104		
Lavatories	18	FIX	$816.00	$14,688		
Plumbing Roughin	38	FIX	$4,000.00	$152,000		
Plumbing Equipment	1	LS	$6,000.00	$6,000		
D30 HVAC	**1,000**	**SF**			**$30,300**	**$30.30**
Ventilation						
Exhaust	18	EA	$400.00	$7,200		
Heat Generation	100	MBH	$40.00	$4,000		
Heat Distribution	1,000	SF	$14.00	$14,000		
Controls	1,000	SF	$4.00	$4,000		
Test & Balance	1,000	SF	$1.10	$1,100		
D40 Fire Protection	**1,000**	**GSF**			**$4,750**	**$4.75**
Wet Pipe Sprinkler System	1,000	SF	$4.75	$4,750		
D50 Electrical	**1,000**	**SF**			**$32,140**	**$32.14**
Service & Distribution						
200A Service & Feeder	1	EA	$4,500.00	$4,500		
Feeder 200A	50	LF	$80.00	$4,000		
Lighting						
General Lighting	1,000	SF	$14.00	$14,000		
Branch Wiring						
Convenience Outlets	18	EA	$230.00	$4,140		
Motor Circuits and Controls	1,000	SF	$2.00	$2,000		
Communications and Security						
Fire Detection & Alarm	1,000	SF	$3.50	$3,500		

Homer Harbor Master Study
Public Restrooms/Showers for Options 1B and 2
Prepared for Nelson and Associates

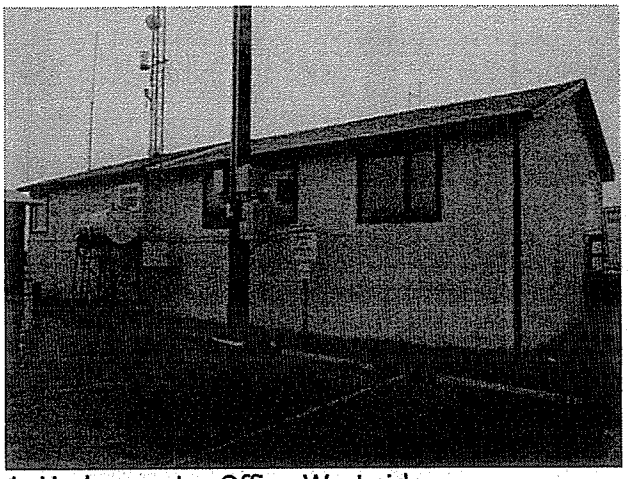
Construction Cost Estimate
Concept Estimate
December 12, 2012

Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
E EQUIPMENT & FURNISHINGS		**NONE**			**$0**	**$0.00**
E10 Equipment		**NONE**			**$0**	**$0.00**
E20 Furnishings		**NONE**			**$0**	**$0.00**
F SPECIAL CONSTRUCTION AND DEMOLITION	**1**	**LS**			**$25,000**	**$25,000.00**
F10 Special Construction	**-**	**NONE**			**$0**	**$0.00**
F20 Selective Building Demolition	**1**	**LS**			**$25,000**	**$25,000.00**
Demo Existing Facility	1	LS	$25,000.00	$25,000		
G SITEWORK	**1,000**	**GSF**			**$33,178**	**$33.18**
G10 Site Preparation	**1.0**	**LS**			**$6.278**	**$6.277.78**
Site Clearing, Demolition	1	LS	$3,500.00	$3,500		
Earthwork						
Building	1,000	SF	$2.00	$2,000		
Sidewalks	700	SF	$1.11	$778		
G20 Site Improvements	**1,000**	**SF**			**$4,900**	**$4.90**
Pedestrian Paving	700	SF	$7.00	$4,900		

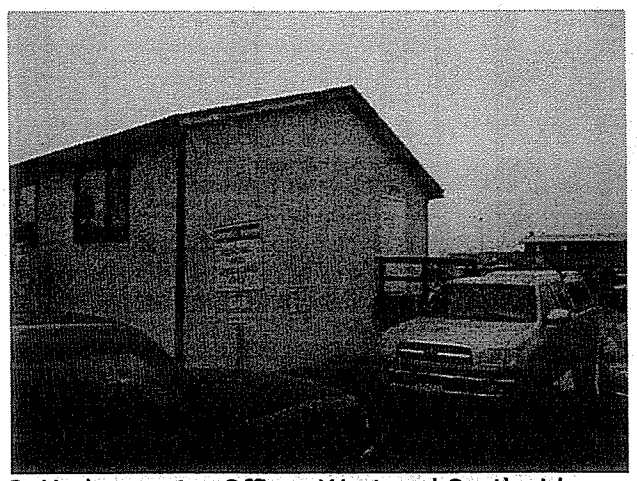
Homer Harbor Master Study
Public Restrooms/Showers for Options 1B and 2
Prepared for Nelson and Associates

Construction Cost Estimate
Concept Estimate
December 12, 2012

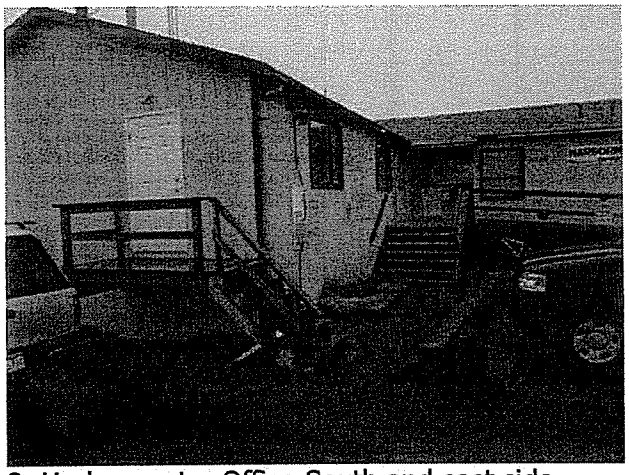
Item	Qty	Unit	Unit Cost	Line Cost	Total Cost	Unit Cost
Detail (Level 3)						
G SITEWORK CONTINUED						
G30 Site Mechanical Utilities	**100**	**LF**			**$22,000**	**$220.00**
Water Main to Building 6"	50	LF	$250.00	$12,500		
Sewer Main	50	LF	$190.00	$9,500		
G40 Site Electrical Utilities		**NONE**			**$0**	**$0.00**
Electrical To Building, By Utility, Not Included In The Estimate						
Communication To Building, By Utility, Not Included In The Estimate						
G90 Other Site Construction	**-**	**NONE**			**$0**	**$0.00**
Z MARKUPS	**1,000**	**GSF**			**$234,700**	**$234.70**
Z10 Contractor Markups					**$118,960**	
Management & Site Facilities	11.0%			$67,365		
OH&P	6.0%			$40,786		
Mob/Demob	1.5%			$10,808		
Z20 Contingency					**$115,741**	
Estimating Contingency	10.0%			$73,137		
Escalation (2014 Construction)	5.3%			$42,604		
Total Estimated Cost	**1,000**	**SF**			**$847,108**	**$847.11**



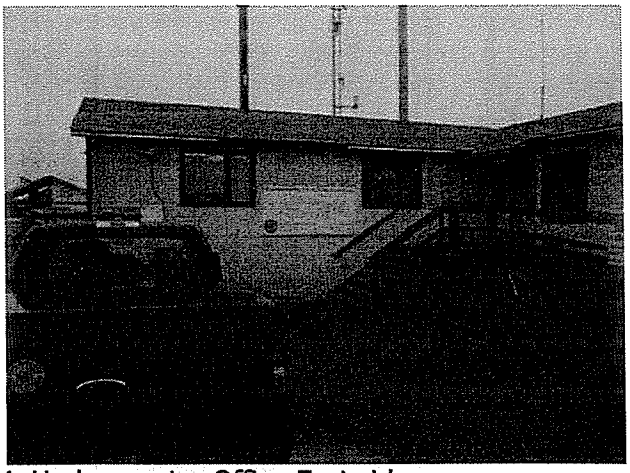
1. Harbormaster Office-West side



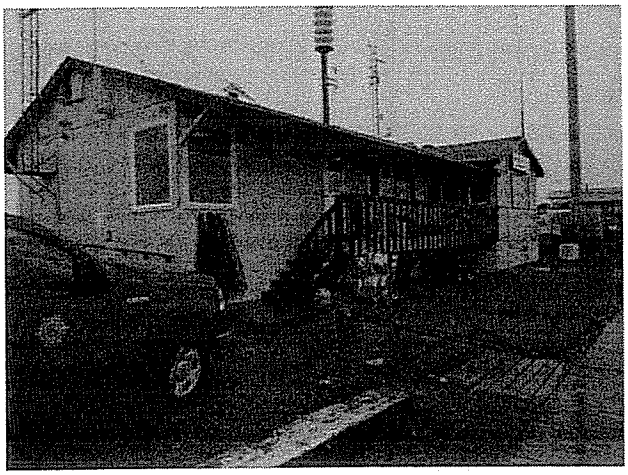
2. Harbormaster Office –West and South side.



3. Harbormaster Office-South and east side.

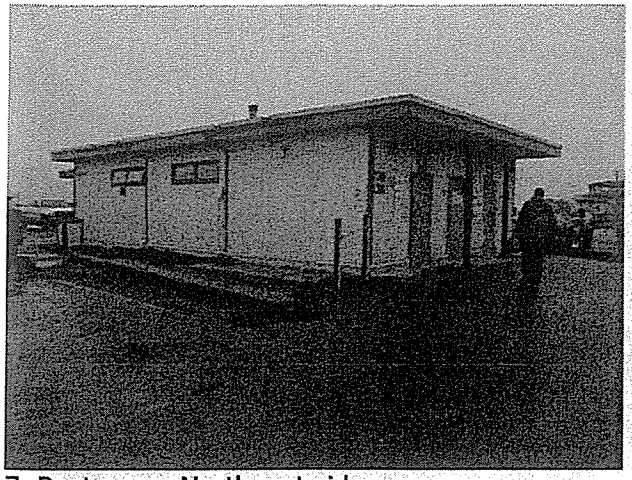


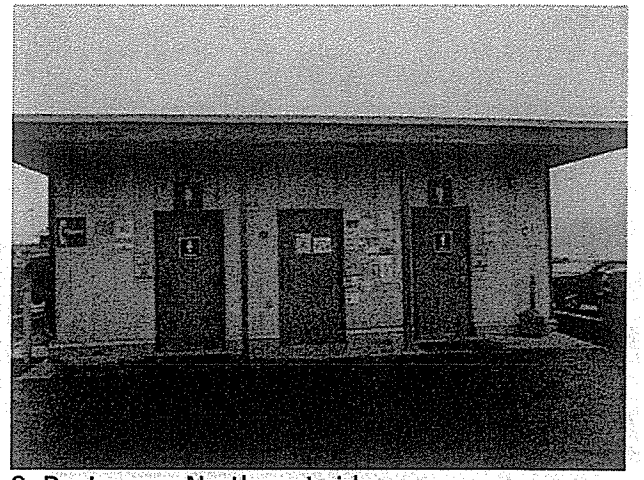
4. Harbormaster Office-East side.

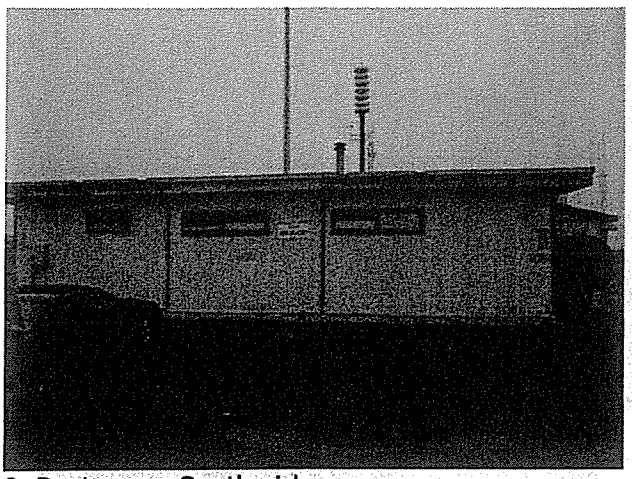


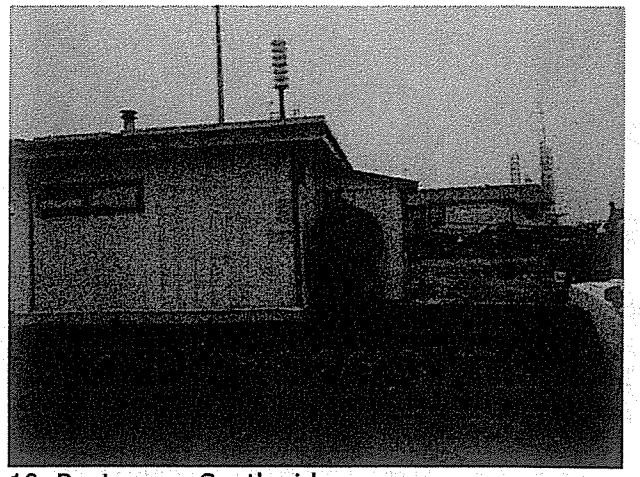
5. Harbormaster Office-East and North side.

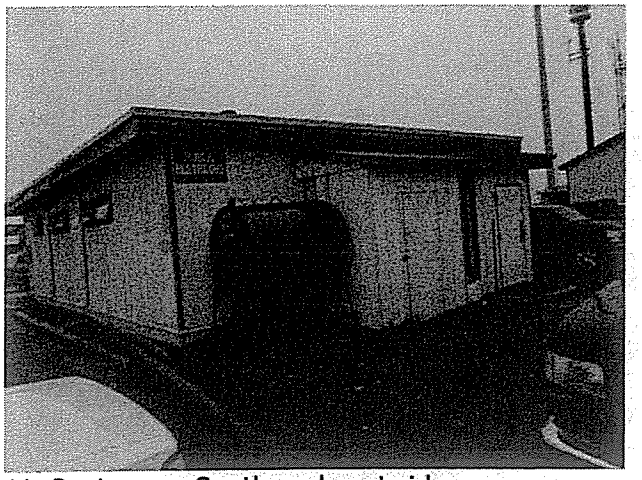
6. Harbormaster Office-North side.


7. Restrooms-Northeast side.

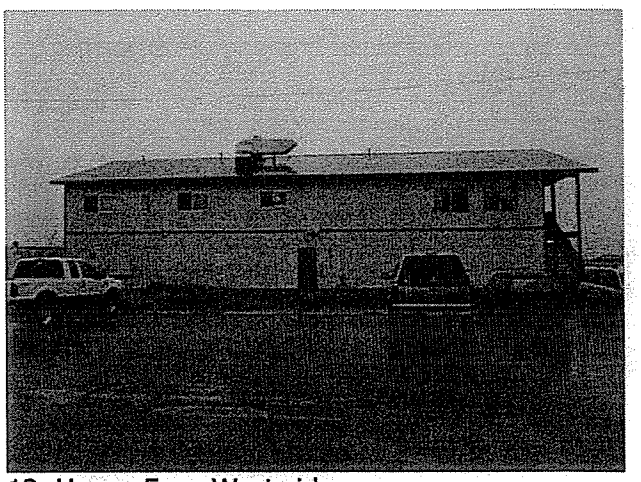

8. Restrooms-Northwest side.


9. Restrooms-South side.

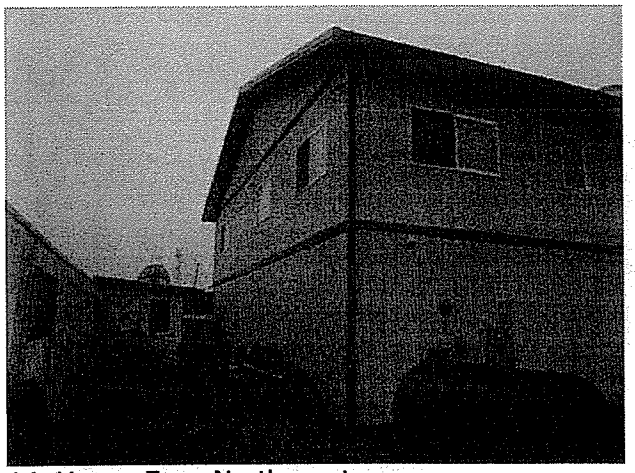

10. Restrooms-South side.


11. Restrooms-South and east side.

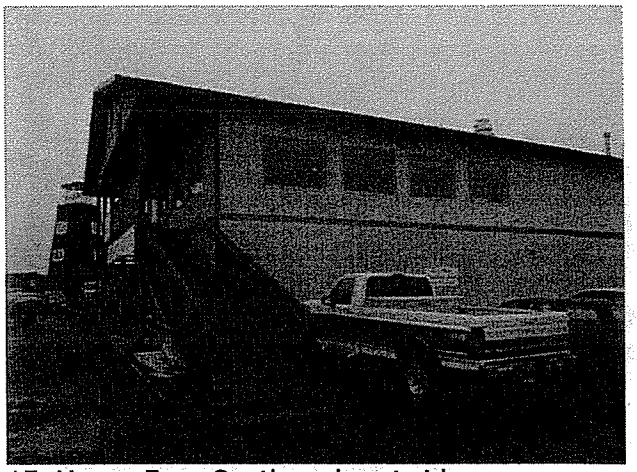
12. Happy Face –South side.



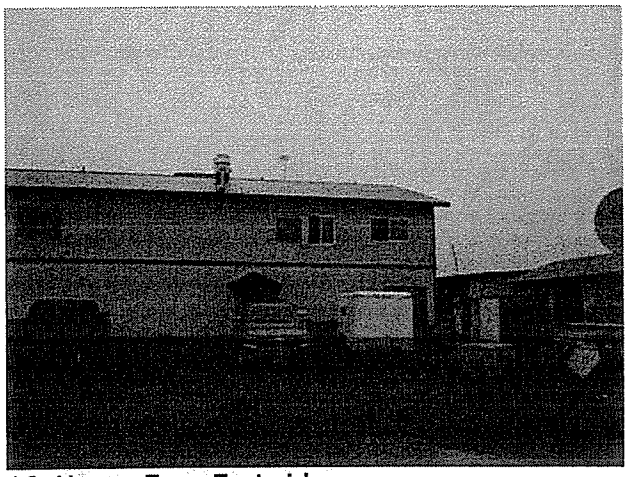
13. Happy Face-West side.



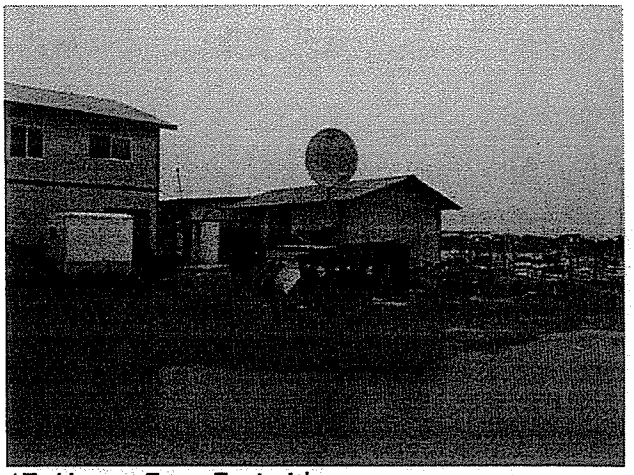
14. Happy Face-North west corner.



15. Happy Face-South and east side.



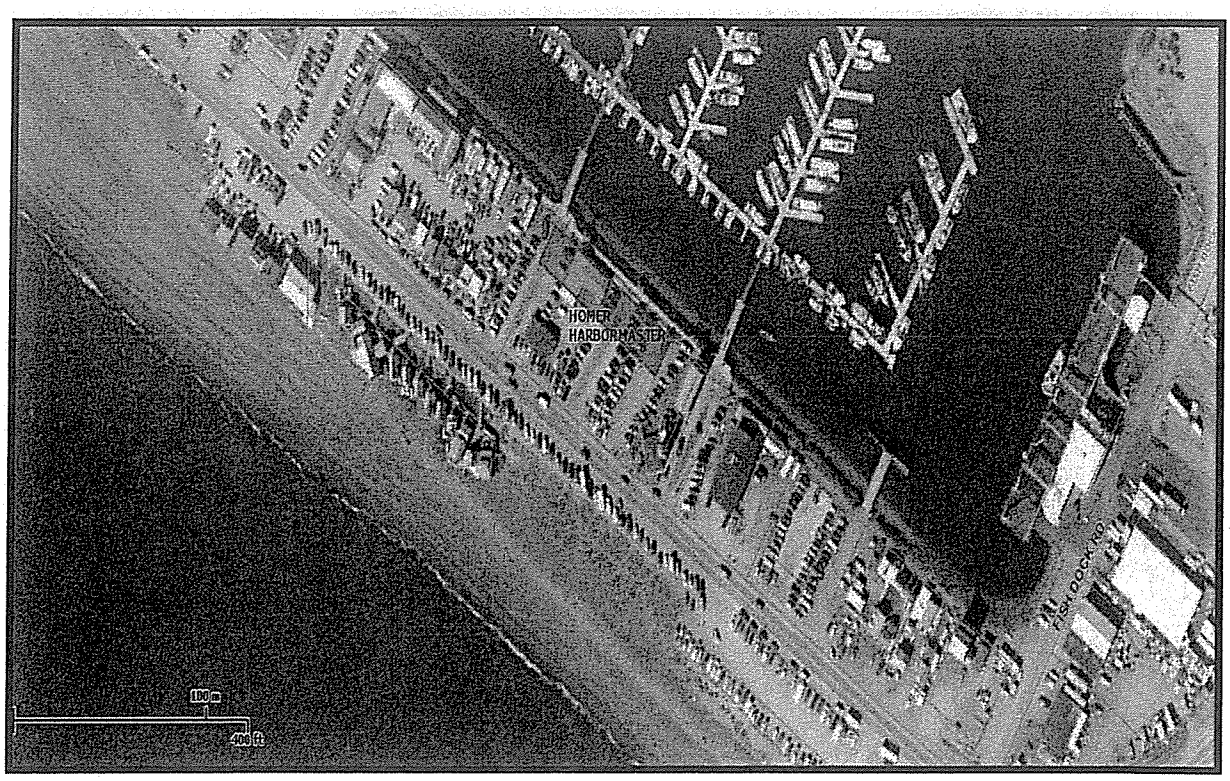
16. Happy Face-East side.



17. Happy Face-East side.

Kenai Peninsula Borough
Property Report - 18103311

Wed Nov 14 2012 09:21:22 AM



Parcel Number:	18103311
Address:	4350 HOMER SPIT RD
Owner:	HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603
Tax Area:	20 - HOMER CITY
Usage Code:	100 Residential Vacant
Acreage:	0.28
Land Value:	$94,400
Improvement Value:	$0
Assessed Value:	$94,400
Taxable Value:	$0
Legal Description:	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28

DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Number of Structures: 1

Structure #	Year Built	Square Ft	Structure Type

Kenai Peninsula Borough
Property Report - 18103310

Wed Nov 14 2012 09:22:49 AM

Parcel Number:	18103310
Address:	4348 HOMER SPIT RD
Owner:	HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603
Tax Area:	20 - HOMER CITY
Usage Code:	850 General Institutional
Acreage:	0.65
Land Value:	$185,200
Improvement Value:	$111,800
Assessed Value:	$297,000
Taxable Value:	$0
Legal Description:	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29

DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Number of Structures: 3

Structure #	Year Built	Square Ft	Structure Type
C01	1968	2,060	GENOFF
C02	1974	1,092	RESTROOM
C03	1978	130	

Kenai Peninsula Borough
Property Report - 18103432

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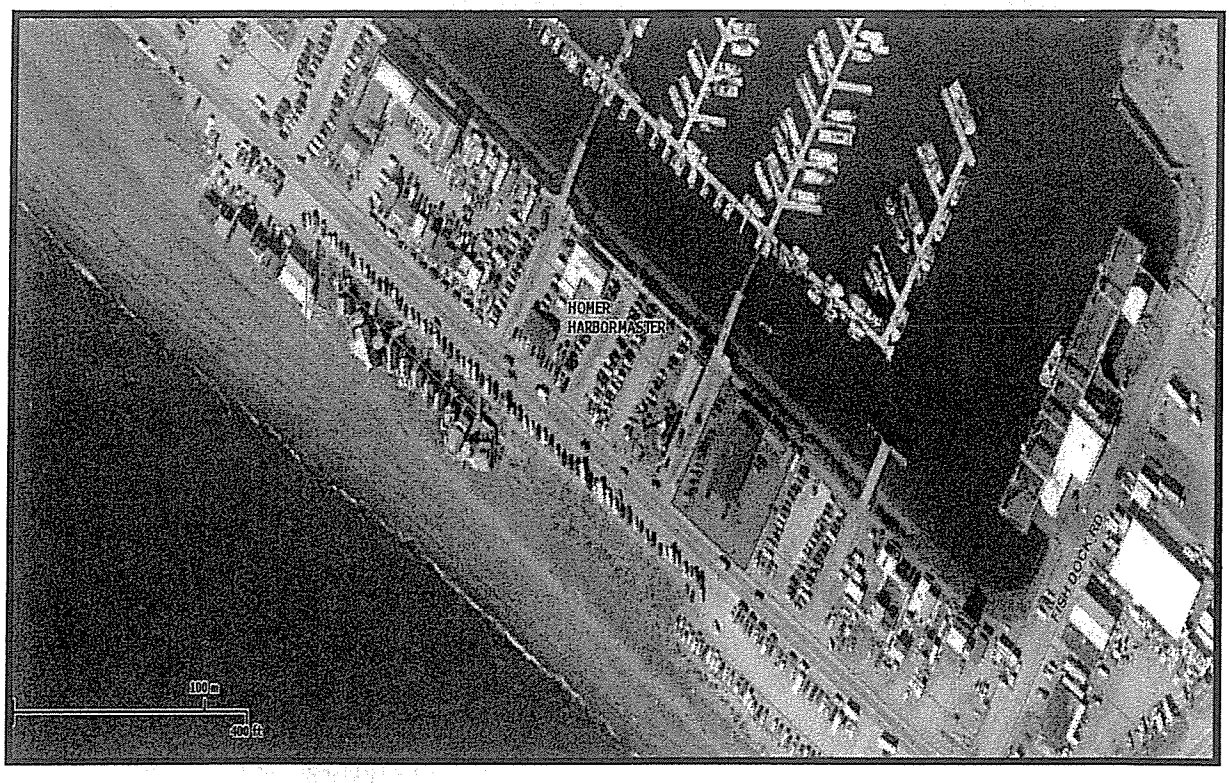
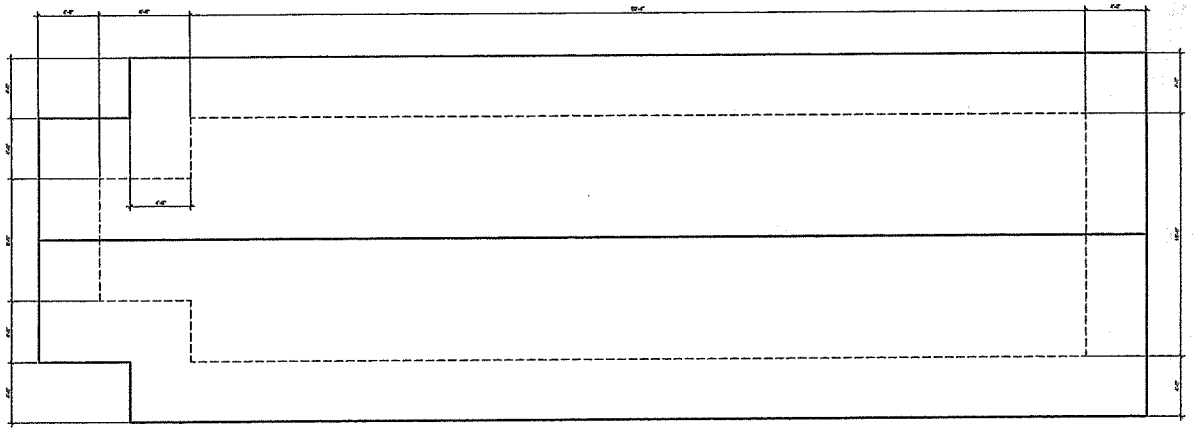


Parcel Number:	18103432
Address:	4400 HOMER SPIT RD
Owner:	HOMER CITY OF 491 E PIONEER AVE HOMER, AK 99603
Tax Area:	20 - HOMER CITY
Usage Code:	651 Leased Commercial
Acreage:	0.57
Land Value:	$166,700
Improvement Value:	$453,100
Assessed Value:	$619,800
Taxable Value:	$619,800
Legal Description:	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32

DISCLAIMER: The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Number of Structures: 1

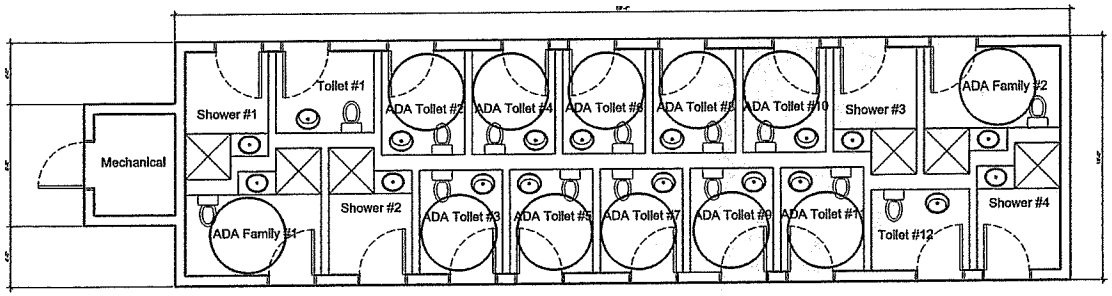
Structure #	Year Built	Square Ft	Structure Type
C01	1995	7,392	RESTURNT



C1 / A1.0 PUBLIC RESTROOMS AND SHOWERS - ROOF PLAN

1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

REF



A1 / A1.0 PUBLIC RESTROOMS AND SHOWERS - FLOOR PLAN

1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

REF

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

SCALE: AS SHOWN

AutoCAD FILE: 1226 concept plan.dwg

PRELIMINARY

PROJECT: HOMER HARBOR MASTER'S OFFICE

CLIENT: HOMER, ALASKA

KLAUDER & COMPANY ARCHITECTS, INC.
606 Petersen Way
Kenai, Alaska 99611
Tel (907) 283-1919 : Fax (907) 283-0450
klauder@alaska.net

DESIGN BY: PK

DRAWN: BC

CHECKED: PK

JOB NO: 1226

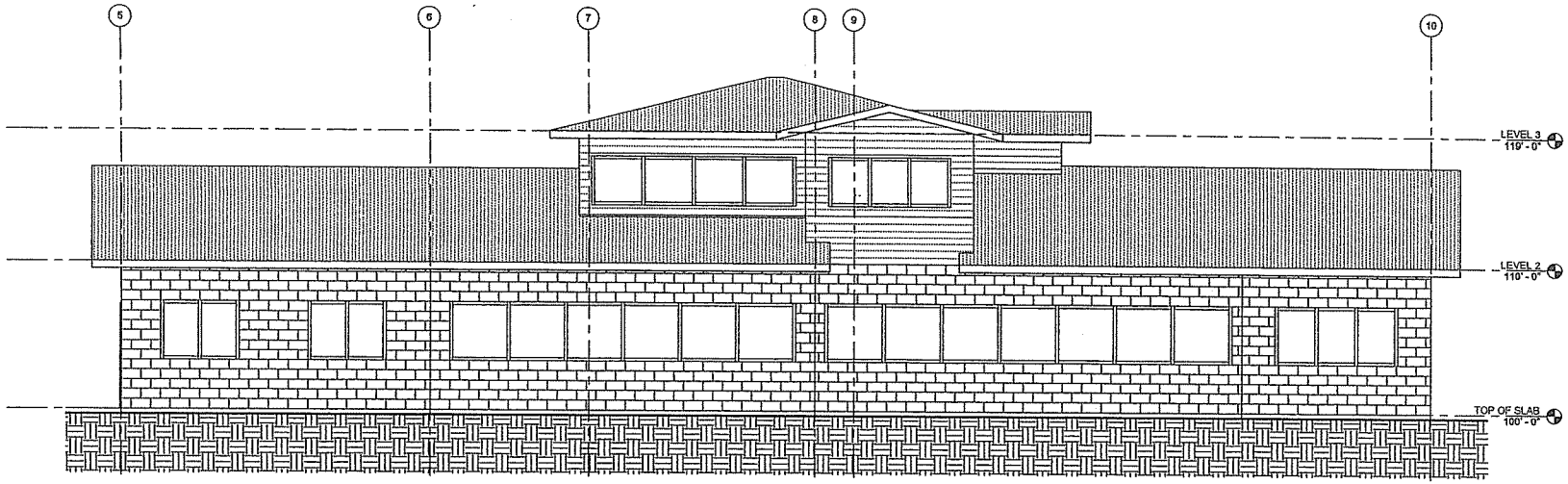
DATE:

REVISIONS:

CATEGORY: A

SHEET: 1.0

SHEET CONTENTS: PUBLIC RESTROOMS AND SHOWERS FLOOR PLAN ROOF PLAN



C1 / A3.1 WEST ELEVATION
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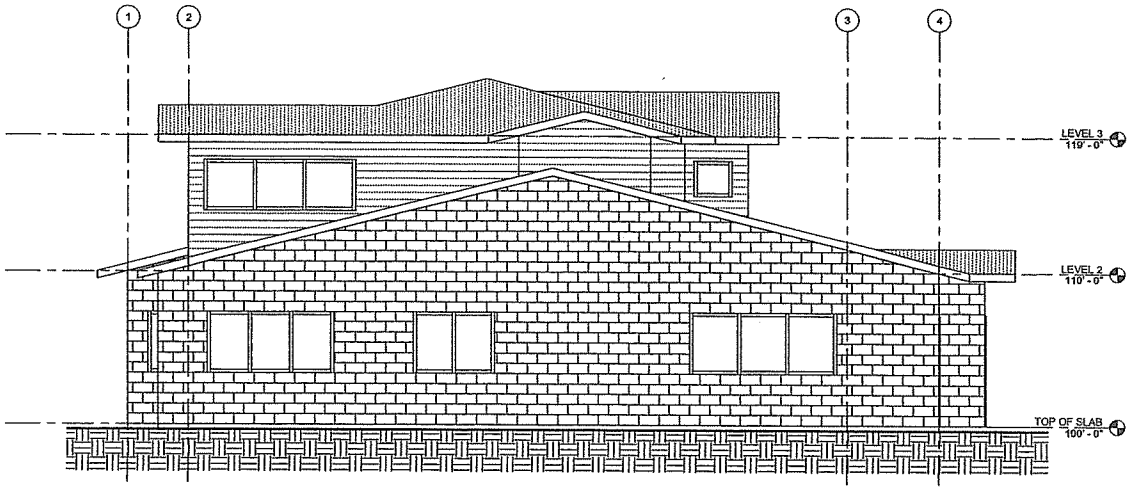

A2 / A3.1 SOUTH ELEVATION
1/4" = 1'-0" (22x34); 1/2" = 1'-0" (11x17)

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

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PRELIMINARY
11-12-2012

PROJECT: HOMER HARBOR MASTER'S OFFICE

CLIENT: Owner
HOMER, ALASKA

Klauder & Company Architects, Inc.
606 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
klauder@alaska.net

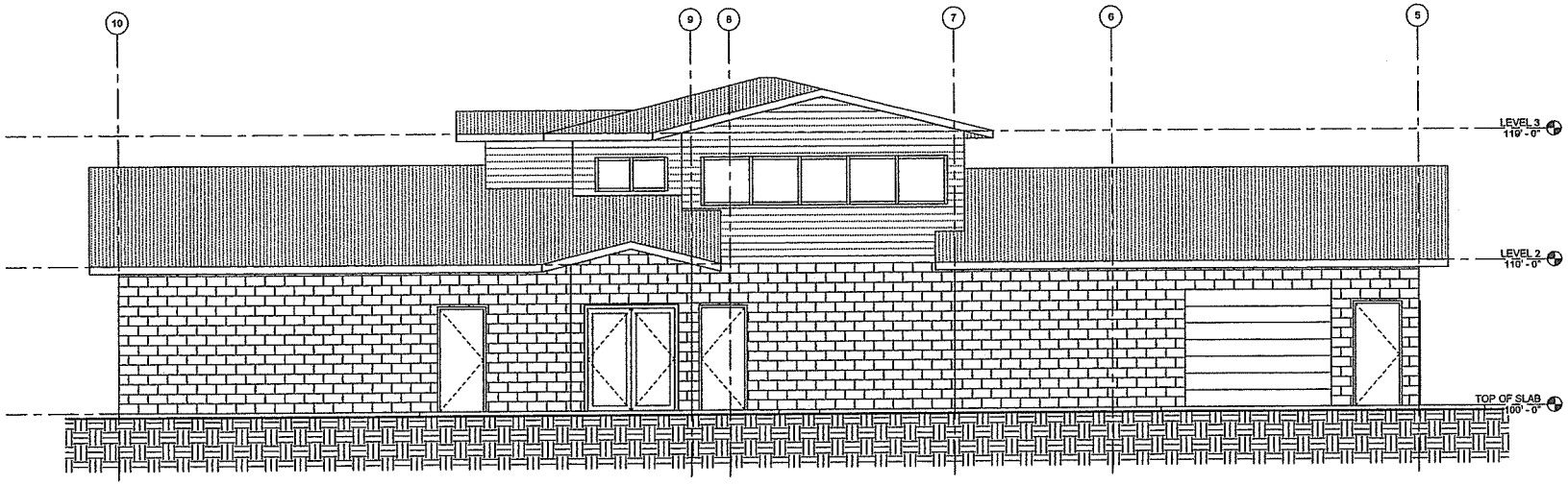
DESIGN BY:	Designer
DRAWN:	Author
CHECKED:	Checker
JOB NO:	1226
DATE:	11-12-2012

REVISIONS:

NO.	DATE

SHEET NUMBER
A3.1

SHEET CONTENTS
SOUTH AND WEST ELEVATIONS



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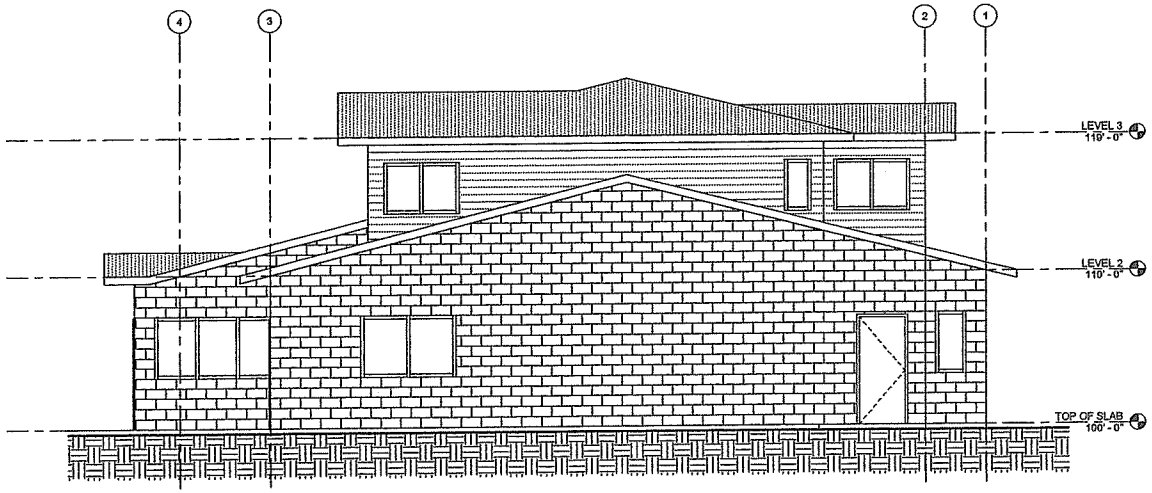

A2 / A3.0 NORTH ELEVATION
1/4" = 1'-0" (22x34); 1/2" = 1'-0" (11x17)

PRELIMINARY
11-12-2012

PROJECT: HOMER HARBOR MASTER'S OFFICE

CLIENT: Owner
HOMER, ALASKA

Klauder & Company Architects, Inc.
605 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
klauder@alaska.net

DESIGN BY:	Designer
DRAWN:	Author
CHECKED:	Checker
JOB NO:	1226
DATE:	11-12-2012

REVISIONS:

NO.	DATE

SHEET NUMBER
A3.0

SHEET CONTENTS
NORTH AND EAST ELEVATIONS

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NOT FOR CONSTRUCTION

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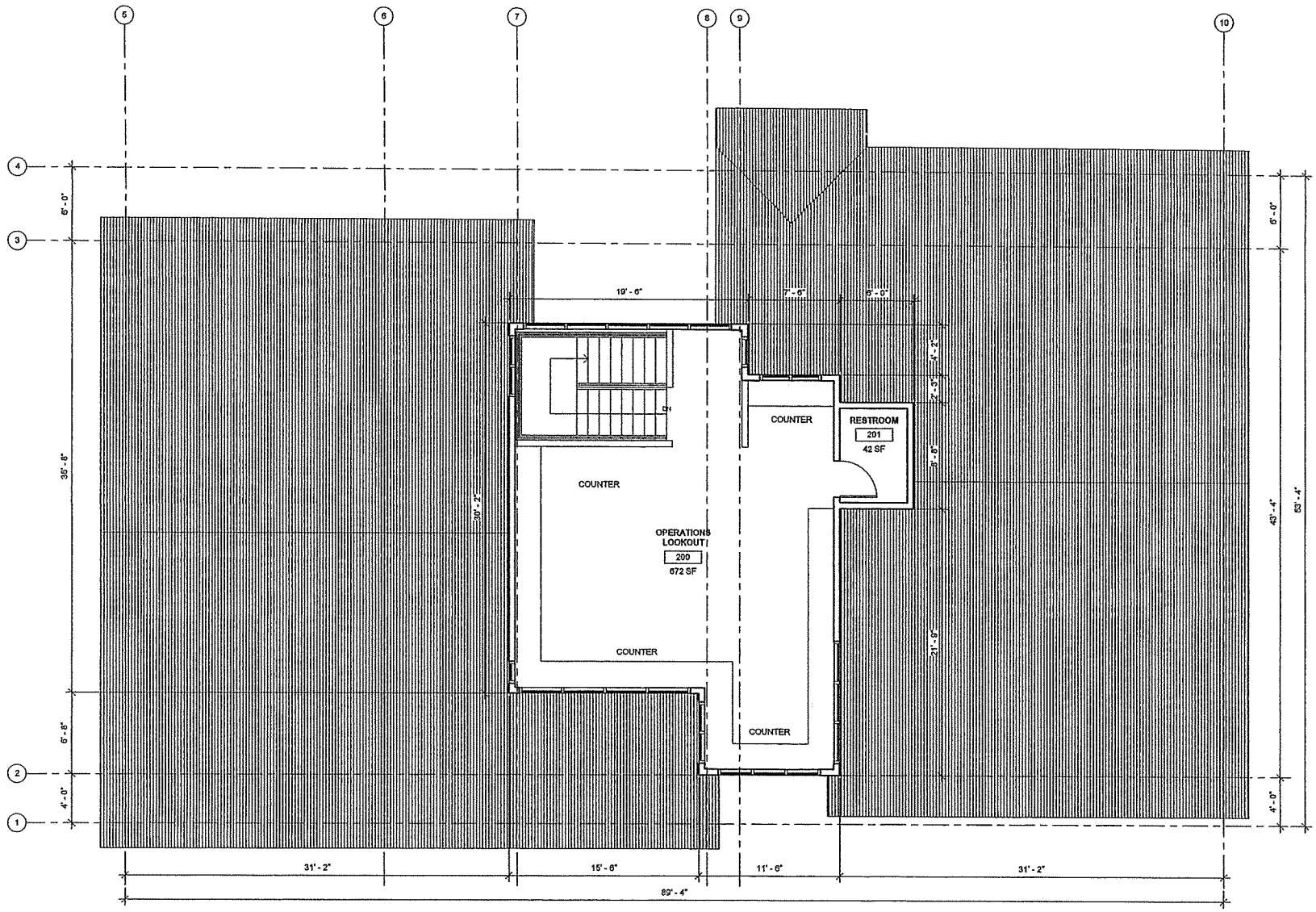


A1 / A2.4 2ND FLOOR PLAN

1/4" = 1'-0" (22x34); 1/2" = 1'-0" (11x17)

REF

PRELIMINARY

11-12-2012

PROJECT: HOMER HARBOR MASTER'S OFFICE

CLIENT: Owner HOMER, ALASKA

Klauder & Company Architects, Inc.

605 Petersen Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-0450
klauder@alaska.net

DESIGN BY:	Designer
DRAWN:	Author
CHECKED:	Checker
JOB NO:	1226
DATE:	11-12-2012

REVISIONS:

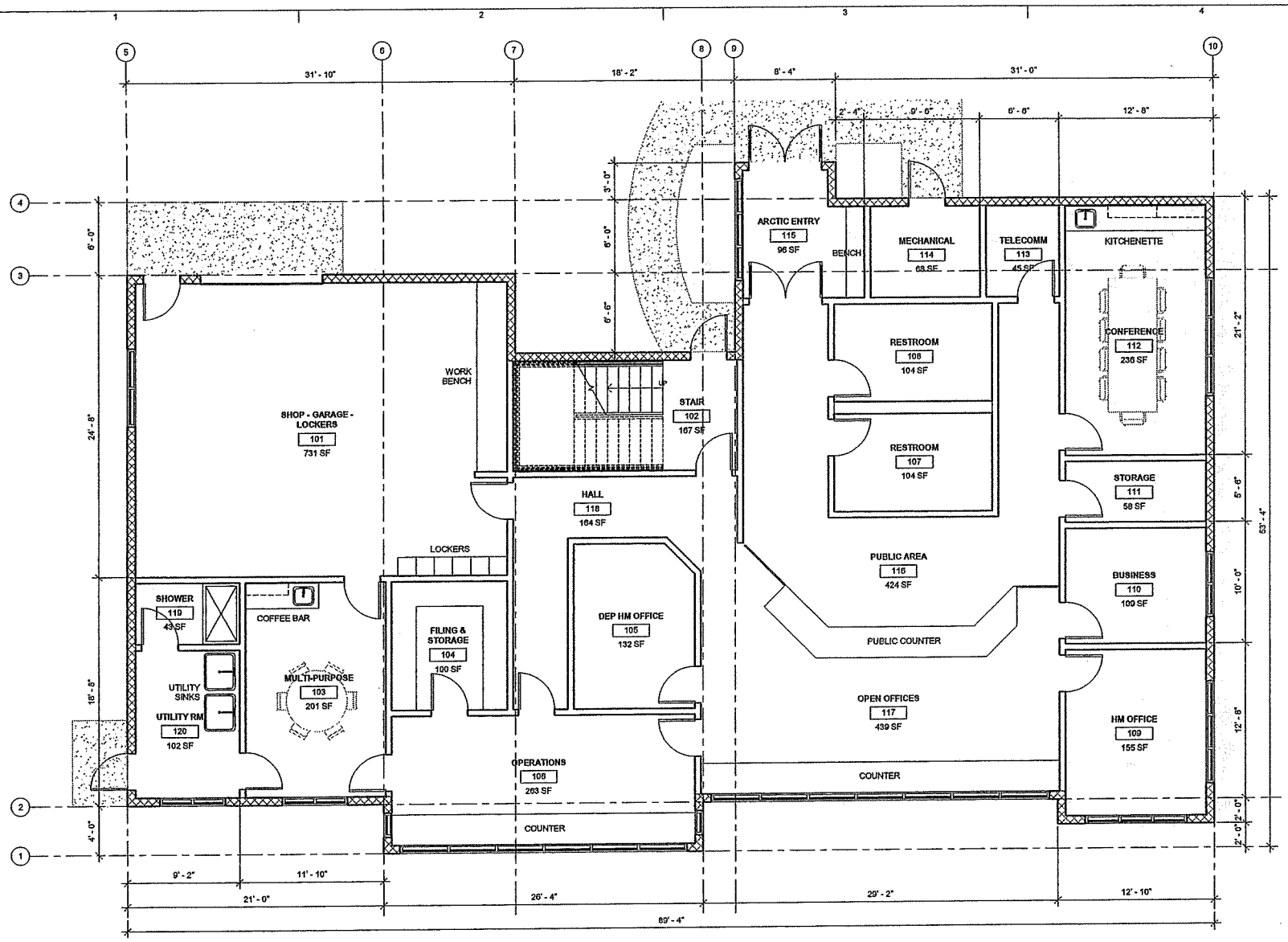
NO.	DATE

SHEET NUMBER

A2.4

SHEET CONTENTS

FLOOR PLAN - LEVEL 2



A1 / A2.0 **1ST FLOOR PLAN**

1/4" = 1'-0" (22x34); 1/8" = 1'-0" (11x17)

PRELIMINARY

11-12-2012

PROJECT: HOMER HARBOR MASTER'S OFFICE

CLIENT: Owner HOMER, ALASKA

Klauder & Company Architects, Inc.
605 Petersen Way
Kenai, AK 99611
Office: (907) 283-0450 Fax: (907) 283-0450
klauder@alaska.net

DESIGN BY:	Designer
DRAWN:	Author
CHECKED:	Checker
JOB NO:	1226
DATE:	11-12-2012

REVISIONS:

NO.	DATE

SHEET NUMBER

A2.0

SHEET CONTENTS

FLOOR PLAN - LEVEL 1

NOT FOR CONSTRUCTION

PLOTTED 1/2 SCALE

11/12/2012 9:48:59 AM

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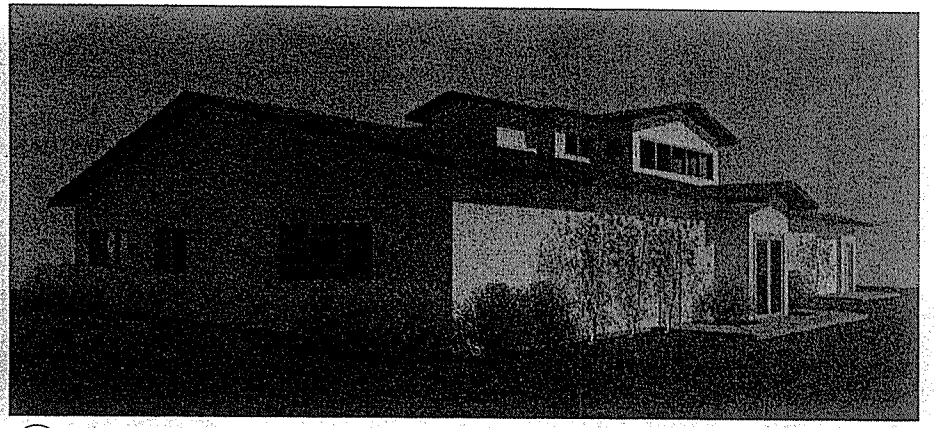
C1 / A3.2 NORTHEAST
12" = 1'-0" (22x34); 1/2" = 1'-0" (11x17)



C2 / A3.2 SOUTHWEST
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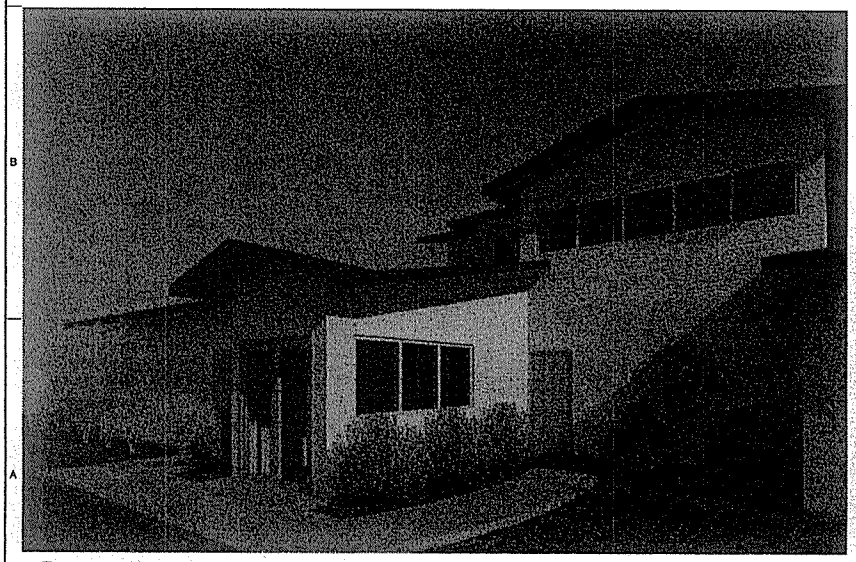

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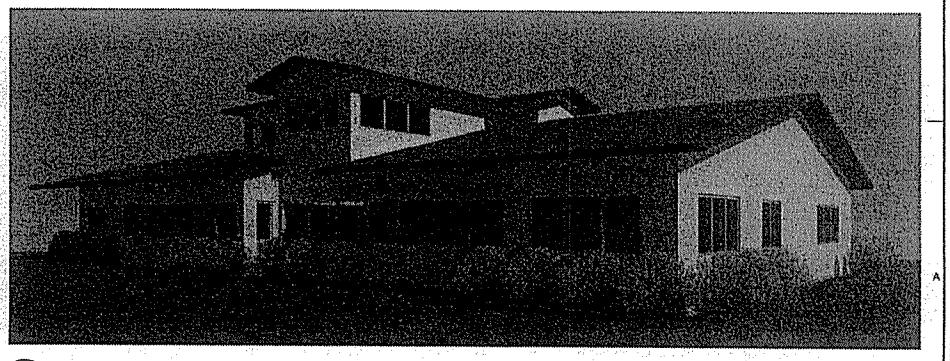

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PRELIMINARY
11-12-2012

PROJECT: HOMER HARBOR MASTER'S OFFICE

CLIENT: Owner
HOMER, ALASKA

Klauder & Company Architects, Inc.
609 Peterson Way
Kenai, AK 99611
Office: (907) 283-1919 Fax: (907) 283-3450
klauder@alaska.net

DESIGN BY:	Designer
DRAWN:	Author
CHECKED:	Checker
JOB NO:	1228
DATE:	11-12-2012

REVISIONS:

NO.	DATE

SHEET NUMBER
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SHEET CONTENTS
RENDERED IMAGES

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PLOTTED 1/2 SCALE

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City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone *(907) 235-3106*
Fax *(907) 235-3118*
E-mail *Planning@ci.homer.ak.us*
Web Site *www.ci.homer.ak.us*

MEMORANDUM 13-

TO: Port and Harbor Commission
FROM: Rick Abboud, City Planner
DATE: January 16, 2013
SUBJ: Marine Commercial and Industrial Zoning

The Planning Commission has been working on revisions to the text of the Marine Commercial and Marine Industrial zoning Districts. Your input is important to the Planning Commission and I will include any other developments in your next packet. Thanks for your time!

Attachments:

1. Staff Report 13-06, from 1/16/13 HAPC meeting
2. Draft Marine Commercial Ordinance
3. Draft Marine Industrial Ordinance

City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone *(907) 235-3106*
Fax *(907) 235-3118*
E-mail *Planning@ci.homer.ak.us*
Web Site *www.cityofhomer-ak.gov*

STAFF REPORT PL 13-06

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: January 16, 2013
SUBJECT: Marine Industrial/Marine Commercial Rezoning

Requested Action: Discuss the possible zoning map changes, and draft district performance standards.

Introduction
This staff report will address two topics: possible areas for rezoning, and changes to performance standards in the text of the Marine Commercial and Marine Industrial Districts.

The goal of all these changes to the district text and zoning map, is for the zoning regulations to align with the Comprehensive Plan, current uses, and desired long term land use.

Analysis

Rezoning
The rezones shown in the attached maps, and described below, are based on the Spit Comprehensive Plan, and the draft Marine Industrial and Marine Commercial zoning ordinances. These changes are a draft only; the Commission can consider other zoning options. When the Commission reaches consensus, staff will follow the public notice process outlined in city code.

This staff report follows the spit from base to tip, discussion the draft rezoning.

MAP 1

1. Mud Bay area. There are three pieces of City owned property that staff recommends a change from Marine Industrial to Conservation Zoning. There is little if any land that is developable; its all tidal and seaward of the Spit Trail.
2. On the Cook Inlet side of the Spit, rezone three city parcels and one parcel owned by The Nature Conservancy from Marine Industrial to Open Space Recreation.

MAP 2

3. Rezone four private lots on the Cook Inlet side of the Spit from Marine Industrial, to Marine Commercial.
4. Rezone the city campground office lot from Marine Industrial to Open Space Recreation.
5. Rezone two lots on Freight Dock road to MC.

6. Rezone nine lots along the harbor, from the Harbormaster's Office to Fish Dock Road, from Marine Industrial to Marine Commercial.

Split Lot Rezoning
There are two lots on the Spit that have split lot zoning. This occurs when the zoning boundary does not follow property lines. Under Home City Code, zoning boundaries generally should follow lot lines, and the centerline of the right of way. Historically its not clear why they are split, or if was simply the result of the cartography at the time. Using the original zoning information and current property lines results in lots with split zoning. Staff recommends the following:

7. Rezone a portion of the Spit Campground, next to Seafarer's Memorial, from Open Space Recreation to Marine Industrial.
8. Rezone the edge of Lands' End Hotel/Resort from Marine Industrial to Marine Commercial.

District text changes
At the last work session, staff recommended some changes to the landscaping and storm water regulations on the Spit. Attached is a draft of the site development requirements that would be required in Marine Industrial and Marine Commercial. Currently they are both subject to level two standards, found in 21.50.030. Based on the Commission's discussion, staff took the existing zoning regulations, and cut them down to what might make more sense for the Spit. The are no city storm water requirements and the landscaping requirements are more flexible.

Staff Recommendation
Planning Commission

1. Discuss the rezoning areas and provide comments to staff
2. Discuss the proposed level three site development standards and provide comments

Attachments

1. Proposed rezone map dated 1/16/2013
2. Proposed level three site development standards dated 1/16/2013

November 29, 2012 Draft

Chapter 21.28 MC Marine Commercial District

Sections:

21.28.010 Purpose. The purpose of the Marine Commercial District is primarily for water-related and water-dependent uses and the business and commercial uses that serve and support them, including but not limited to fishing, marine transportation, off-shore energy development, recreation and tourism. It is recognized that unique natural features of Homer's marine environment contribute significantly to the economic and social environments, therefore performance standards are required to minimize the impact of development on the natural features on which they depend. (Ord. 08-29, 2008).

21.28.020 Permitted uses and structures. The following uses are permitted outright in the Marine Commercial District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

a. ~~Boat charter offices;~~ Tourism related charter offices such as fishing, flightseeing, day excursions and boat charters

b. Marine equipment sales, rentals, service, repair and storage ~~and parts sales and services~~;

c. Retail stores ~~limited to the sale of seafood products, sporting goods, curios, and arts and crafts;~~

d. Business offices for water-dependent and water related activities such as fish brokers, off-shore oil and gas service companies, and stevedores;

e. Customary accessory uses that are clearly subordinate to the main use of the lot or building such as piers or wharves, provided that separate permits shall not be issued for the construction of an accessory structure prior to that of the main structure;

f. Mobile food services;

g. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;

h. Recreational vehicle parks, provided they shall conform to the standards in HCC § 21.54.

i. As an accessory use, one small wind energy system per lot.(Ord. 09-34(A) §18 (part), 2009; Ord. 08-29, 2008).

j. Restaurants

k. Cold-storage facilities

l. Campgrounds

m. Manufacturing, processing, cooking, and packing of seafood products

o. Caretaker, business owner or employee as an accessory use to a primary use. The accommodations must be 50% or less of the building area, and intended use by the occupant for more than 30 consecutive days.

p. Lodging as an accessory use, occupying no more than 50% of the floor area of the building.

q. Parks

21.28.030 Conditional uses and structures. The following uses may be permitted in the Marine Commercial District when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:

a. ~~Restaurants and~~ drinking establishments; (reminder: restaurants allowed outright, drinking establishments are conditional)

~~b. Cold-storage facilities;~~(Allow outright)

~~e~~b. Public utility facilities and structures;

~~d. Dredge and fill when required for construction or maintenance of a structure devoted to one or more uses that are permitted or conditionally permitted in this district;~~

~~e~~c. ~~Wholesale outlets for marine products;~~

~~f~~d~~. Pipelines and railroads;~~

~~g~~e~~. Heliports;~~

~~h~~f. Hotels and motels;

g. Lodging

i. More than one building containing a permitted principal use on a lot.

j. Planned unit developments, limited to water-dependent and water-related uses; No dwelling units other than caretakers

k. Indoor recreational facilities;

l. Outdoor recreational facilities;

m. ~~Campgrounds;~~(Allow outright)

n. ~~Manufacturing, processing, cooking, and packing of seafood products.~~(Allow outright)

~~o. Other similar uses, if approved after a public hearing by the Planning Commission, including but not limited to those uses authorized in the Marine Industrial district under HCC §§ 21.30.020 and 21.30.030, provided the commission finds the use meets the following standards and requirements:~~

~~1. The proposed use is compatible with the purpose of the Marine Commercial District,~~

~~2. The proposed use is compatible with the land use development plan for the Homer Spit and the Comprehensive Plan,~~

~~3. Public facilities and services are adequate to serve the proposed use, and~~.

~~4. If City-owned land, the Port and Harbor Commission, after a public hearing, has made a written recommendation to the Planning Commission concerning the proposed use, including specifically whether conditions (1) through (3) of this subsection are or may, with appropriate conditions, be met by the proposed use. (Ord. 08-29, 2008).~~

21.28.040 Dimensional Requirements. The following dimensional requirements shall apply to all structures and uses in the marine commercial district:
a. The minimum lot size is 20,000 square feet, except for lots lawfully platted before December 12, 2006. The minimum lot width is 150 feet, except for lots lawfully platted before December 12, 2006.
b. Buildings shall be setback 20 feet from all dedicated rights-of-way and five feet from all other lot boundary lines. Alleys are not subject to a 20 foot setback requirement.
c. The maximum building height is 35 feet.
d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.

Building Area and Dimensions - Retail and Wholesale.
1. The floor area of retail and wholesale business uses within a single building shall not exceed 25,000 square feet.
2. In no event may a conditional use permit, Planned Unit Development, or variance be granted that would allow a building to exceed the limits of subparagraph (e)(1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subparagraph (e)(1). (Ord. 08-29, 2008).

21.28.050 Site and Access Plan. a. A zoning permit for any use or structure within the Marine Commercial District shall not be issued by the City without a level one site plan approved by the City under HCC Chapter 21.73.
b. A zoning permit for any use or structure shall not be issued without a level one right-of-way access plan approved by the City under HCC Chapter 21.73. (Ord. 08-29, 2008).

21.28.060 Traffic Requirements. A conditional use permit is required for all uses that are estimated or expected to generate traffic in excess of the criteria contained in HCC § 21.18.060. (Ord. 08-29, 2008).

21.28.070 Site Development Requirements. All development shall conform to the Site Development Requirements contained in HCC § 21.50.030 and the following:
a. Development shall not impair or unnecessarily impede use by the public of adjacent publicly-owned tidelands.
b. The location of buildings and roads shall be planned to minimize alteration to the natural terrain.
c. Grading and filling shall not alter the storm berm except as necessary to correct unsafe conditions.
d. Point source discharges to a waterway shall be in conformance with the Alaska Department of Environmental Conservation regulations. (Ord. 08-29, 2008).

21.28.080 Nuisance Standards. All development and structures shall conform to the Nuisance Standards contained in HCC § 21.24.080. (Ord. 08-29, 2008).

127 21.28.090 Lighting Standards. All uses and development shall conform to the Lighting Standards
128 contained in HCC § 21.59.030. (Ord. 08-29, 2008).

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Chapter 21.30 MI Marine Industrial District

11.29.2012

Sections:

21.30.010 Purpose. The purpose of the Marine Industrial District is primarily to provide adequate space for those water-dependent industrial uses that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil development and tourism; giving priority to those water-dependent uses over other industrial, commercial and recreational uses. (Ord. 08-29, 2008).

21.30.020 Permitted uses and structures. The following uses are permitted outright in the Marine Industrial District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

a. Port and harbor facilities;
b. Manufacturing, processing and packing of sea products;
c. Cold-storage;
d. Dry docks;
e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;
f. Marine equipment sales, rentals, service, repair and storage.
g. Boat launching or moorage facilities, marinas, boat charter services;
h. Warehouse and marshaling yards for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation;
~~i. Other similar uses, if approved after a public hearing by the Commission, including but not limited to those uses authorized in the Marine Commercial District under HCC §§ 21.28.020 and 21.28.030, provided the Commission finds the use meets the following standards and requirements:~~
~~1. The proposed use is compatible with the purpose of Marine Industrial District or provides a necessary service to water-dependent industry,~~
~~2. The proposed use is compatible with land use development plans for the Homer Spit and the~~

~~comprehensive plan,~~
~~3. Public facilities and services are adequate to serve the proposed use, and~~
~~4. The Port and Harbor Commission, after a public hearing, has made a written recommendation to the Commission concerning the proposed use, including specifically whether conditions (1) through (3) of this subsection are or may, with appropriate conditions, be met by the proposed use;~~
j. Mobile food services;
k. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
l. Recreational vehicle parks, provided they shall conform to the standards in HCC § 21.54.
o. Caretaker, business owner or employee as an accessory use to a primary use. The accommodations must be 50% or less of the building area, and intended use by the occupant for more than 30 consecutive days.
p. More than one building containing a permitted principal use on a lot.

q. Restaurant as an accessory use.

r. Parks

21.30.030 Conditional uses and structures. The following uses may be permitted in the Marine Industrial District when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:
a. Planned unit development, limited to water-dependent or water-related uses and excluding all dwellings;
b. Boat sales, rentals, service, repair and storage, and boat manufacturing;
~~c. Restaurants and drinking establishments;~~
d. Extractive enterprises related to other uses permitted in the district;
e. Campgrounds;
f. Bulk petroleum storage;
~~g. Caretaker's residence as an accessory to a permitted or conditionally permitted use;~~ permit outright
~~h. Heliports;~~
i. Pipelines and railroads;
~~j. More than one building containing a permitted principal use on a lot.~~
k. Permitted uses that exceed 100 vehicles during peak hour or more than 500 vehicles per day based on the proposed land use and density, calculated utilizing the Trip Generation Manual, Institute of Traffic Engineers, most current edition;
l. Indoor recreational facilities;
m. Outdoor recreational facilities.

21.30.040 Dimensional requirements. a. Lot Size. The minimum lot size is 6,000 square feet.

b. Setbacks.

1. *All buildings shall be set back 20 feet from all dedicated rights-of-way.* Alleys are not subject to a 20 foot setback requirement. The setback requirements from any lot line abutting an alley will be determined by the dimensional requirements of subparagraph (2) below.

2. Buildings shall be set back five feet from all other lot boundary lot lines unless adequate firewalls are provided and adequate access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.

c. Building Height.

1. The maximum building height shall be thirty-five feet.

d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of ~~30~~ **70** percent of the lot area without an approved conditional use permit.

e. Building Area and Dimensions - Retail and Wholesale.

1. The total square feet floor area of retail and wholesale business uses within a single building shall not exceed 25,000 square feet.

2. In no event may a conditional use permit or variance be granted that would allow a building to exceed the limits of subparagraph (d)(1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subparagraph (d)(1). (Ord. 08-29, 2008; Ord. 08-27(S)§1, part, 2008).

21.30.050 Site and access plan. a. A zoning permit for a building or structure within the Marine Industrial District shall not be issued by the City without a level two site plan approved under HCC Chapter 21.73.

b. No zoning permit may be granted without a level two right-of-way access plan approved under HCC Chapter 21.73. (Ord. 08-29, 2008).

21.30.060 Traffic Requirements. A conditional use permit is required for every use that is estimated or expected to generate traffic in excess of the criteria contained in HCC § 21.18.060. (Ord. 08-29, 2008).

21.30.070 Site Development Requirements. a. All site development shall conform to the level two site development standards contained in HCC § 21.50.030.

b. Point source discharges to a waterway shall be in conformance with the Alaska Department of Environmental Conservation regulations. (Ord. 08-29, 2008).

21.30.080 Nuisance Standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).

21.30.090. Lighting Standards. The level one lighting standards of HCC § 21.59.030 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).

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1/16/2013 DRAFT

21.50.040 Site Development Standards - Level 3

This section establishes level three site development standards. Level three standards apply when specified by the applicable zoning district regulations or by another provision of the code.

a. Site Development.

1. Development shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, siltation, or root damage to neighboring trees, or other adverse effects.

2. Upon completion of earthwork, all exposed slopes, and all cleared, filled, and disturbed soils shall be protected against subsequent erosion by methods, such as, but not limited to, landscaping, planting, and maintenance of vegetative cover.

3. All development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into a natural drainage.

b. Landscaping Requirements. All development shall conform to the following landscaping requirements:

1. Landscaping shall include the retention of native vegetation to the maximum extent possible and shall include, but is not limited to, the following:

a. Buffers:

i. A buffer of three feet minimum width along all lot lines where setbacks permit; except where a single use is contiguous across common lot lines, such as, but not limited to, shared driveways and parking areas. Whenever such contiguous uses cease the required buffers shall be installed.

ii. In addition to the types of plantings listed in the definition of landscaping in HCC 21.03.040, landscaping may include planter boxes and hanging basket plantings. Landscaping may include substitution of durable outdoor art, or amenities for public use such as bike racks, benches, trash receptacles and information kiosks, for part of the required landscaping in an amount of equal area required for landscaping.

Port & Harbor
Monthly Statistical & Performance Report

For the Month of: **December 2012**

Moorage Sales	2012	2011
Daily Transient	18	57
Monthly Transient	52	55
Semi-Annual Transient	1	3
Annual Transient	7	8
Annual Reserved	5	20
Annual Reserved Total for Year	773	782

Grid Usage		
1 Unit = 1 Grid Tide Use	2012	2011
Wood Grid	1	5
Steel Grid	1	2

Services & Incidents	2012	2011
Vessels Towed	1	2
Vessels Moved	6	7
Vessels Pumped	2	16
Vessels Sunk	0	0
Vessel Accidents	1	1
Vessel Impounds	0	0
Equipment Impounds	1	0
Vehicle Impounds	0	0
Property Damage	2	1
Pollution Incident	3	1
Fires Reported/Assists	0	0
EMT Assists	0	0
Police Assists	0	0
Public Assists	19	13
Thefts Reported	0	3

Parking Passes	2012	2011
Long-term Pass	1	2
Monthly Long-term Pass	0	n/a
Seasonal Pass	0	0

Stall Wait List		
No. on list at Month's End	2012	2011
18' Stall	0	0
20' Stall	1	1
24' Stall	9	6
32' Stall	17	34
40' Stall	29	28
50' Stall	15	15
75' Stall	7	5
Total:	78	89

Docking & Beach/Barge Use		
1 Unit = 1 or 1/2 Day Use	2012	2011
Deep Water Dock	64	9
Pioneer Dock	15	29
Beach Landings	21	1
Barge Ramp	6	5

Wharfage (in short tons)		
In Tons, Converted from Lb./Gal.	2012	2011
Seafood	145	147
Cargo/Other	463	796
Fuel	51,535	43,607
For November 2012 Stats:		
Seafood	143	1,078
Fuel	29,279	17,970

Crane Hours	2012	2011
	49.3	79.5

Ice Sales	2012	2011
For the Month of December	*	*
*Shut Down for Maintenance		
Year to Date Total	2,270	3,182

Difference between 2011 YTD and 2012 YTD: 912 tons less

U:Office/Stats-Monthly/December 2012

WEEKLY CRANE TIME / TONS OF ICE
City of Homer - Fish Dock 2013

Date From	Date To	Crane Hours (Weekly)	YTD Crane	Tons of Ice (Weekly)	YTD Ice
12/31/2012	1/6/2013	15.7	15.7	shut down for maintenance	
1/7/2013	1/13/2013	15.5	31.2	shut down for maintenance	
1/14/2013	1/20/2013			shut down for maintenance	
1/21/2013	1/27/2013			shut down for maintenance	
1/28/2013	2/3/2013			shut down for maintenance	
2/4/2013	2/10/2013			shut down for maintenance	
2/11/2013	2/17/2013			shut down for maintenance	
2/18/2013	2/24/2013			shut down for maintenance	
2/25/2013	3/3/2013			shut down for maintenance	
3/4/2013	3/10/2013			shut down for maintenance	
3/11/2013	3/17/2013				
3/18/2013	3/24/2013				
3/25/2013	3/31/2013				
4/1/2013	4/7/2013				
4/8/2013	4/14/2013				
4/15/2013	4/21/2013				
4/22/2013	4/28/2013				
4/29/2013	5/5/2013				
5/6/2013	5/12/2013				
5/13/2013	5/19/2013				
5/20/2013	5/26/2013				
5/27/2013	6/2/2013				
6/3/2013	6/9/2013				
6/10/2013	6/16/2013				
6/17/2013	6/23/2013				
6/24/2013	6/30/2013				
7/1/2013	7/7/2013				
7/8/2013	7/14/2013				
7/15/2013	7/21/2013				
7/22/2013	7/28/2013				
7/29/2013	8/4/2013				
8/5/2013	8/11/2013				
8/12/2013	8/18/2013				
8/19/2013	8/25/2013				
8/26/2013	9/1/2013				
9/2/2013	9/8/2013				
9/9/2013	9/15/2013				
9/16/2013	9/22/2013				
9/23/2013	9/29/2013				
9/30/2013	10/6/2013				
10/7/2013	10/13/2013				
10/14/2013	10/20/2013				
10/21/2013	10/27/2013				
10/28/2013	11/3/2013				
11/4/2013	11/10/2013				
11/11/2013	11/17/2013				
11/18/2013	11/24/2013			shut down for maintenance	
11/25/2013	12/1/2013			shut down for maintenance	
12/2/2013	12/8/2013			shut down for maintenance	
12/9/2013	12/15/2013			shut down for maintenance	
12/16/2013	12/22/2013			shut down for maintenance	
12/23/2013	12/29/2013			shut down for maintenance	

Deep Water Dock 2013

Date	Vessel	LOA	Times	Billed	#Dock	$ Dock	Service Chg
12/31-	Rig Endeavour				1		
1/4/13	Discovery	183	0800/1300	Ocean Marine Services	2	$ 253.00	na
1/10/13	Discovery	183	0645/0800 am	Ocean Marine Services	2	$ 78.68	na
1/10/13	Discovery	183	1430/1445 pm	Ocean Marine Services	2	$ 78.68	na
1/11/13	Discovery	183	0800/1330	Ocean Marine Services	2	$ 253.00	na

Deep Water Dock

Date	Vessel	LOA	Times	Billed	#Dock	$ Dock	Service Chg

Pioneer Dock : 2013

Date	Vessel	LOA	Times	Billed	#Dock	$ Dock	Service Chg
01/02/13	Perseverance	189	1645/2245	Cispri	1	$ 506.00	$ 52.00
01/03/13	Nunaniq	155	2300/0900	Northland Holdings	1	$ 506.00	$ 52.00
01/09/13	Perseverance	189	0730/?	Cispri	1	$ 506.00	$ 52.00
01/10/13	Millenium Star	105	0645/1640	Olympic Tug	1	$ 506.00	$ 52.00
01/11/13	Millenium Star	105	0630/1000	Olympic Tug	1	$ 506.00	$ 52.00
01/11/13	Pacific Explorer	105	1245/	Buccanneer AK	1	$ 506.00	$ 52.00
01/12/13	Pacific Explorer	105		Buccanneer AK	1	$ 506.00	
01/13/13	Pacific Explorer	105		Buccanneer AK	1	$ 506.00	
01/14/13	Pacific Explorer	105	/0530	Buccanneer AK	1	$ 506.00	
01/14/13	Perseverance	189	0830/	Cispri	1	$ 506.00	$ 52.00

Pioneer Dock 2013

Date	Vessel	LOA	Times	Billed	#Dock	$ Dock	Service Chg
			Year to Date Totals:		**10**	**$ 5,060.00**	**$ 364.00**
01/16/13							
Ferry Landings Pioneer Dock 2013:			**DWD 2013:**				
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

Water Usage 2012

PIONEER DOCK $ 194.05 minimum charge
$102.00 CONX

DWD

DATE	VESSEL	Begin Read	End Read	Gal.	Charged	Conx Fee	DATE	VESSEL	Begin Read	End Read
01/03/13	Nunaniq	2071600	2074300	2700	$ 194.05	$ 102.00	01/05/13	Rig Endeavour	2296000	2347000
01/13/13	Pacific Explorer	2074300	2077800	3500	$ 194.05	$ 102.00	01/11/13	Millenium Star	2347000	2351000
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Water Usage 2012

$ 194.05 minimum charge
$102.00 CONX

Gal.	Charged	Conx Fee
51000	$ 1,979.31	$ 102.00
4000	$ 194.05	$ 102.00
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Load and Launch Figures

Comparative of 2000 to 2012

Year	Season Passes	Daily Launches	Total Revenue
2012	233	6,407	$105,153.33
2011	212	6,058	$99,475.66
2010	213	5,372	$84,608.56
2009	244	6,157	$97,186.50
2008	212	6,071	$92,617.23
2007	243	6,482	$103,095.12
2006	234	5,468	$91,521.10
2005	249	5,578	
2004	234	5,603	
2003	220	5,120	
2002	197	4,608	
2001	171	3,984	
2000	151	3,554	
Average:	215	5,272	

Note for 2000-2005: The following estimations are based on the following constant: Season Passes = 30% of total L&L Revenues

2012 Load and Launch

	Jan-Mar	April	May	June	July	August	Sept.	Oct-Dec	Total
Season Pass Office	10	33	53	22	3	0	1	1	**123**
Season Pass Booth	0	13	34	46	15	2	0		**110**
Total Season Passes	10	46	87	68	18	2	1	1	**233**
Single Launch Office		13	4	11	16	2	4	2	**52**
Single Launch Booth		88	533	1,209	1,915	990	126	0	**4,861**
Single Launch Iron Ranger		31	352	291	417	194	134	75	**1,494**
Total Launches		132	889	1,511	2,348	1,186	264	77	**6,407**
Est. Season Passes x 120.93	1,209.30	5,562.78	10,520.91	8,223.24	2,176.74	241.86	120.93	120.93	**$28,176.69**
Est. Single Launch x 12.09	0.00	1,595.88	10,748.01	18,267.99	28,387.32	14,338.74	3,191.76	930.93	**$77,460.63**
Revenue w/o tax	1,209.30	7,158.66	21,268.92	26,491.23	30,564.06	14,580.60	3,312.69	1,051.86	**$105,637.32**
Actual Revenue from Billing	1,209.30	6,542.46	20,834.41	24,508.93	31,226.92	15,999.59	3,668.82	1,162.90	**$105,153.33**

2012 Parking Pass Revenues

Marina Account #9748

	Revenue w/o tax	Reg Long Term	RSV/TA Long Term	Monthly Long Term	Seasonal Pass	Month Total
January	$186.05	1	0	-	0	1
February	$0.00	0	0	-	0	0
March	$565.12	2	2	-	0	4
April	$1,534.88	2	5	0	3	10
May	$4,651.21	15	5	1	6	27
June	$2,325.59	7	6	9	2	24
July	$372.10	2	0	2	0	4
August	$93.02	0	1	7	0	8
September	$232.56	0	0	2	1	3
October	$186.05	1	0	4	0	5
November	$186.05	1	0	0	0	1
December	$186.05	1	0	0	0	1
2012 Total	$10,511.70	32	19	25	12	88
2011 Total	$12,372.16	40	28	n/a	10	78

Ramp 1 - 4 Parking Revenue

Marina Account #9748

Memorial Day to Labor Day

Past Year Comparison

	Ramp 1	Ramp 2	Ramp 3	Ramp 4	2012	2011	2010	2009	2008	2007
May	$129.30	$348.83	$200.00	$32.55	**$710.68**	$683.72	$590.00	$362.78	$359.95	$560.54
Env. Count:	28	58	43	7	**136**	130				
June	$762.82	$1,321.86	$1,227.93	$274.41	**$3,587.02**	$3,114.86	$3,394.00	$2,784.09	$3,250.56	$3,853.54
Env. Count:	147	269	234	44	**694**	613				
				Subtotal	**$4,297.70**	$3,798.58				
July	$1,366.30	$2,116.73	$2,390.30	$395.32	**$6,268.65**	$8,041.97	$7,783.75	$5,891.39	$6,185.02	$7,324.48
Env. Count:	279	411	468	72	**1,230**	1,575				
				Subtotal	**$10,566.35**	$11,840.55				
August	$836.30	$1,280.93	$1,337.26	$241.85	**$3,696.34**	$3,993.71	$4,643.00	$3,939.28	$3,921.73	$4,001.81
Env. Count:	170	255	257	48	**730**	795				
				Subtotal	**$14,262.69**					
September	$55.82	$68.83	$65.12	$13.95	**$203.72**	$374.65	$395.00	$449.28	$421.38	$538.02
Env. Count:	12	15	14	3	**44**	74				
				Year Total	**$14,466.41**	$16,208.91	$16,805.75	$10,642.73	$ 14,138.64	$16,278.39
				Envelope Total	**2,834**	2010 to 2011= 4% decrease	2009 to 2010= 20% increase	2008 to 2009= 5% decrease	2007 to 2008= 13% decrease	2006 to 2007= 6% decrease
					2011 to 2012= 11% decrease					

2006
$155.54
$4,027.06
$7,893.35
$4,849.64
$521.10
$17,446.69

Arson cause of boat fire in Penn Cove

BY MAUREEN O'HAGAN
Seattle Times staff reporter

It's official: Arson was the cause of a fire last spring on a 140-foot boat unlawfully moored off Whidbey Island, according to a report by the King County Sheriff's Office.

The Deep Sea, an old, rusted-out fishing vessel, caught fire and sank to the bottom of Penn Cove early one Saturday in May. It cost state and federal government nearly $5.4 million to clean up the mess and dispose of the craft.

The state Department of Health also shut down Penn Cove shellfish harvesting for over two weeks after thousands of gallons of diesel fuel spilled into an area internationally renowned for mussels.

Sheriff's investigators recently determined the fire was intentionally set, but there are no suspects, according to Toni Droscher, a spokeswoman for the state Department of Natural Resources (DNR).

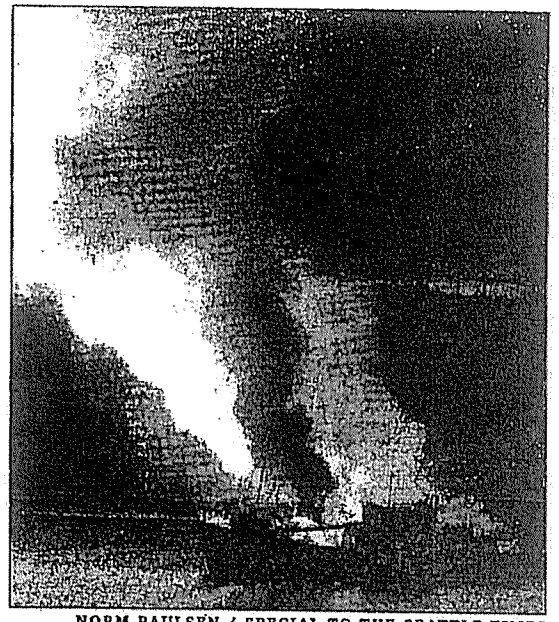
The boat had been left in the cove at the end of December 2011 by its owner, a Maple Valley scrap dealer named Rory Westmoreland. The state had begun assessing fines for the illegal moorage, and considered towing it away before it sank.

Rory Westmoreland

Droscher said DNR sent Westmoreland a $1.3 million bill in an attempt to recoup its expenses in the cleanup. However, the agency conceded that it's unlikely to collect. It is also looking at possible criminal charges related to leaving a vessel derelict and abandoned, Droscher said.

Westmoreland had bought the boat just six months earlier for $2,500, after the Port of Seattle advertised it on Craigslist. He had planned to use it to retrieve garbage and abandoned nets from the sea, but the idea never got beyond the talking stage.

Material from Seattle Times archives included in this report.
Maureen O'Hagan: 206-464-2562 or mohagan@seattletimes.com



NORM PAULSEN / SPECIAL TO THE SEATTLE TIMES

The unlawfully moored Deep Sea sank in Penn Cove after catching fire last May.

2013 Legislative Concept Paper
January 2013

Reducing taxpayer burden by strengthening the state's Derelict Vessel Removal Program

Issue Abandoned or derelict vessels pose a serious threat to public safety and to the environmental health of marine and freshwater ecosystems and their inhabitants. Through deliberate action or negligence, these vessels can break up, sink, or block navigation channels. They may also contain hazardous substances. Addressing these vessels before they become emergencies will help prevent environmental damage, improve navigational safety, and save costs to taxpayers who ultimately bear the financial brunt.

Background The Derelict Vessel Removal Program (DVRP), managed by DNR, facilitates the removal and disposal of derelict or abandoned vessels in Washington State.

DNR's annual budget for derelict vessel removal averages $800,000 each year. The 2012 Legislation approved an appropriation of $3 million to DNR to address the backlog of derelict vessels.

Much of that one-time funding has been used to pay for the removal and disposal of the 140-foot former crab-fishing vessel, *Deep Sea,* which caught fire and sunk in Penn Cove last May.

Avoidable costs to deal with the *Deep Sea*

- DNR—nearly $1.3 million (dismantling, disposal)
- WA State Dept. of Ecology—$1.6 million (oil spill response, raising, and towing)

To date, the *Deep Sea* alone has cost the state nearly **$3 million.**

Proposal

Vessel Owner Accountability

- Require private owners of certain higher-risk vessels (65 feet or more and 40 years or older) to provide certificates of financial responsibility to ensure adequate coverage of potential disposal costs (40% of the disposal costs less the recycle value). For example, a scale of estimated cost would be based on the vessel length and the cost to dispose of it:
  - 65 feet - $2,000 cost is disposal cost estimate, less recycling value; and a maximum of 40% of that net cost.
  - 75 feet - $2,300
  - 85 feet - $2,600, etc.

  The actual method for determining estimated cost will be established through a public rule making process.

CONTACT: Alicia Dunkin | 360-902-1593 | alicia.dunkin@dnr.wa.gov
Washington State Department of Natural Resources | 1111 Washington St. SE | PO Box 47001 | Olympia, WA 98504-7001

- Require private owners of high-risk vessels to have them inspected prior to selling and provide the inspection report to prospective buyers.
- Prohibit public entities from transferring agency-owned vessels without first conducting a thorough review of the vessel's physical condition and operating capability to ensure that the vessel does not pose a threat to human health and safety.

Moorage Facilities

- Grant authority to private moorage facilities to permanently dispose of abandoned vessels without going to public auction.
- Require public moorage facilities to dispose of deteriorated or high risk abandoned vessels, while allowing these facilities to receive 90 percent reimbursement of disposal costs.

Early Action

- Create a "Vessel Turn-In Pilot Program," authorizing DNR to accept vessels from willing owners before they become abandoned or derelict. Decrepit vessels seized for nonpayment at private marinas will be included in this group.

Enforcement

- Change vessel registration-related offenses from criminal to civil punishment. A civil charge is more appropriate to the offense, creates less of a workload, reduces the burden on the court system, and improves the chances of recovering costs.

Protecting the Shellfish Industry

- DNR will revise its guidelines for vessel-removal priorities to better address the potential harm that derelict and abandoned vessels could pose to the aquaculture industry.

Funding

- Based on feedback from stakeholders and vessel owners who support the program's efforts to address the backlog of vessels, a $1 surcharge on vessel registration would be extended permanently (generating about $283,000 per year).The fee currently sunsets on January 1, 2014.

CONTACT: Alicia Dunkin | 360-902-1593 | alicia.dunkin@dnr.wa.gov
Washington State Department of Natural Resources | 1111 Washington St. SE | MS 47001 | Olympia, WA 98504-7001 Rev. 12/28/12

2013 Homer City Council Meetings
Port & Harbor Advisory Commission Attendance

It is a goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

Meeting Date	**Commissioner**
January 14, 28	CARROLL
February 11, 25	STOCKBURGER
March 11, 26(Tuesday)	ZIMMERMAN
April 8, 22	HARTLEY
May 13, 28(Tuesday)	HOWARD
June 10, 24	ULMER
July 22	WEDIN
August 12, 26	CARROLL
September 9, 23	STOCKBURGER
October 14, 21	ZIMMERMAN
November 25	HARTLEY
December 9	HOWARD

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time: October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.

Revised – December 13, 2012 - mj

CITY OF HOMER
HOMER, ALASKA

City Clerk

RESOLUTION 12-102

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2013 REGULAR MEETING SCHEDULE FOR THE CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS AND RECREATION ADVISORY COMMISSION, ADVISORY PLANNING COMMISSION, PORT AND HARBOR ADVISORY COMMISSION, LEASE COMMITTEE, PERMANENT FUND COMMITTEE, PUBLIC ARTS COMMITTEE AND TRANSPORTATION ADVISORY COMMITTEE.

WHEREAS, Pursuant to Homer City Code Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Advisory Commissions, and the Library Advisory Board meetings; and

WHEREAS, The public is informed of such meetings through the kiosks located at Captain's Coffee, Harbormaster's Office, Redden Marine Services of Homer, and the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Home Page on the Internet, and postings at the Clerk's Office at City Hall, and the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2013 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks and Recreation Advisory Commission, Advisory Planning Commission, Port and Harbor Advisory Commission, Lease Committee, Permanent Fund Committee, Public Arts Committee and Transportation Advisory Committee of the City of Homer, Alaska, as follows:

Holidays - City Offices closed:

January 1*, New Year's Day, Tuesday	February 18*, Presidents' Day, the third Monday	March 25*, Seward's Day, last Monday	May 27*, Memorial Day, last Monday	July 4*, Independence Day, Thursday	September 2*, Labor Day, first Monday
October 18*, Alaska Day, Friday	November 11*, Veterans Day, Monday	November 28* Thanksgiving Day, Thursday	November 29*, Friday, the day after Thanksgiving	December 25*, Christmas, Wednesday	

*Indicates holidays - City offices closed.
**If on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 14, 28	February 11, 25	March 11, 26*	April 8, 22	May 13, 28*	June 10, 24
July 8***, 22	August 12, 26	September 9, 23	October 1 Election	October 14, 28, for Oath of Office, 21	Canvass Board October 4 or 7
November 5 Run- Off Election	November 12**, 25	December 9****	December 16***** if needed		

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. ***The City Council traditionally reschedules regular meetings that fall on holidays or High School Graduation days, for the following Tuesday. Council will not conduct a First Regular Meeting in July.

AML Annual Conference Week is tentatively scheduled for November 11 - 15, 2013.
*Tuesday meeting due to Seward's Day/Memorial Day/Veterans Day.
**There will be no First Regular Meeting in July or November.

**** The City Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two Special Meetings as needed. Generally the second Special Meeting the third week of December, will not be held.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 8	February 12	March 12	April 9	May 14	June 11
July 9	August 13	September 10	October 8	November 12	December 10

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each Month at 6:00 p.m.

LIBRARY ADVISORY BOARD (LAB)

January meeting cancelled	February 5	March 5	April 2	May 7	June 4
July 2	August 6	September 3	October 1	November 5	December 3

Library Advisory Board Regular Meetings are held on the first Tuesday of each month at 5:00 p.m.

PARKS AND RECREATION ADVISORY COMMISSION (P/R)

January 17	February 21	March 21	April 18
May 16	June 20	July 18	August 15
September 19	October 17	November 21	

Parks and Recreation Advisory Commission Regular Meetings are held on the third Thursday of each month, with the exception of December, at 5:30 p.m.

PLANNING COMMISSION (P/C)

January 2, 16	February 6, 20	March 6, 20	April 3, 17	May 1, 15	June 5, 19
July 17**	August 7, 21	September 4, 18	October 2, 16	November 6**	December 4**

Advisory Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m. **There will be no First Regular Meeting in July or Second Regular Meetings in November and December.

PORT AND HARBOR ADVISORY COMMISSION (P/H)

January 23	February 27	March 27	April 24	May 22	June 26
July 24	August 28	September 25	October 23	November 20	December 18

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of each month at 5:00 p.m., with the exception of May, June, July and August meetings that are held at 6:00 p.m. The Regular Meetings in the months of November and December are traditionally scheduled for the third Wednesday of the month.

LEASE COMMITTEE (LC)

January 10	April 11	July 11	October 10

Lease Committee Regular Meetings are held quarterly on the second Thursday of each month at 3:00 p.m.

PERMANENT FUND COMMITTEE (PFC)

February 14	May 9	August 8	November 14

Permanent Fund Committee Regular Meetings are held quarterly on the second Thursday of the months of February, May, August, and November at 5:15 p.m.

PUBLIC ARTS COMMITTEE (PAC)

February 21	May 16	August 15	November 21

Public Arts Committee Regular Meetings are held quarterly on the third Thursday of the months of February, May, August, and November at 5:00 p.m.

TRANSPORTATION ADVISORY COMMITTEE (TAC)

February 19	May 21	August 20	November 19

Transportation Advisory Committee Regular Meetings are held quarterly on the third Tuesday of the months of February, May, August, and November at 5:30 p.m.

PASSED AND ADOPTED by the Homer City Council this 10th day of December, 2012.

CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, CMC, CITY CLERK

Fiscal Impact: Adverting of meetings in regular weekly meeting ad and advertising of any additional meetings.