

**NOTICE OF MEETING  
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. SYNOPSIS APPROVAL**
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
  - A. Election of Chair and Vice Chair **Page 1**
  - B. Introduction of Task Force, City Staff, and Consultants (Bill Nelson)
  - C. Discussion of Design Team Approach and Process: How Task Force, Staff, and Consultants Work Together as a Design Team (Bill Nelson)
  - D. Consultants Presentation of Room Data Sheets (Peter Klauder) **Page 3**
  - E. Discussion of Site (Peter Klauder) **Page 59**
  - F. Discussion of Overslope Development Plans (Nelson Engineering & Consultants)
  - G. Discussion of Need to Demo old Harbormaster's Office and what to do with Lot after Demo in relation to the project budget (Carey Meyer, Bryan Hawkins)
  - H. Evaluate Whether Ramp 2 Restrooms should be Incorporated into the new Port and Harbor Building (Carey Meyer, Bryan Hawkins)
  - I. Overview of Construction Types and Pros and Cons of each for the new Port and Harbor Building Project. (Nelson Engineering & Consultants)
  - J. Discussion of 1% for Art for the new Port and Harbor Building Project (Carey Meyer)
  - K. Set Date for Next Meeting.
- 11. INFORMATIONAL ITEMS**
  - A. Resolution 13-059 Establishing a Port and Harbor Building Task Force and Specifying a Scope of Work **Page 61**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**

15. **ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED AT A TIME TO BE DETERMINED** in the City Hall Conference Room located at 491 E. Pioneer Ave, Homer, Alaska.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Clerk

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## Memorandum

TO: Port and Harbor Building Task Force  
FROM: Melissa Jacobsen, CMC, Deputy City Clerk  
DATE: August 21, 2013  
SUBJECT: Call to Order and Election of Officers

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Barbara Howard will open the meeting as Acting Chair and take the group through the agenda to the selection of Chair and Vice Chair.

The responsibilities of Chair and Vice Chair are as follows:

- The duty of the Chair is to preside at all meetings, facilitate orderly and relevant discussion of the agenda items brought before the Task Force, and report the recommendations to the City Council.
- The duty of the Vice Chair is to fill the role of the Chair in his or her absence.

Mrs. Howard will open the floor for nomination of Chair. When the Chair is approved by the body he or she will assume the seat and call for nominations for Vice Chair. Upon approval of Chair and Vice Chair the group will carry on with the remaining agenda.



**UPDATED 8/16/2013**

<b>Room #</b>	<b>Room Name</b>	<b>NSF</b>	<b>Room Size</b>
100	Arctic Entry	42.00 NSF	7' x 6'
101	Entry Hall	TBD NSF	TBD
102	Lobby	180.00 NSF	18' x 10'
103	Admin Hall	TBD NSF	TBD
104	Biz Hub Alcove	26.25 NSF	7'-6" x 3'-6"
105 & 106	Public Restrooms	107.25 and 95 NSF	8'-3" x 13' and 8'-3" x 11'-6"
107	Janitor	28.00 NSF	4' x 7'
108	Mechanical Room	TBD NSF	TBD
109	IT, Comm Data, Repeater Equipment and Ts	TBD NSF	TBD
110	Conference Room	240.00 NSF	12' x 20'
111	Admin Storage / Safe Room	96.00 NSF	12' x 8'
112	Harbormaster Office	255.00 NSF	15' x 17'
113	Administrative Open Office	476.00 NSF	17' x 28'
114	Private Hall	TBD NSF	TBD
115	Deputy Harbormaster Office	217.00 NSF	15'-6" x 14'
116	Operations, Ground Level	345.00 NSF	30' x 11'-6"
117	Multi-Purpose Break Room	252.00 NSF	14' x 18'
118	Exterior Deck	TBD NSF	TBD
119	Unisex Restroom, Laundry, Shower Room	110.25 NSF	12'-3" x 9'
120	Locker Room	154.00 NSF	14' x 11'
121	Shop / Garage	750.00 NSF	25' x 30'
122	Wash Down Patio	TBD NSF	TBD
123	Stair	166.50 NSF	9' x 18'-6"
200	Operations, Upper Level	110.00 NSF	10' x 11'
201	Upper Level Half Restroom	30.00 NSF	5' x 6'
202	Upper Level Deck	TBD NSF	TBD
<b>Building Shell</b>			
<b>Subtotal Area</b>		<b>TBD NSF</b>	<b>TBD GSF</b>

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**Room Name:        General Programming Notes**

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**Budget:**        \$1,500,000 minus some project costs (TBD)

**Energy:**        Would like us to consider geothermal power.  
                      Would like us to consider wind power.

**Design Review Committee:**        Two City Councilmen, Harbor Master, Two Harbor staff, Carey Meyer

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**Questions:** Is this building required to be an emergency "rated" building? If so are there code ramifications, like a sprinkler system?

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**Room Name:**            **Site**

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**Access:**      Freight Dock Road.  
Harbor trails plan will need to be revised.

**Parking:**      Off Freight Dock Road  
Number TBD

**Utilities:**      Natural Gas, Power, and City Water & Sewer (All accessed from Freight Dock Road  
Need to provide a dual fuel back-up generator (size?)

**Topography:**            Flat

**Signage:**      One "Open" sign  
Two "Homer Harbormaster" signs. One on street side. One on harbor side.  
(Possibly use 1% for the ARTS money for signage)

**Site Lighting:**            Building mounted site lighting  
No parking lot pole mounted lighting

Occupant's Position(s): NA

**Room Name:** Arctic Entry **Room #:** 100

**Net Area:** 42.00 NSF **Room Size:** 7' x 6'

**Description of Use:** entry, after hours form fillout, circulation

**Ambience:** Light, welcoming, orderly, resilient, not comfortable (transient issue)

**Occupants:** Building occupants and building visitors

**Adjacencies:** Building entrance, Parking, Entry Hall or Lobby

**Acoustical Criteria:** None

**Visual Criteria:** Visually connected to Parking and Entry Hall or Lobby

**Natural Light/ Window/ View:** Natural light and exterior view desired

**Flooring:** Exterior floor grill with recessed pit, Resilient Flooring with Walk-Off Mat (switched out regularly)

**Walls:** Storefront glazing, Gypsum Wallboard (Painted), Base to be determined (tbd)

**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"

**Doors/ Hardware:** Exterior: pair of 3'-0" X 7'-0" X 1-3/4" Insulated Aluminium Storefront  
Hardware: Full Glazing, No Lockset, Closer, Weather Seals, Kickplate

Interior: pair of 3'-0" X 7'-0" X 1-3/4" Insulated Aluminium Storefront, slotted for insertion of forms  
Hardware: Full Glazing, Key Card Access, Electricfied Lockset, Closer, Weather Seals, Kickplate  
Kickplate, Card Reader, Wall Stop, 3 Door Silencers

**Equipment:** Building shall have in slab radiant heat and forced air ventilation system.  
**Do we want a Cabinet Unit Heater in Ceiling?**

**Furnishings:** Small wall mounted writing desk top to fill out forms after hours,  
Wall mounted form holder (8.5 x 11 forms and envelopes for payment)

**Plumbing:** None

**Fire Suppression** None

**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
Ventilation: 4 air changes per hour minimum NRC: 35-40  
Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Indirect Fluorescent, **Bright Lighting Level to Increase Alertness multi-switch?**  
Power: **110V duplex at 6 feet on center entire perimeter of room?**

**Communications:** None

**Alarm:** Trouble: No Heat: No Smoke: No  
Intrusion: No Enunciator: No

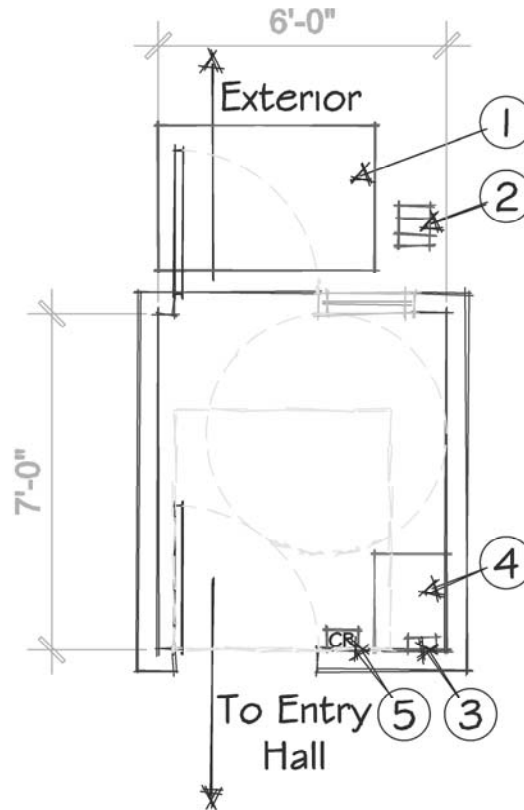
**Misc.:** Galvanized steel gratign with recessed pit outside front door.  
Throw down walk off rug in Entry will be provided by separate out sode contractor service  
**Any snow melt system required?**  
Fix mounted boot scrubber outside of each entry.  
Wall mounted, glass faced, lockable, 4' x 8' display case for display of announcements,  
information displayed on a pin up board.

**Questions:**



Room Name: Arctic Entry

Room #: 100



Net Area: 42 N.S.F.

Scale: 1/4" = 1'-0"

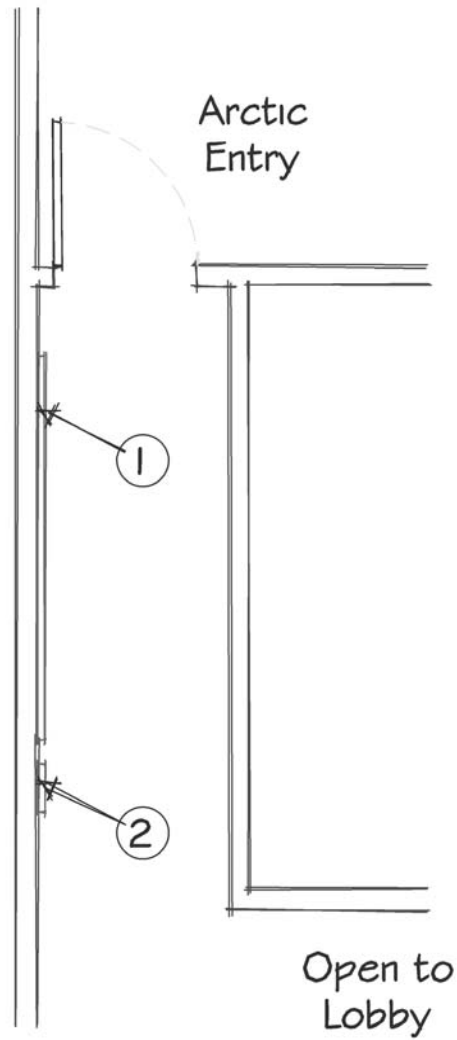
- 1. Sidewalk Grate
- 2. Boot Scrubber
- 3. Wall Mounted Form Holder
- 4. Wall Mounted Writing Counter
- 5. Card Reader

Occupant's Position(s): Building Staff and General Public

<b>Room Name:</b>	<b>Entry Hall</b>	<b>Room #:</b>	<b>101</b>
<b>Net Area:</b>	TBD	<b>Room Size:</b>	TBD
<b>Description of Use:</b>	Provides a means for personnel and visitors to move into and through the building.		
<b>Ambience:</b>	Light, welcoming, warm, orderly, resilient and easy to clean		
<b>Occupants:</b>	Harbor staff personnel and all visitors.		
<b>Adjacencies:</b>	Adjacent: Arctic Entry, Lobby Near: Rest Rooms		
<b>Acoustical Criteria:</b>	Acoustically separate Hall from any adjacent offices and restroom		
<b>Visual Criteria:</b>	Visually connected to Arctic Entry and Lobby		
<b>Natural Light/ Window/ View:</b>	Natural light desired		
<b>Flooring:</b>	Raised Dot Rubber Flooring, Rubber Base		
<b>Walls:</b>	Aluminium Storefront Glazing system, Gypsum Wallboard (Painted) with Rubber Base		
<b>Ceiling/Height:</b>	Suspended Acoustical Tile / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: NA Interior: All interior doors shall be Solid Core Wood with Hollow Metal Frames		
<b>Equipment:</b>	Wall mounted, glass faced, lockable, 4' x 8' display case for display of announcements, information displayed on a pin up board, brochure holders		
<b>Furnishings:</b>	Moveable furnishings are discouraged in the Circulation System by the Fire Code		
<b>Plumbing:</b>	None		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F	Humidity Control: No	
	Ventilation: 4 air changes per hour minimum	NRC: 35-40	
	Temperature Control: In room	Exhaust: NA	
<b>Electrical:</b>	Lighting: Indirect Fluorescent, multi-switch		
	Power: 110V duplex at 6 feet on center entire perimeter of room		
<b>Communications:</b>	None		
<b>Alarm:</b>	Trouble: No	Heat: No	Smoke: No
	Intrusion: No	Enunciator: No	
<b>Misc.:</b>			
<b>Questions:</b>	<p>1. Are Drink and Vending machines desired?</p> <p>2. Typically the term "Corridor" is used in the code to describe fire rated hallways; if we determine that this hallway is required to be fire rated we will change the name from "Hall" to "Corridor".</p>		

Room Name: Entry Hall

Room #: 101



Net Area: TBD

Scale: 1/4" = 1'-0"

- 1. Display Case (4' tall x 8' wide)
- 2. Brochure Holder

Occupant's Position(s): General Public

**Room Name:** Lobby **Room #:** 102

**Net Area:** 180.00 NSF **Room Size:** 18' x 10'

**Description of Use:**

Provides access between the general public and the Harbormaster Administrative function. Need to control public access to the rest of the building to prevent "wandering". Rest room access is controlled and not advertised or promoted but available if needed.

**Ambience:** Clean, light, orderly

**Occupants:** Designed to accommodate up to 10 persons standing.

**Adjacencies:** Adjacent: Front Counter, Administrative Team, displays in Lobby / Hall  
 Near: Arctic Entry, Conference Room and Restrooms (Restrooms may / should require going through a door to "find")

**Acoustical Criteria:** Open to Open Administrative Area. Acoustically separate from other spaces

**Visual Criteria:** Visually connected to Front Counter and Administrative Area  
 Administrative Area work stations need desk top work space screened from Lobby to count money.  
 Harbormaster and Deputy Harbormaster need to be shielded from public view.

**Natural Light/ Window/ View:** Natural light is required, view from Lobby is desirable but not necessary

**Flooring:** Raised Dot Rubber Flooring, Rubber Base

**Walls:** Gypsum Wallboard (Painted) with Rubber Base

**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"

**Doors/ Hardware:** Exterior: NA  
 Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, 24" x 30" Glazing,  
 Closer, Wall Stop, 3 Door Silencers, Door Pull, Push Plate, Kickplate

**Equipment:** one wall mounted 4' x 6' Smart Board, tool for interaction with Public? . Large glass faced display case for Harbor Map with Stall layout (size?).

**Furnishings:** (2) Guest Chairs, and a small table. Front Counter (36" deep) needs to have a lower ADA counter space at one end.

**Plumbing:** None

**Fire Suppression** None

**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
 Ventilation: 4 air changes per hour minimum NRC: 35-40  
 Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Indirect Fluorescent  
 Power: 110V duplex at 6 feet on center entire perimeter of room

**Communications:** ???????

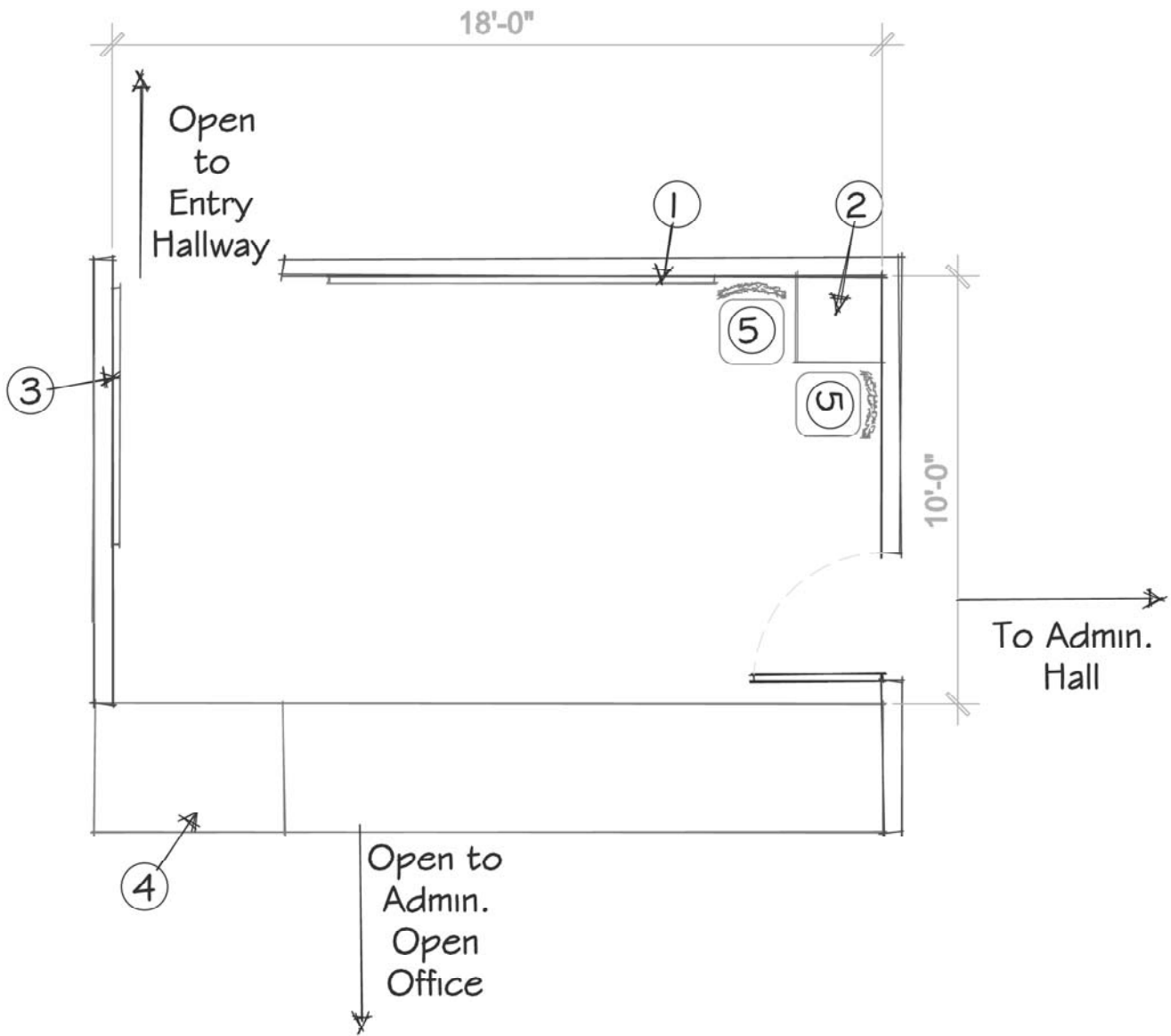
**Alarm:** Trouble: No Heat: No Smoke: No  
 Intrusion: Yes Enunciator: No

**Misc.:** Operations and the Lobby are the dirtiest places in the building that regularly need Janitorial clean up.

**Questions:**

Room Name: Lobby

Room #: 102



Net Area: 180 N.S.F.

Scale: 1/4" = 1'-0"

- 1. Glass Faced Display Case
- 2. Table (24" x 24")
- 3. Smart Board (4' wide x 6' tall)
- 4. Front Counter with ADA access
- 5. Guest Chair (2)

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): Building Staff with limited or invited access to the General Public

**Room Name:** Admin Hall **Room #:** 103**Net Area:** TBD **NSF** **Room Size:** TBD**Description of Use:** Provides a means for personnel and visitors to move into and through the building.**Ambience:** Light, welcoming, warm, orderly, resilient and easy to clean**Occupants:** Harbor staff personnel and "invited" visitors.**Adjacencies:** Adjacent: Conference Room, Rest Rooms, Harbormaster's Office; Door access to Lobby**Acoustical Criteria:** Acoustically separate Hall from any adjacent offices and restroom**Visual Criteria:** Accessed through a door from Lobby**Natural Light/ Window/ View:** Natural light desired but not required.**Flooring:** Raised Dot Rubber Flooring, Rubber Base**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"**Doors/ Hardware:** Exterior: NA

Interior: All interior doors shall be Solid Core Wood with Hollow Metal Frames

**Equipment:** 4' x 6' White board for Harbormaster's use.**Furnishings:** Moveable furnishings are discouraged in the Circulation System by the Fire Code**Plumbing:** None**Fire Suppression** None**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No

Ventilation: 4 air changes per hour minimum NRC: 35-40

Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Indirect Fluorescent, multi-switch

Power: 110V duplex at 6 feet on center entire perimeter of room

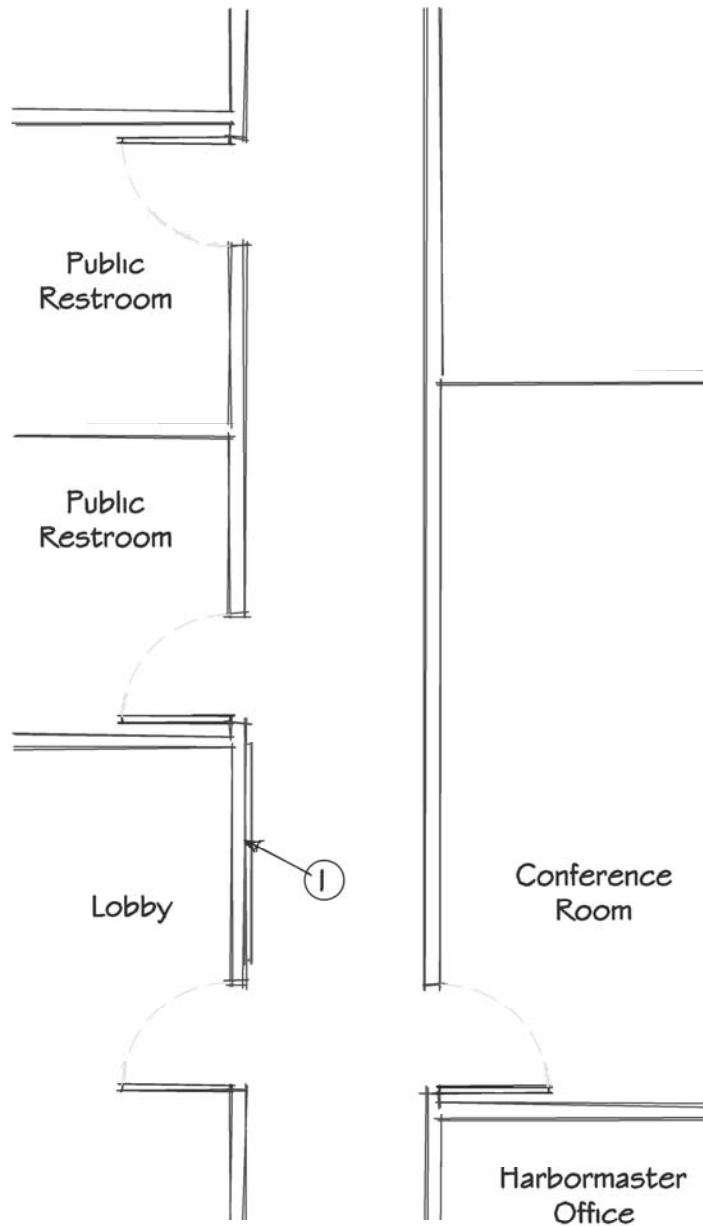
**Communications:** None**Alarm:** Trouble: No Heat: No Smoke: No

Intrusion: No Enunciator: No

**Misc.:****Questions:** 1. Typically the term "Corridor" is used in the code to describe fire rated hallways; if we determine that this hallway is required to be fire rated we will change the name from "Hall" to "Corridor".

Room Name: Admin. Hall

Room #: 103



Net Area: TBD

1. White Board (4' tall x 6' wide)

Scale: 3/16" = 1'-0"

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): Administrative personel and building staff

**Room Name:** Biz Hub Alcove **Room #:** 104**Net Area:** 26.25 NSF **Room Size:** 7'-6" x 3'-6"**Description of Use:** Location for the Biz Hub machine that will be used by Administrative personel and building staff**Ambience:** Clean, Light, Businesslike, Efficient, Orderly**Occupants:** none**Adjacencies:** Alcove located directly off or in Administrative Open Arera**Acoustical Criteria:** none**Visual Criteria:** none**Natural Light/ Window/ View:** none**Flooring:** Raised Dot Rubber Flooring, Rubber Base**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"**Doors/ Hardware:** Exterior: NA  
Interior: NA**Equipment:** Stand alone Biz Hub machine**Furnishings:** Paper Storage, adjacenbt counter space**Plumbing:** None**Fire Suppression** None**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No

Ventilation: 4 air changes per hour minimum NRC: 35-40

Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Electrical?  
Power: (2) 110V duplex outlets**Communications:** 2 data ports**Alarm:** Trouble: No Heat: No Smoke: No

Intrusion: Yes Enunciator: No

**Misc.:** None**Questions:** 1. Is extra space needed near the copy machine for paper storage or can paper be stored in Admin Storage Room?



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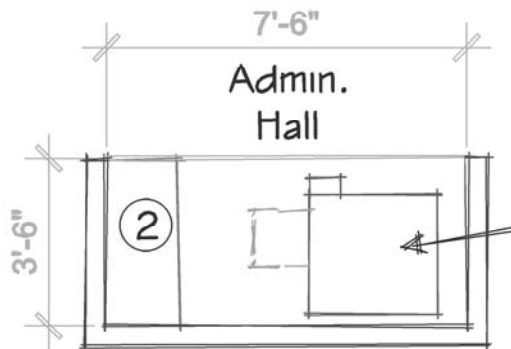
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Room Name: Biz Hub Alcove

Room #: 104

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Net Area: 26.25 S.F.

Scale: 1/4" = 1'-0"

1. Combination Printer, Copier, Scanner and Fax (Biz Hub)
2. Work Counter

**Space Data Sheet**

1325 Homer Harbormaster Building

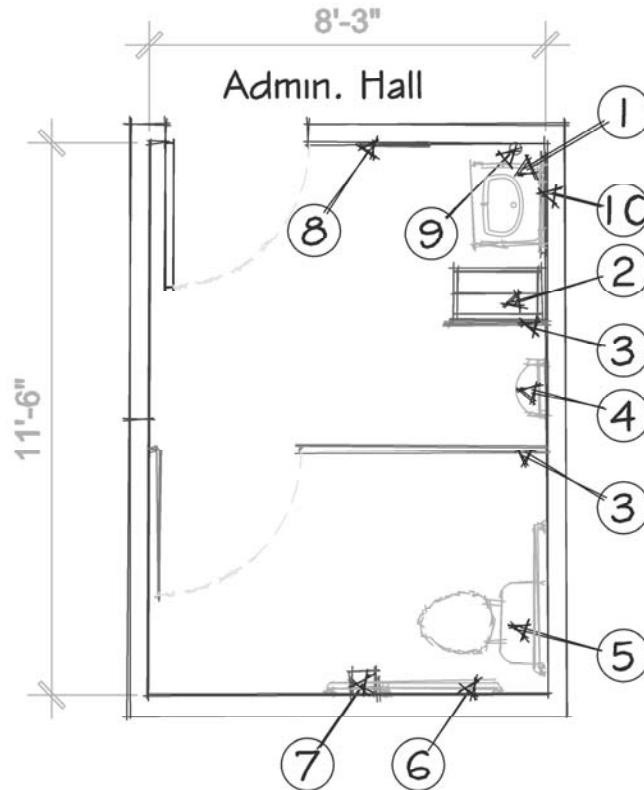
Kenai, AK

Occupant's Position(s): Marbormaster staff and General Public

<b>Room Name:</b>	<b>Public Restrooms</b>	<b>Room #:</b>	<b>105 &amp; 106</b>
<b>Net Area:</b>	107.25 and 95 NSF	<b>Room Size:</b>	8'-3" x 13' and 8'-3" x 11'-6"
<b>Description of Use:</b>	The restrooms are primarily for the Harbormaster staff but are also available to the public upon request. The restrooms should not be visable from the Lobby and should require the public to go through a closed door to gain access to the Hall accessing the restrooms. The idea is to allow but not promote public use of the rest rooms. The restrooms are ADA compliant.		
<b>Ambience:</b>	Clean, light, safe, easy to clean		
<b>Occupants:</b>	Mens: (1) toilet, (1) urinal, (1) lavatory Womens: (2) toilets, (1) lavatory		
<b>Adjacencies:</b>	Admin Hall, Jan Closet		
<b>Acoustical Criteria:</b>	Acoustically separate from surrounding spaces		
<b>Visual Criteria:</b>	Visually separate from all other spaces		
<b>Natural Light/ Window/ View:</b>	None		
<b>Flooring:</b>	Ceramic Tile, Ceramic Base ? Or Raised Dot Rubber Flooring, Rubber Base		
<b>Walls:</b>	Gypsum Wallboard with Ceramic Tile Wainscot?		
<b>Ceiling/Height:</b>	Gypsum Wallboard (Painted) / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: NA		
	Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, No Glazing, Kickplate Closer, Wall Stop, 3 Door Silencers, Privacy Lockset, Door Holder		
<b>Equipment:</b>	Solid Phenolic Toilet Partitions, ADA Grab Bars, 24" x 36" Mirror, Soap Dispenser, Manual Hand Towel Dispenser, Toilet Tissue Dispenser,		
<b>Furnishings:</b>	Trash Receptacle with Lid (movable). No diaper changing table desired. "Small but nice ADA facilities."		
<b>Plumbing:</b>	3 Toilets with motion sensor auto flush valve, 1 Urinal with motion sensor auto flush valve, 2 Lavatories, 2 Floor Drains		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F		Humidity Control: No
	Ventilation: 4 air changes per hour minimum		NRC: 35-40
	Temperature Control: In room		Exhaust: switched exhaust fan
<b>Electrical:</b>	Lighting: Indirect Fluorescent, 50 fc at lavatory, single switch		
	Power: 110V duplex at 6 feet on center entire perimeter of room		
<b>Communications:</b>	none		
<b>Alarm:</b>	Trouble: No		Heat: No
	Intrusion: Yes		Smoke: No
	Enunciator: No		
<b>Misc.:</b>			

Room Name: Public Restroom (Mens)

Room #: 105



Net Area: 94.875 S.F.

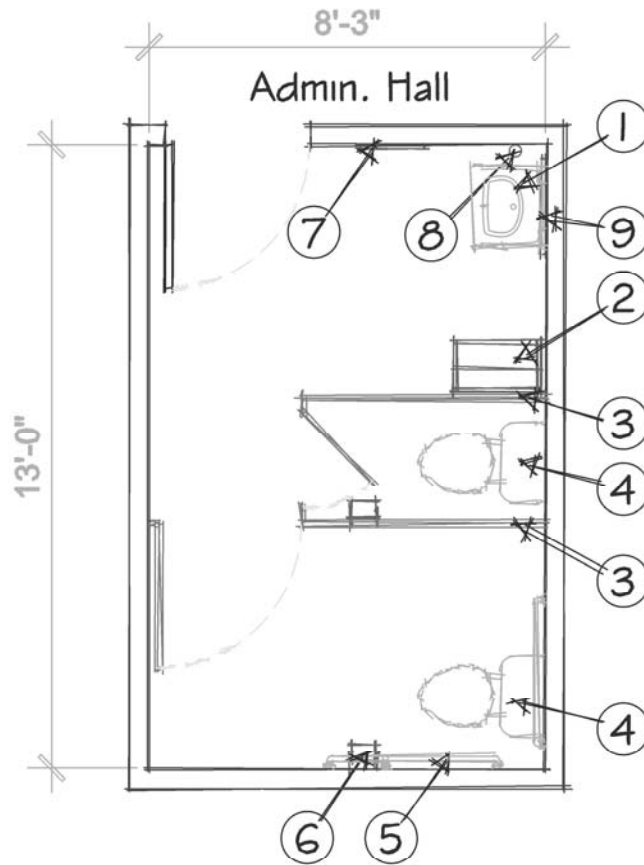
Scale: 1/4" = 1'-0"

- 1. Wall Hung Lavatory
- 2. Waste Receptacle with Lid
- 3. Toilet Partition
- 4. Wall Hung Urinal with Auto Flush Valve
- 5. Wall Hung Toilet with Auto Flush Valve
- 6. Stainless Steel ADA Grab Bars
- 7. Toilet Tissue Dispenser
- 8. Manual Hand Towel Dispenser

- 9. Soap Dispenser
- 10. Mirror (24" x 36")

Room Name: Public Restroom (Womens)

Room #: 106



Net Area: 107.25 S.F.

Scale: 1/4" = 1'-0"

- 1. Wall Hung Lavatory
- 2. Waste Receptacle with Lid
- 3. Toilet Partition
- 4. Wall Hung Toilet with Auto Flush Valve
- 5. Stainless Steel ADA Grab Bars
- 6. Toilet Tissue Dispenser
- 7. Manual Hand Towel Dispenser

- 8. Soap Dispenser
- 9. Mirror (24" x 36")

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): Janitorial Staff

**Room Name:** Janitor **Room #:** 107**Net Area:** 28.00 NSF**Room Size:** 4' x 7'**Description of Use:** A secure place to store cleaning equipment, materials and products required by Janitorial Staff**Ambience:** Utilitarian**Occupants:** Janitorial Staff**Adjacencies:** Unisex Restrooms, Hallway**Acoustical Criteria:** None**Visual Criteria:** Visually separate from other spaces**Natural Light/ Window/ View:** None**Flooring:** Raised Dot Rubber Flooring or Sealed Concrete, Rubber Base**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Gypsum Wallboard (Painted) / 9'-0"**Doors/ Hardware:** Exterior: NAInterior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, No Glazing,  
Storeroom Lockset, 3 Door Silencers, Door Holder**Equipment:** Shelving, Mop Rack, Storage for Vacuum Cleaner**Furnishings:** None**Plumbing:** Mop / Floor Sink, Floor Drain**Fire Suppression** None**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No

Ventilation: 4 air changes per hour minimum NRC: 35-40

Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Fluorescent, 50 fc, single switch

Power: 110V duplex at 6 feet on center entire perimeter of room, GFCI Protected

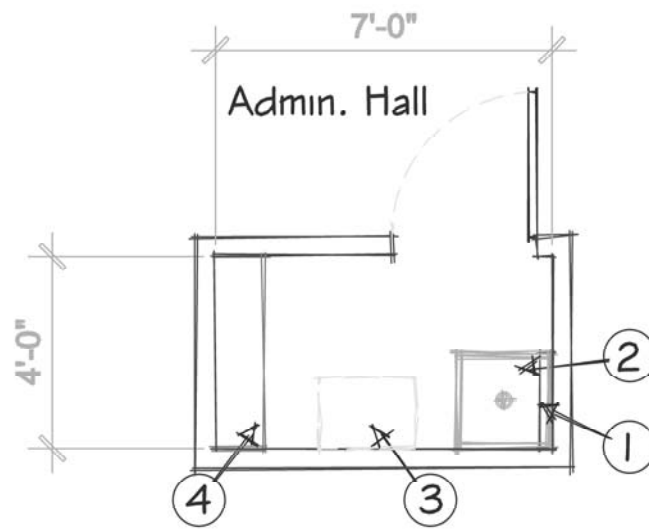
**Communications:** None**Alarm:** Trouble: No Heat: No Smoke: No

Intrusion: Yes Enunciator: No

**Misc.:**

Room Name: Janitor

Room #: 107



Net Area: 28 S.F.

Scale: 1/4" = 1'-0"

- 1. Mop Rack
- 2. Floor Sink
- 3. Storage Space for Vacuum
- 4. Storage Shelf

Occupant's Position(s): NA

**Room Name:** Mechanical Room **Room #:** 108

**Net Area:** TBD **NSF:** **Room Size:** TBD

**Description of Use:** Houses the mechanical equipment necessary for the building

**Ambience:** Utilitarian

**Occupants:** Space not normally occupied, Limited Access

**Adjacencies:** Possibly adjacent to the IT room

**Acoustical Criteria:** Separate from other spaces

**Visual Criteria:** Visually separate from all other spaces

**Natural Light/ Window/ View:** None

**Flooring:** Sealed Concrete

**Walls:** Gypsum Wallboard (Painted) with Rubber Base

**Ceiling/Height:** Gypsum Board

**Doors/ Hardware:** Exterior: 3'-0" X 7'-0" X 1-3/4" Insulated Hollow Metal, Primed and Painted, **Do we want/need oversized door? No Glazing, Electric Hinge 8 Wire, Electrified Lockset, Card Reader, Weather Seals**

Interior: NA

**Equipment:** Natural gas fired high efficiency boiler with either Boilermate or gas fired hot water heater. In slab hydronic heating system  
**Additional equipment per Mechanical Engineer.**

**Furnishings:** None

**Plumbing:** Floor drain. **Additional plumbing per Mechanical Engineer.**

**Fire Suppression** N/A

**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
 Ventilation: 4 air changes per hour minimum NRC: 35-40  
 Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Fluorescent, 50 fc at equipment, single switch  
 Power: 110V duplex at 6 feet on center entire perimeter of room

**Communications:** ????????

**Alarm:** Trouble: No Heat: Yes Smoke: Yes  
 Intrusion: Yes Enunciator: No

**Misc.:** Dual fuel back-up generator (size?)

**Questions:**

Occupant's Position(s): NA

**Room Name:** IT, Comm Data, Repeater Equipment and Tsunami Warning Room #: 109**Net Area:** TBD NSF **Room Size:** TBD**Description of Use:**

The room shall house all electronic IT, Comm Data, Repeater Equipment and Tsunami Warning Systems

Houses the primary electrical distribution system including the primary electrical panel, switches, standby power switch, uninterruptured power supply (UPS), secondary panels and switches.

This room shall be on the ground floor level. Houses the servers for the building as well Telephone board equipment. Houses the Building IT Services, Building controls, CCTV, Security and Radio equipment.

**Ambience:** Utilitarian, Clean, Light, Organized, Efficient**Occupants:** Space not normally occupied, Limited Access [from inside the building only?](#)**Adjacencies:** Either Admin Hall or Private Hall, Mechanical Room might be adjacent**Acoustical Criteria:** Acoustically separate from surrounding spaces**Visual Criteria:** Visually separate from other spaces**Natural Light/ Window/ View:** None**Flooring:** Sealed Concrete floor slab, [Or Raised Access Computer Flooring / Carpet Squares?](#)  
Either way plenty of available chase, conduit, wire cable or other access if required.**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Exposed Structure (Painted) / --**Doors/ Hardware:** Exterior: NA

Interior: [3'-0" X 7'-0" X 1-3/4" Solid Core Wood \(STC 50\)](#), Stained, No Glazing,  
[Electrified Lockset](#), Closer, Kickplate, [Card Reader](#),  
Wall Stop, 3 Door Silencers, Door Holder

**Equipment:** Motorola Repeater 22"W x 19.5"D x 46" H, [goes in this space correct?](#)

Need to have an Emergency Generator, presumable pad mounted outside the Mech / IT, Comm Data, Repeater Equipment and Tsunami Warning Systems. ([Size, new or Existing?](#))  
Data Racks ([how many?](#)), Trash Can

**Furnishings:** None**Plumbing:** None**Fire Suppression** None

**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
Ventilation: 4 air changes per hour minimum NRC: 35-40  
Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: [Dimmable Fluorescent, 30 fc at equipment, multi-switch](#)Power: [110V duplex at 10 feet on center entire perimeter of room](#)**Communications:** Provide telecommunication port with two data cables routed back to main telecommunication rack at each desk or location where telephone or computer is likely to be used. Terminate each cable end into RJ-45 port labeled with unique number identifying each cable.



**Misc.:** What other equipment can we identify and size that goes in this room?

There are seven separate alarm/comm. Systems housed in this building:

1. Dual fuel back-up generator. The city communications repeater for fire and police are routed through the Harbor Master's Building. This will include a 75' tower.

2. Tsunami Warning Siren (5 sirens total). Connected by wireless and telephone modem to Kenai Peninsula Bourough and City of Homer.

3. Police and Fire Comm. System. No direct interface but the equipment is "house" here.

4. Harbor Security Camera Systems. Viewing flat screen monitor in both main level and upper level operations.

5. Harbor Communications. Includes radio system (s?).

6. Wireless Connection to City Server.

7. Key Card Access System. That needs to be integrated into existing security system.

**Space Data Sheet***Klauder and Company Architects*

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): NA

**Room Name:** IT, Comm Data, Repeater Equipment and Tsunami Warning Sys **Questions****Questions:** 1. What equipment will be required in the room?

2. What is the estimated number of heat producing devices in the room (computers, displays, copiers, etc.)? How much heat is produced internally?

3. What are the heat rejection values for the equipment? Are there any specific temperature and humidity requirements for the room?

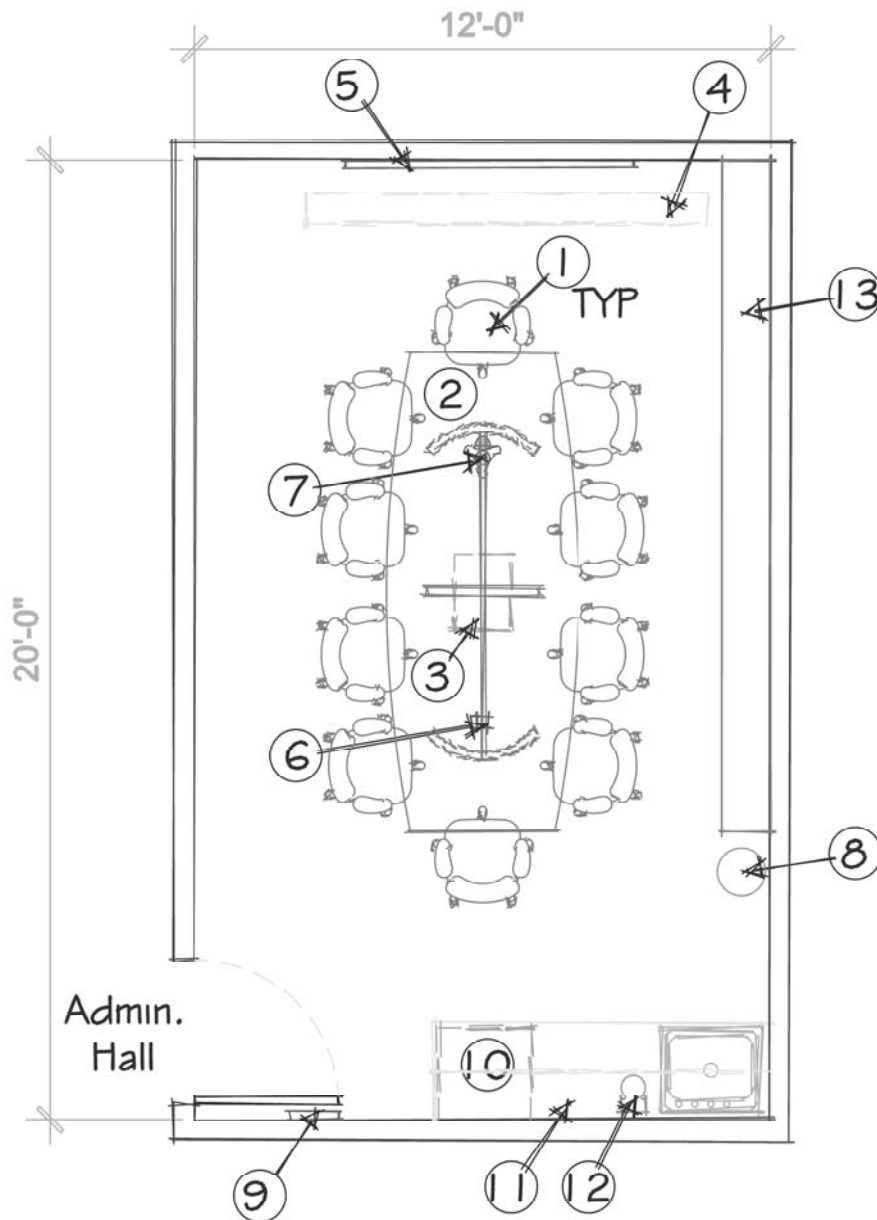
4. Do we need to provide any telecom equipment in the IT room COM rack, such as horizontal patch panels, fiber patch panels, etc.?

Occupant's Position(s): Building Staff, Invited individuals

<b>Room Name:</b>	<b>Conference Room</b>	<b>Room #:</b>	<b>110</b>
<b>Net Area:</b>	240.00 NSF	<b>Room Size:</b>	12' x 20'
<b>Description of Use:</b>	Conference Room with seating for ten, no perimeter seating necessary. This room will also be used for staff training and double for Personnel Interviews and Disciplinary action when necessary		
<b>Ambience:</b>	Welcoming, warm, professional, comfortable.		
<b>Occupants:</b>	Up to 10 people at table, 2 people at the emulator workstation		
<b>Adjacencies:</b>	Adjacent Harbormaster Office, Admin Hallway and Near Restrooms		
<b>Acoustical Criteria:</b>	Acoustical isolation is important		
<b>Visual Criteria:</b>	None		
<b>Natural Light/ Window/ View:</b>	None		
<b>Flooring:</b>	Carpet		
<b>Walls:</b>	Gypsum Wallboard (Painted) with Rubber Base, Wood Chair Rail		
<b>Ceiling/Height:</b>	Suspended Acoustical Tile / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: NA		
	Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, 6" x 30" Glazing, Passage Latchset, Wall Stop, 3 Door Silencers, Closer, Kickplate		
<b>Equipment:</b>	Projector, Pull down Projector Screen, Plug ins for Laptop Computer System to Interact with Monitor, Keyboard and Mouse, 6'x5' (size") Smart Board, Battery Operated Clock, Trash Can		
<b>Furnishings:</b>	Conference Table, 10 conference chairs, small bookshelf for training materials? bookshelf 7' tall by 14' long for blue books (8.5x11 paper in three ring binders)		
<b>Plumbing:</b>	Coffee Kitchenette with coffee machine, bar sink, undercounter re Fridgerator, base and upper cabinets		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F	Humidity Control: No	
	Ventilation: 4 air changes per hour minimum	NRC: 35-40	
	Temperature Control: In room	Exhaust: NA	
<b>Electrical:</b>	Lighting: Indirect Fluorescent, 50 fc at desktop, multi-switch, split lighting so that some lights can be turned off to better view projector screen but there is still some light in room		
	Power: 110V duplex at 6 feet on center entire perimeter of room		
<b>Communications:</b>	Telephone/Intercom; Conference Call System; 8 each Data Ports		
<b>Alarm:</b>	Trouble: No	Heat: No	Smoke: No
	Intrusion: Yes	Enunciator: No	
<b>Misc.:</b>			
<b>Questions:</b>			

Room Name: Conference Room

Room #: 110



Net Area: 240 S.F.

Scale: 1/4" = 1'-0"

- 1. Conference Chair (10)
- 2. Conference Table with Laptop Jack
- 3. Projector
- 4. Projector Screen, Pull Down
- 5. Smartboard (6' wide x 5' tall)
- 6. Laptop Jack
- 7. Telephone with Teleconferencing

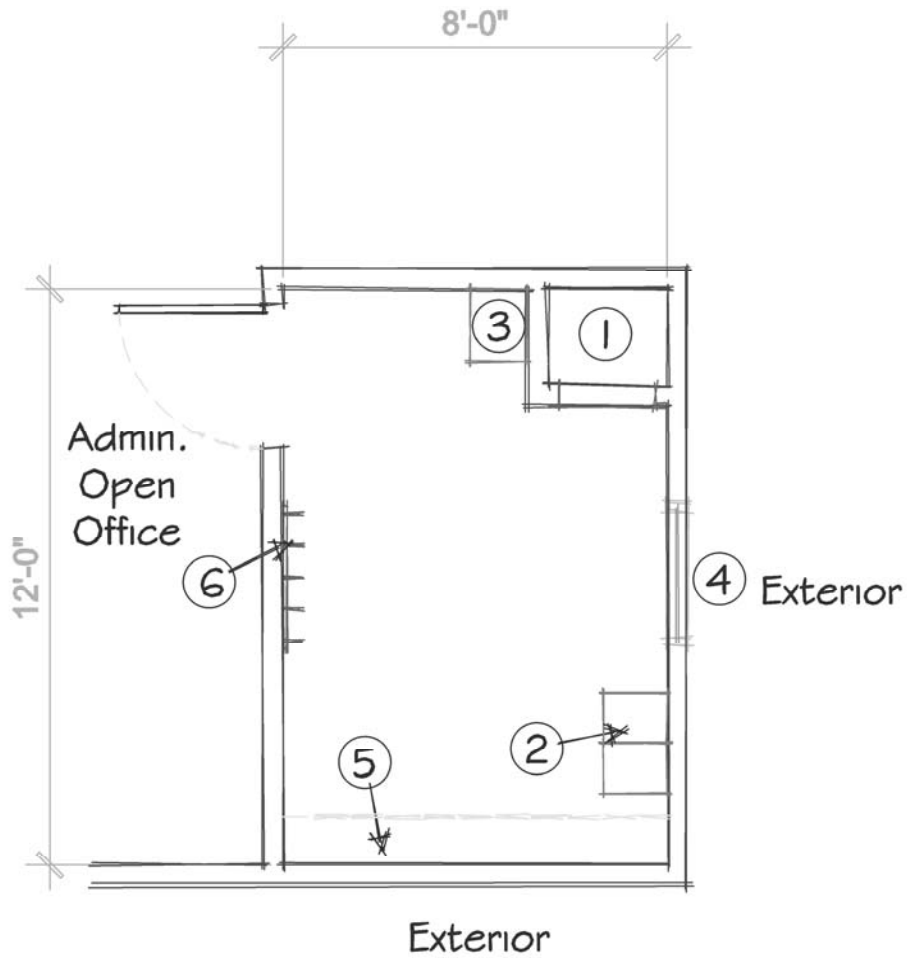
- 8. Trash Can
- 9. Clock, Battery Powered, 12" diameter
- 10. Undercounter Refrigerator
- 11. Kitchenette with upper and base cabinets
- 12. Coffee Maker
- 13. Book Shelf (7' tall x 14' long)

Occupant's Position(s): NA

<b>Room Name:</b>	<b>Admin Storage / Safe Room</b>	<b>Room #:</b>	<b>111</b>
<b>Net Area:</b>	96.00 NSF	<b>Room Size:</b>	12' x 8'
<b>Description of Use:</b>	This room is for storage of Admin files, Office Supplies and doubles as a Safe Room retreat for the Admin staff in the event of a hostile person entering the building.		
<b>Ambience:</b>	Light, clean, resilient, orderly		
<b>Occupants:</b>	Administratuin Staff and other Harbormaster Staff as necessary		
<b>Adjacencies:</b>	Admin open work area		
<b>Acoustical Criteria:</b>	None		
<b>Visual Criteria:</b>	None		
<b>Natural Light/ Window/ View:</b>	None		
<b>Flooring:</b>	Raised Dot Rubber Flooring, Rubber Base		
<b>Walls:</b>	Gypsum Wallboard (Painted) with Rubber Base		
<b>Ceiling/Height:</b>	Suspended Acoustical Tile Ceiling or Gypsum Board Ceiling / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: Do we want a means of egress for safe room?		
	Interior: 3'-0" X 7'-0" X 1-3/4" Bullet Proof, Solid Core Wood, Stained, No Glazing, Dead Bolt from inside only, Electrified Lockset, Card Reader, Closer, Kickplate, Wall Stop, Door Silencers		
<b>Equipment:</b>	New fire proof wall safe approx 24" x 24" x 24" for cash and crdit card info		
	Retention file storage in card board boxes 12.5"W x 16"D x 10"T (number of boxes, count from photo)		
	Fire Proof 4 drawer standing file cabinet for Lease File, existing to be relocated		
<b>Furnishings:</b>	None		
<b>Plumbing:</b>	None		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F	Humidity Control: No	
	Ventilation: 4 air changes per hour minimum	NRC: 35-40	
	Temperature Control: In room	Exhaust: NA	
<b>Electrical:</b>	Lighting: Indirect Fluorescent		
	Power: 110V duplex at 6 feet on center entire perimeter of room		
<b>Communications:</b>	Telephone		
<b>Alarm:</b>	Trouble: No	Heat: No	Smoke: No
	Intrusion: No	Enunciator: No	
<b>Misc.:</b>			

Room Name: Admin. Storage/Safe Room

Room #: 111



Net Area: 96 S.F.

Scale: 1/4" = 1'-0"

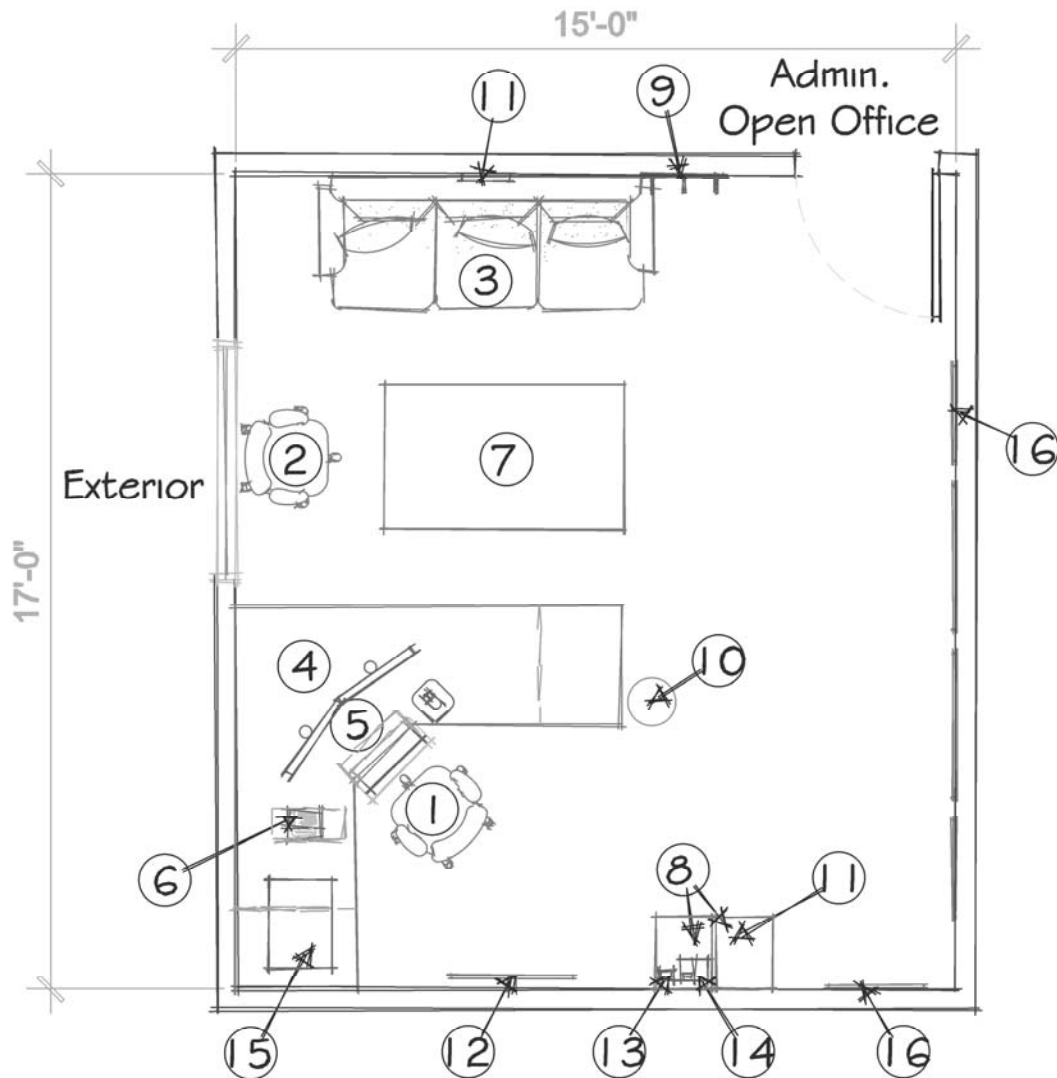
- 1. Fire Proof Wall Safe (2' x 2' x 2')
- 2. Store Space for Banker Boxes
- 3. Existing Fire Proof File Cabinet
- 4. Possible Egress Window?
- 5. Storage Shelving
- 6. Coat Hooks

Occupant's Position(s): Harbormaster Office

Room Name:	Harbormaster Office		Room #:	112
Net Area:	255.00 NSF	Room Size:	15' x 17'	
Description of Use:	Office for the Harbormaster, will serve as a computer work station, and office for personal files, and personal belongings. Meetings with up to 3 persons will also occurs in the Harbormaster's Office.			
Ambience:	Nautical Theme, two walls for hiustorical pictures from Homer Small Boat Harbor, "we are still a pioneer small boat harbor". Clean, Light, Comfortable.			
Occupants:	Harbormaster plus up to 3 guests			
Adjacencies:	Adjacent Conference Room and Hall; Near Open Administartion Area/ Public Lobby, "One Step Removed"			
Acoustical Criteria:	Quiet, Private, acoustically separated from surrounding spaces when the door is closed Able to over hear activity at Public counter when door is open.			
Visual Criteria:	Visually connected Administrative Open Area, Blinds to control privacy Visually isolated from the Public			
Natural Light/ Window/ View:	Natural Light / <a href="#">View to Harbor?</a>			
Flooring:	Wood flooring (dark, nautical theme) with desk to match (again nayutical theme)			
Walls:	Gypsum Wallboard (Painted) with Wood Base and Wood chair rail			
Ceiling/Height:	Suspended Acoustical Tile, Heavy fiber look to compliment nautical look / 9'-0" Capital trim at ceiling perimeter (nautical theme)			
Doors/ Hardware:	Exterior: NA Interior: Door: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, Wall Stops, <a href="#">3 Door Silencers</a> , <a href="#">Electrified Lockset</a> , <a href="#">Card Reader</a> , <a href="#">Half Lite in door</a> , <a href="#">24" x 30" Glazing</a>			
Equipment:	Computer with two Flat Screen Monitors, Keyboard and Mouse; VHF jack in office, Land Mobile Radio Home Base and Charger; <a href="#">Radio Scanner</a> ; 1 wall mounted brass clock, <a href="#">battery operated clock (12" diameter)</a> ; Trash Can, one desktop laser printer.			
Furnishings:	"L" Shaped built in corner desk with 45 degree work station with drawers on one side, 1 desk chair, 1 guest chair, 1 seven foot couch, 5' x 3' coffee table, coat hooks, file cabinets (2 banks, 4 high), ship steering wheel mounted on wall ( <a href="#">size?</a> ), two walls for hiustorical pictures from Homer Small Boat Harbor.			
Plumbing:	None			
Fire Suppression:	None			
HVAC:	Room Temperature: 68 - 74 degrees F		Humidity Control: No	
	Ventilation: 4 air changes per hour minimum		NRC: 35-40	
	Temperature Control: In room		Exhaust: NA	
Electrical:	Lighting:	Indirect Fluorescent, 50 fc at desktop		
	Power:	110V duplex at 6 feet on center entire perimeter of room		
Communications:	Telephone/Intercom; Data Ports			
Alarm:	Trouble: No		Heat: No	
	Intrusion: Yes		Smoke: No	
			Enunciator: No	
Fire Suppression:	None			
HVAC:	Room Temperature: 68 - 74 degrees F		Humidity Control: No	
	Ventilation: 4 air changes per hour minimum		NRC: 35-40	
	Temperature Control: In room		Exhaust: NA	
Electrical:	Lighting:	Indirect Fluorescent, 50 fc at desktop, we are thinking T-8		
	Power:	110V duplex at 6 feet on center entire perimeter of room		
Communications:	Telephone/Intercom; Data Ports			
Alarm:	Trouble: No		Heat: No	
	Intrusion: Yes		Smoke: No	
			Enunciator: No	
			Whelen Speaker: Yes	
Misc.:	May want to consider custom millwork for nautical theme. Whiteboard (6' wide by 4' tall) located in adjacent "Private" Hall			

**Room Name: Harbormaster Office**

**Room #: 112**



Net Area: 255 S.F.

Scale: 1/4" = 1'-0"

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1. Executive Chair</li> <li>2. Guest Chair</li> <li>3. Couch (7'-0")</li> <li>4. 'L' Shaped Desk</li> <li>5. Computer / Keyboard with Tray / Mouse /<br/>2 Flat Screen Monitors</li> <li>6. Telephone</li> <li>7. Coffee Table (5'-0" x 3'-0")</li> </ul> | <ul style="list-style-type: none"> <li>8. Vertical File Cabinets</li> <li>9. Coat Hooks</li> <li>10. Trash Can</li> <li>11. Clock, Battery Powered, 12" diameter</li> <li>12. Ship Steering Wheel</li> <li>13. Radio Scanner</li> <li>14. Radio Charging Station</li> <li>15. Laser Printer</li> <li>16. "Art" Wall</li> </ul> |
|--|--|



Occupant's Position(s): Administrative Staff

**Room Name:** Administrative Open Office **Room #:** 113

**Net Area:** 476.00 NSF **Room Size:** 17' x 28'

**Description of Use:**

Provides access between the general public and the Harbormaster Administrative function. There are three administration personel that take turns greeting and assisting the public. One is Bryan's secretary but this position does not need to be adjacent to Bryan's office. This work station must be able to see the front door, answer the phone and attend the front counter. This person is the first in line to attend to the general public. The second staff person handles accounts payable and is second in line to attend to the general public. The third staff person handles the billings and must have direct access to the files (all the administrative staff need access to the files). This position is third in line to attend to the public at the front counter. Need to control public access to the rest of the building to prevent "wandering". Rest room access is controlled and not advertised or promoted but available if needed.

**Ambience:** Clean, light, orderly

**Occupants:** 3 Admin. Staff

**Adjacencies:** Adjacent: Front Counter, Biz Hub Alcove, Lobby Deputy Harbormaster's Office, and Admin. Storage/Safe Room

Near: Arctic Entry, Conferenece Room, Harbormaster's Office, and Restrooms (Restrooms may / should require going through a door to "find")

**Acoustical Criteria:** Open ito Open Administrative Area. Acoustically separate from other spaces

**Visual Criteria:** Visually connected to Front Counter and Administrative Area  
 Adminstrative Area work stations need desk top work space screened from Public Lobby to count money. Habormaster and Deputy Harbormaster need to be shielded from public view.

**Natural Light/ Window/ View:** [View to the Harbor is highly desirable but not absolutely required.](#)

**Flooring:**

Raised Dot Rubber Flooring, Rubber Base. At the front counter a stand working area with a flooring system that is padded and provides some give and relief, 1" thick cushioned floor system (name)?

**Walls:** Gypsum Wallboard (Painted) with Rubber Base

**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"

**Doors/ Hardware:** Exterior: NA  
 Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, 24" x 30" Glazing, Closer, Wall Stop, 3 Door Silencers, Door Pull, Push Plate, Kickplate

**Equipment:** On the Front counter: two computers, two monitors, two credit card machines with scanners, and two cash registrars. Each work station already has a new modular furniture system that will be moved to the new building. Each administrative personel will have one computerized work station with one flat screen monitor. There are two copiers shared by the administration staff. One is the Biz Hub which must be centrally located for easy access by all three. The other is a stand alone back up printer that sits on a table (size?).

**Furnishings:** 36" wide by 12 foot long Front Counter needs to have a lower ADA counter space at one end. Front counter also needs a recessed area without counter top for storage of supplies where the public can not reach and the Admin staff has easy access (staplers, tape dispenser, ect. approximately 36" x 36". Front counter needs a swing out bar stool that is stored by swinging it under the front counter. two feet (2'-0") of Bookshelves for 3 ring binders are needed in each of three locations Admin Storage, Under Front Counter and in accessible shelf in Admin Open Area. Each modular work station has a standard two drawer filing cabinet that can either tuck in under the desk top or sit next to and extend the desk top.

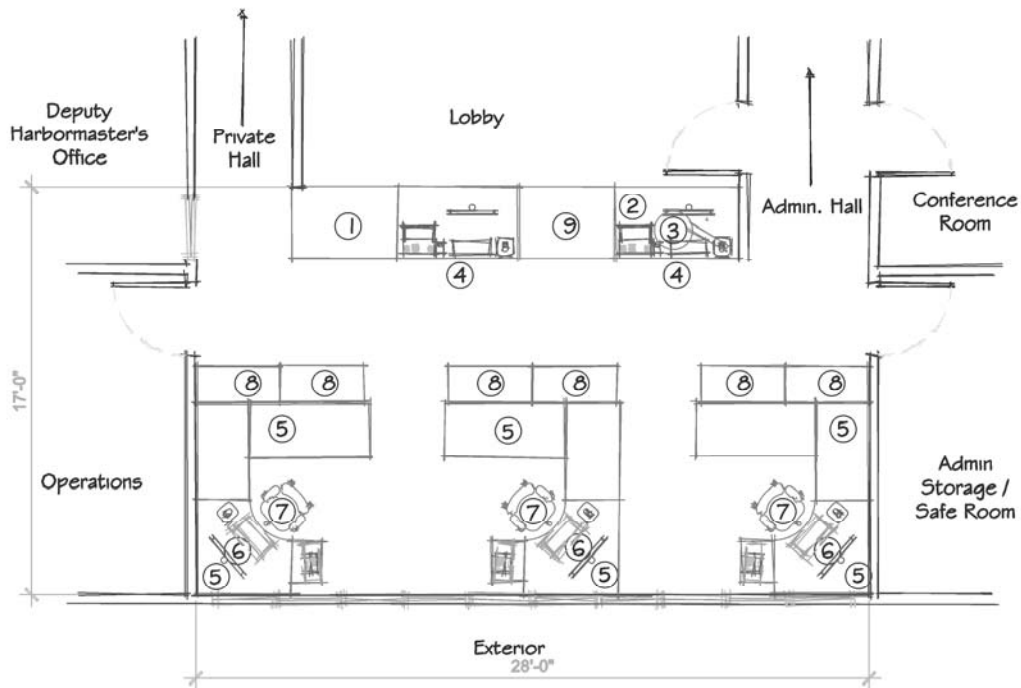
**Plumbing:** None

**Fire Suppression** None

<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F	Humidity Control: No
	Ventilation: 4 air changes per hour minimum	NRC: 35-40
	Temperature Control: In room	Exhaust: NA
<b>Electrical:</b>	Lighting: Indirect Fluorescent	
	Power: 110V duplex at 6 feet on center entire perimeter of room	
<b>Communications:</b>	phone system with intercom system	
<b>Alarm:</b>	Trouble: No	Heat: No
	Intrusion: Yes	Smoke: No
		Enunciator: No
<b>Misc.:</b>		
<b>Questions:</b>		

Room Name: **Administrative Open Office**

Room #: **113**



Net Area: 476 S.F.

Scale: 1/8" = 1'-0"

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. Front Counter with ADA Access</li> <li>2. Front Counter with Under Counter Storage</li> <li>3. Retractable Seat</li> <li>4. Computer / Keyboard / Mouse / Flat Screen Monitor / Cash Register / Credit Card Machine with Scanner</li> <li>5. Existing Modular Furniture</li> <li>6. Computer / Keyboard with Tray / Mouse / Flat Screen Monitor / Telephone</li> </ul> | <ul style="list-style-type: none"> <li>7. Executive Chair</li> <li>8. Lateral Filing Cabinet (6)</li> <li>9. 36" High Counter for Receipt Machines</li> </ul> |
|--|---|

Occupant's Position(s): Building Staff with limited or invited access to the General Public

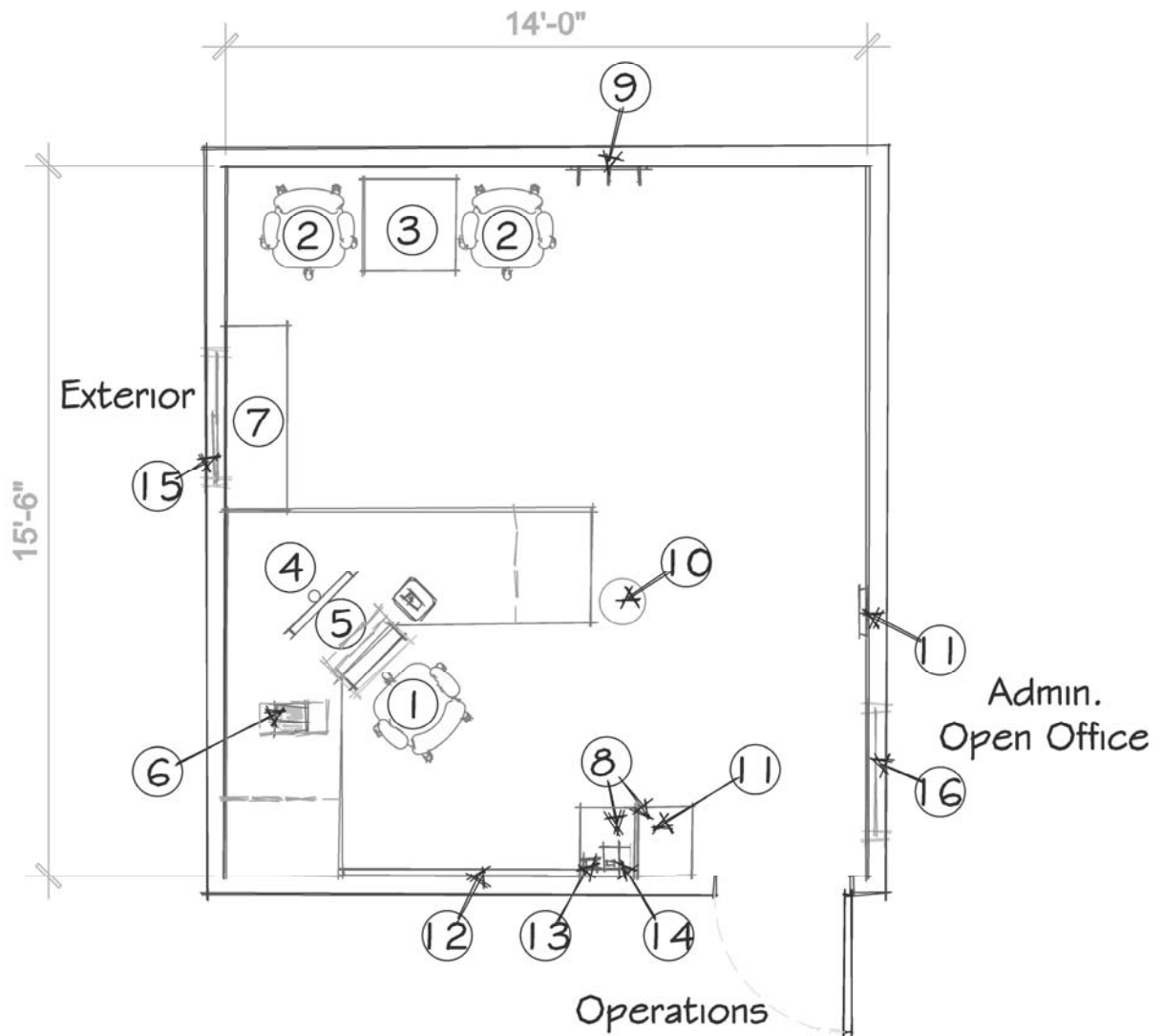
<b>Room Name:</b>	<b>Private Hall</b>	<b>Room #:</b>	<b>114</b>
<b>Net Area:</b>	TBD	<b>NSF</b>	<b>Room Size:</b> TBD
<b>Description of Use:</b>	Provides a means for personnel to move through the building.		
<b>Ambience:</b>	Light, welcoming, warm, orderly, resilient and easy to clean		
<b>Occupants:</b>	Harbor staff personnel.		
<b>Adjacencies:</b>	Adjacent: Shop/Garage. Near: Dep. Harbormaster Office, Break Room, Admin. Open Office		
<b>Acoustical Criteria:</b>	Acoustically separate Hall from Entry Hall and Lobby		
<b>Visual Criteria:</b>	N/A		
<b>Natural Light/ Window/ View:</b>	N/A		
<b>Flooring:</b>	Raised Dot Rubber Flooring, Rubber Base		
<b>Walls:</b>	Gypsum Wallboard (Painted) with Rubber Base		
<b>Ceiling/Height:</b>	Suspended Acoustical Tile / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: NA Interior: All interior doors shall be Solid Core Wood with Hollow Metal Frames		
<b>Equipment:</b>	N/A		
<b>Furnishings:</b>	Moveable furnishings are discouraged in the Circulation System by the Fire Code		
<b>Plumbing:</b>	None		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F	Humidity Control: No	
	Ventilation: 4 air changes per hour minimum	NRC: 35-40	
	Temperature Control: In room	Exhaust: NA	
<b>Electrical:</b>	Lighting: Indirect Fluorescent, multi-switch		
	Power: 110V duplex at 6 feet on center entire perimeter of room		
<b>Communications:</b>	None		
<b>Alarm:</b>	Trouble: No	Heat: No	Smoke: No
	Intrusion: No	Enunciator: No	
<b>Misc.:</b>			
<b>Questions:</b>	1. Typically the term "Corridor" is used in the code to describe fire rated hallways; if we determine that this hallway is required to be fire rated we will change the name from "Hall" to "Corridor".		

Occupant's Position(s): Deputy Harbormaster Office

<b>Room Name:</b>	<b>Deputy Harbormaster Office</b>	<b>Room #:</b>	<b>115</b>
<b>Net Area:</b>	217.00 NSF	<b>Room Size:</b>	15'-6" x 14'
<b>Description of Use:</b>	<p>"Runs the Harbor". Office for the Deputy Harbormaster, will serve as a computer work station, and office for personal files, and personal belongings. Discipline of Officers also occurs in the Deputies HM Office, as well as occasional meetings with disgruntled members of the public. The deputy Harbormaster arrives at work at 7 AM and debriefs the grave yard shift and then meets with and coordinates the day with the Harbor Officers(this typically takes about an hour sometimes more). Two days per week he then is on watch patrolling the docks until noon bascially serving as a Harbor Officer. Three days a week he is the Administrator overseeing the Harbor Office and the Seasonal Employees. In this Administrative capacity he spends about half of his time in the building and the other half in the field.</p>		
<b>Ambience:</b>	Clean, Light, Businesslike, Efficient		
<b>Occupants:</b>	Deputy Harbormaster plus up to 2 guests		
<b>Adjacencies:</b>	Adjacent: Operations and Open Administartion Area. Near: Public Lobby		
<b>Acoustical Criteria:</b>	<p>Quiet, Private, acoustically separated from surrounding spaces when the door is closed Able to over hear activity in Operations and at Public counter when door is open.</p>		
<b>Visual Criteria:</b>	<p>Visually connected to Operations and Administrative Open Area, Blinds to control privacy Visually isolated from the Public Lobby</p>		
<b>Natural Light/ Window/ View:</b>	Natural Light / View to Exterior desirable but not necessary		
<b>Flooring:</b>	Carpet		
<b>Walls:</b>	Gypsum Wallboard (Painted) with Rubber Base		
<b>Ceiling/Height:</b>	Suspended Acoustical Tile / 9'-0"		
<b>Doors/ Hardware:</b>	<p>Exterior: NA Interior: Door: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, Wall Stops, <a href="#">3 Door Silencers</a>, <a href="#">Electrified Lockset</a>, <a href="#">Card Reader</a>, Half Lite in door, 24" x 30" Glazing</p>		
<b>Equipment:</b>	<p>Computer with one Flat Screen Monitor, Keyboard and Mouse; Whiteboard (6' wide by 4' tall); VHF jack in office, Land Mobile Radio Home Base and Charger; <a href="#">Radio Scanner</a>; <a href="#">1 wall mounted battery operated clock (12" diameter)</a>; Trash Can, place to hang a clip boards.</p>		
<b>Furnishings:</b>	<p>"L" Shaped corner desk with 45 degree work station with drawers on one side, 1 desk chair, 2 guest chairs, small table, coat hooks, boot drier, file cabinets 2 banks, 4 high, "Book cabinet" with shelving for books 12" deep x 24" long and for 3 ring binders 16" deep and 48" long.</p>		
<b>Plumbing:</b>	None		
<b>Fire Suppression:</b>	None		
<b>HVAC:</b>	<b>Room Temperature:</b> 68 - 74 degrees F		<b>Humidity Control:</b> No
	<b>Ventilation:</b> 4 air changes per hour minimum		<b>NRC:</b> 35-40
	<b>Temperature Control:</b> In room		<b>Exhaust:</b> NA
<b>Electrical:</b>	<b>Lighting:</b> Indirect Fluorescent, 50 fc at desktop		
	<b>Power:</b> 110V duplex at 6 feet on center entire perimeter of room		
<b>Communications:</b>	Telephone/Intercom; Data Ports		
<b>Alarm:</b>	<b>Trouble:</b> No	<b>Heat:</b> No	<b>Smoke:</b> No
	<b>Intrusion:</b> Yes	<b>Enunciator:</b> No	
<b>Misc.:</b>			

Room Name: Deputy Harbormaster Office

Room #: 115



Net Area: 217 N.S.F.

Scale: 1/4" = 1'-0"

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1. Executive Chair</li> <li>2. Guest Chair (2)</li> <li>3. Table (2'-0" x 2'-0")</li> <li>4. 'L' Shaped Desk</li> <li>5. Computer / Keyboard with Tray / Mouse / Flat Screen Monitor</li> <li>6. Telephone</li> <li>7. Book Shelf</li> </ul> | <ul style="list-style-type: none"> <li>8. Vertical File Cabinets</li> <li>9. Coat Hooks</li> <li>10. Trash Can</li> <li>11. Clock, Battery Powered, 12" diameter</li> <li>12. White Board (6' wide x 4' tall)</li> <li>13. Radio Scanner</li> <li>14. Radio Charging Station</li> <li>15. Window</li> <li>16. Window with View to Admin. Open Office</li> </ul> |
|---|---|

Occupant's Position(s): Harbormaster Officers and staff

**Room Name:** Operations, Ground Level **Room #:** 116**Net Area:** 345.00 NSF**Room Size:** 30' x 11'-6"**Description of Use:**

Operations houses the Harbormaster Officers who execute the field side of harbor management. The Operations post with in the building maintains a constant vigil overseeing the functions of the Harbor and responding to any of a number of possible situations. It is important for the Officers to have access to the outdoors for exposure to fresh air for alertness as well as to be able to hear and smell the harbor as well as see the surrounds. Computer functions and security monitoring cameras are all set up in the Operations work counter for surveillance. Year round Officer employees are trained as ETT, Emergency Trama Technicians

**Ambience:** Focused on the harbor, efficient work area, clean, light, orderly**Occupants:** Typically two Officers on duty at the work counter during day shift, one Officer on the Upper Level Operations space during night shift.**Adjacencies:** Adjacent: Multi-Purpose Break Room (open), Admin Open Work Area, and Deputy Harbormaster's Office. Near: Unisex Restrooms, Outdoor Deck**Acoustical Criteria:** Opens up / shared space with Break room, door directly into Deputy Harbormaster's Office and direct access into Open Administrative Area. No real acoustical separation.**Visual Criteria:** Visually connected to the Harbor; best view possible.**Natural Light/ Window/ View:** View to the Harbor is essential to building function**Flooring:** Raised Dot Rubber Flooring, Rubber Base.**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"

**Doors/ Hardware:** Exterior: NA  
Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, 24" x 30" Glazing, Closer, Wall Stop, 3 Door Silencers, Door Pull, Push Plate, Kickplate

**Equipment:** 36"W x 24"D x approx 6ft H Security Locker for Emergency Response. Two computer work stations, telephone, and Land Mobile Marine VHF radios. Need a third computer work station / Monitor dedicated to security camera system. One person is typically dedicated to parking security. A third work station (without a computer but with plug ins for a lap top) is needed for shared summer help to utilize.

**Furnishings:** 36" wide by 30 foot long Counter facing the Harbor. A vertical divider between the summer help station and the adjacent Offier work station is desired.**Plumbing:** None**Fire Suppression** None

**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
Ventilation: 4 air changes per hour minimum NRC: 35-40  
Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Indirect Fluorescent, dimmable with controls to relieve eye strain and allow for max adjustment  
Power: 110V duplex at 6 feet on center entire perimeter of room, plenty of outlets above counter top at work stations.

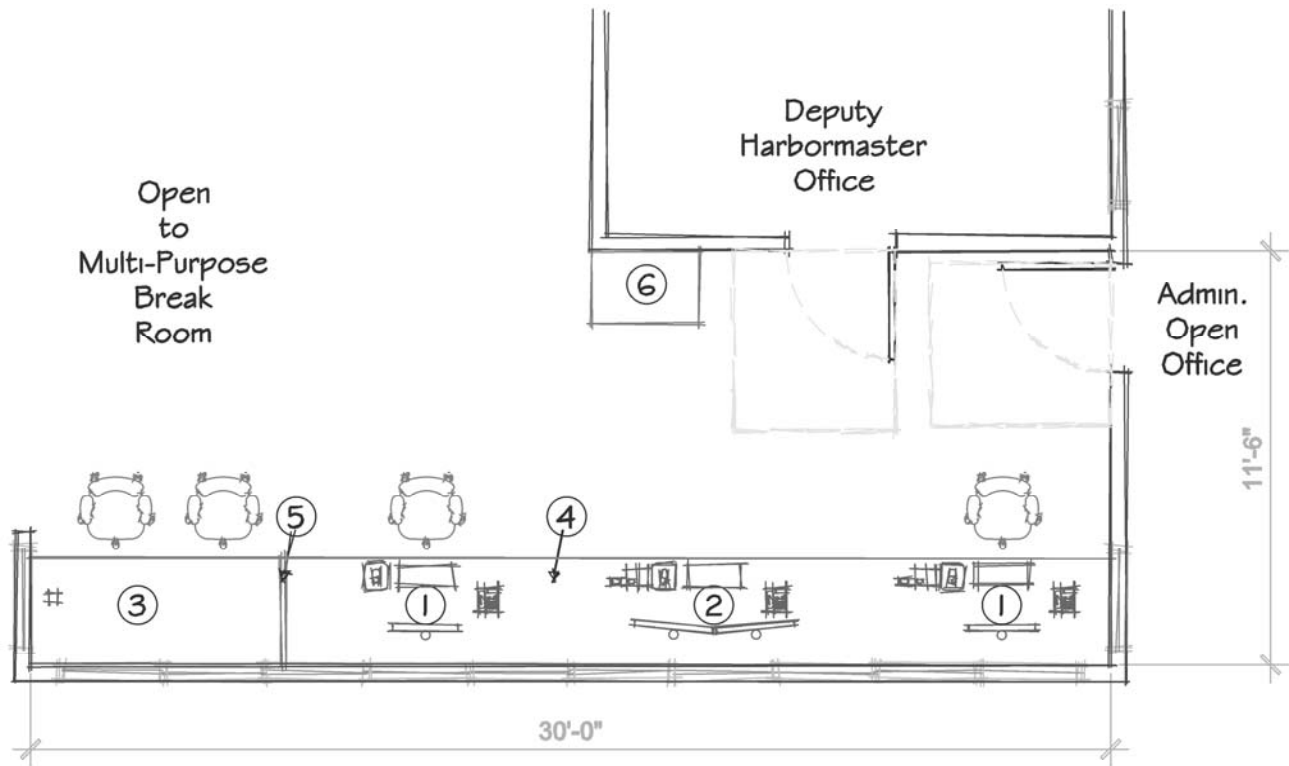
**Communications:** phone system with intercom system and Land Mobile Marine VHF radios

**Alarm:** Trouble: No Heat: No Smoke: No  
Intrusion: Yes Enunciator: No

**Misc.:** Operations and the Lobby are the dirtiest places in the building that regularly need Janitorial clean up.**Questions:**

Room Name: Operations, Ground Level

Room #: 116



Net Area: 345 N.S.F.

Scale: 3/16" = 1'-0"

- 1. Computer Work Station - Keyboard / Mouse / Flat Screen Monitors / Telephone / VHF Radio and Charger (2)
- 2. Security Work Station - Keyboard / Mouse / 2 Flat Screen Monitors / Telephone
- 3. Summer help Work Station with Laptop Jack
- 4. 36" wide x 30' long Work Counter

- 5. Vertical Partition
- 6. Security Locker (3" wide x 2" deep x 6' tall)



**Space Data Sheet**

Klauder and Company Architects

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): Staff

<b>Room Name:</b>	<b>Multi-Purpose Break Room</b>	<b>Room #:</b>	<b>117</b>
<b>Net Area:</b>	252.00 NSF	<b>Room Size:</b>	14' x 18'
<b>Description of Use:</b>	The Multipurpose Break Room provides a space for debrief between shifts and for instructing the Harbor Officers on the planned tasks for the day as well as a lunch room, break room and layout table as needed.		
<b>Ambience:</b>	Clean, Bright, Organized, Welcoming, Easy to Use		
<b>Occupants:</b>	seating for up to ten occupants but the table does not need to be that big, informal arrangement		
<b>Adjacencies:</b>	Adjacent Operations; Near Unisexestroom, Deputy Harbor Master, and Locker Room		
<b>Acoustical Criteria:</b>	None		
<b>Visual Criteria:</b>	Visual connection open to the Operations Room, <b>Windows to harbor</b>		
<b>Natural Light/ Window/ View:</b>	View to exterior		
<b>Flooring:</b>	Raised Dot Rubber Flooring, Rubber Base		
<b>Walls:</b>	Gypsum Wallboard (Painted) with Rubber Base		
<b>Ceiling/Height:</b>	Suspended Acoustical Tile, Suspended Non-Porous Tile, or Gypsum Wallboard (Painted) / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: <b>Might have exterior door to Deck</b>		
	Interior:		
<b>Equipment:</b>	1 full size Residential Refrigerator with Freezer, 1 "Bunn" Three Warmer Coffee Maker two hole kitchen sink, microwave oven, toaster oven, foreman grill, Crock pot Dishwasher, Trash Can, No oven, No stove top		
<b>Furnishings:</b>	Base Cabinets (sturdy), Upper Cabinets (sturdy), Plastic Laminate Countertops Plenty of counter space and lots of outlets at counter height. Chart Board could be laid under glass at Break Table (chart is 54"W x 36"H). Lifting glass tabvle top would allow one to change the chart as needed		
<b>Plumbing:</b>	SS Two Basin Kitchen Sink (Deep)		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	<b>Room Temperature: 68 - 74 degrees F</b>	<b>Humidity Control: No</b>	
	<b>Ventilation: 4 air changes per hour minimum</b>	<b>NRC: 35-40</b>	
	<b>Temperature Control: In room</b>	<b>Exhaust: NA</b>	
<b>Electrical:</b>	Lighting: Indirect Fluorescent, Bright Lighting Level to Increase Alertness multi-switch, <b>under cabinet lighting</b>		
	Power: <b>110V duplex at 6 feet on center entire perimeter of room</b> , lots of receptacles above the counter		
<b>Communications:</b>	<b>Telephone/Intercom; 8 each Data Ports</b>		
<b>Alarm:</b>	<b>Trouble: No</b>	<b>Heat: No</b>	<b>Smoke: No</b>
	<b>Intrusion: Yes</b>	<b>Enunciator: No</b>	
<b>Misc.:</b>			

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**Room Name:        Multi-Purpose Break Room**

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**Questions**

**Questions:**

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1. Will the appliances be gas or electric?

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2. What equipment will be necessary? Refrigerators with ice makers? Coffee maker with water connection? Electric water cooler?

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3. Do you need an Electric bottled water cooler that provides hot and cold water?

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4. Will the counters, sinks, and water cooler need to be ADA or is this facility just for the Harbor Officers and staff who must be mobile? The Conference room should be ADA but does not really provide an equal facility.?

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5. Will filtration / RO for water to the coffee maker and / or refrigerator ice maker (if any) be desired?

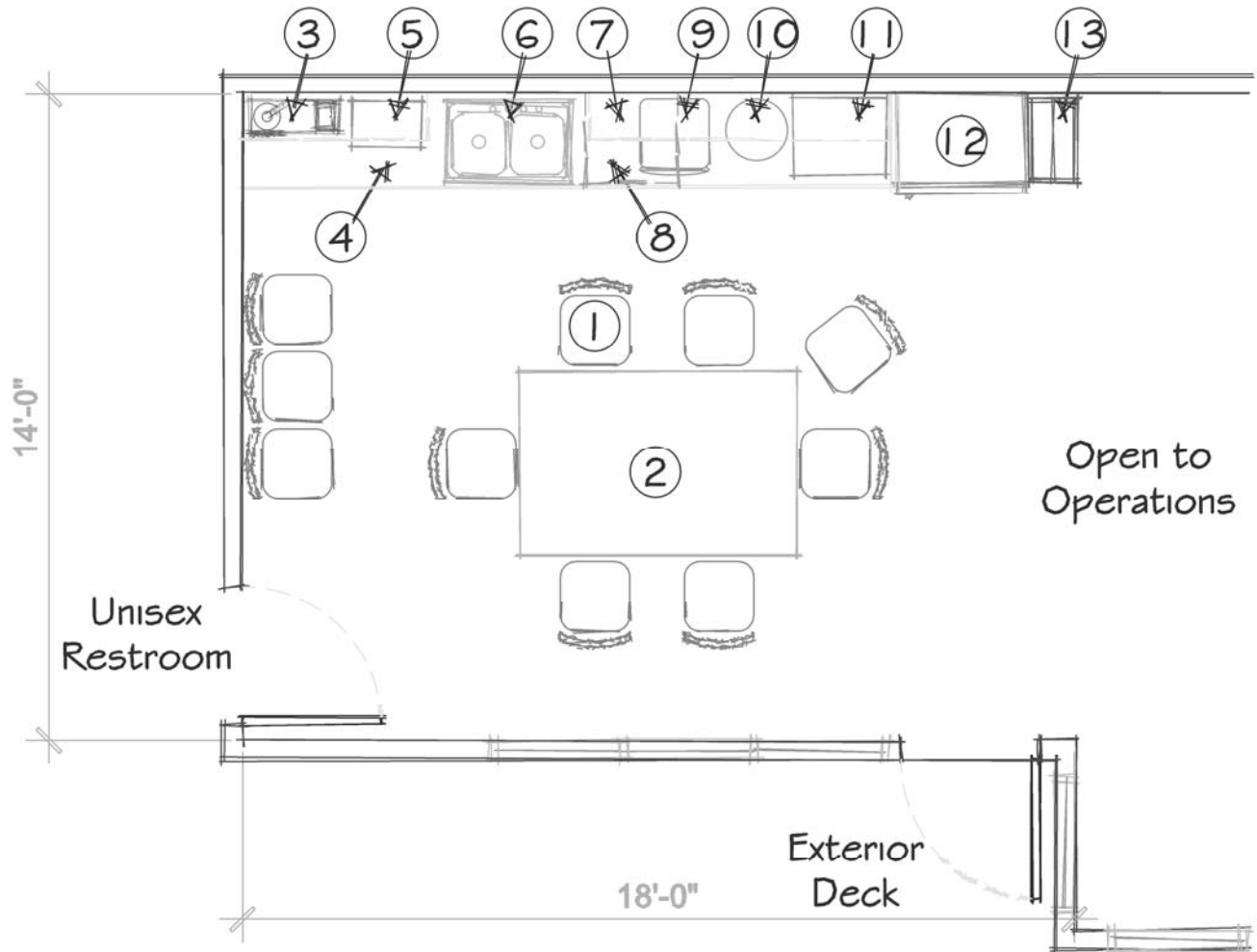
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Room Name: Multi-Purpose Break Room

Room #: 117



Net Area: 252 S.F.

Scale: 1/4" = 1'-0"

- 1. Chair (10)
- 2. Glass Top Table for Mounting Chart Board (6' x 4')
- 3. "Bunn" Three Warmer Coffee Maker
- 4. Base Cabinets with Plastic Laminate Counter Top
- 5. Toaster Oven
- 6. Stainless Steel Two Basin Sink

- 7. Upper Cabinets
- 8. Dishwasher
- 9. Foreman Grill
- 10. Crock Pot
- 11. Microwave Oven
- 12. Residential Refrigerator with Freezer
- 13. Trash Can

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): NA

<b>Room Name:</b>	<b>Exterior Deck</b>	<b>Room #:</b>	<b>118</b>
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<b>Net Area:</b>	TBD	<b>NSF</b>	<b>Room Size:</b>	TBD
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**Description of Use:** Exterior Deck allows operators to step outside for fresh air increasing alertness and to get a better "Sense" of the Harbor through sound and smell. [The Outdoor Deck could also provides a place for hot and cold water wash down for rain gear, fish slime, etc. Outdoor Gear Storage should be provided under the roof eave. Or at Concrete Patio?](#)

**Ambience:** Clean, open, light, safe and easy to keep clean.

**Occupants:** Harbormaster Officers and Seasonal Staff plus Deputy Harbormaster and Harbormaster as needed.

**Adjacencies:** Adjacent: Operations but should not block view, might be off Break Room

**Acoustical Criteria:** None

**Visual Criteria:** Should be open to Harbor but not block view from Operations.

**Natural Light/ Window/ View:** None

**Flooring:** Anti slip

**Walls:** NA

**Ceiling/Height:** NA

**Doors/ Hardware:** Exterior: NA  
Interior: NA

**Equipment:** [Utility Sink?](#)

**Furnishings:** [Table?](#)

**Plumbing:** [Hot and Cold Wash Down, Utility Sink, Outdoor Shower head?](#)

**Fire Suppression** None

**HVAC:** NA

**Electrical:** Lighting: NA

Power: [\(4\) four 110V duplex outlets?](#) (GFI protected)

**Communications:** none

**Alarm:** Trouble: No Heat: No Smoke: No  
Intrusion: Yes Enunciator: No

**Misc.:**

**Space Data Sheet**

1325 Homer Harbormaster Building

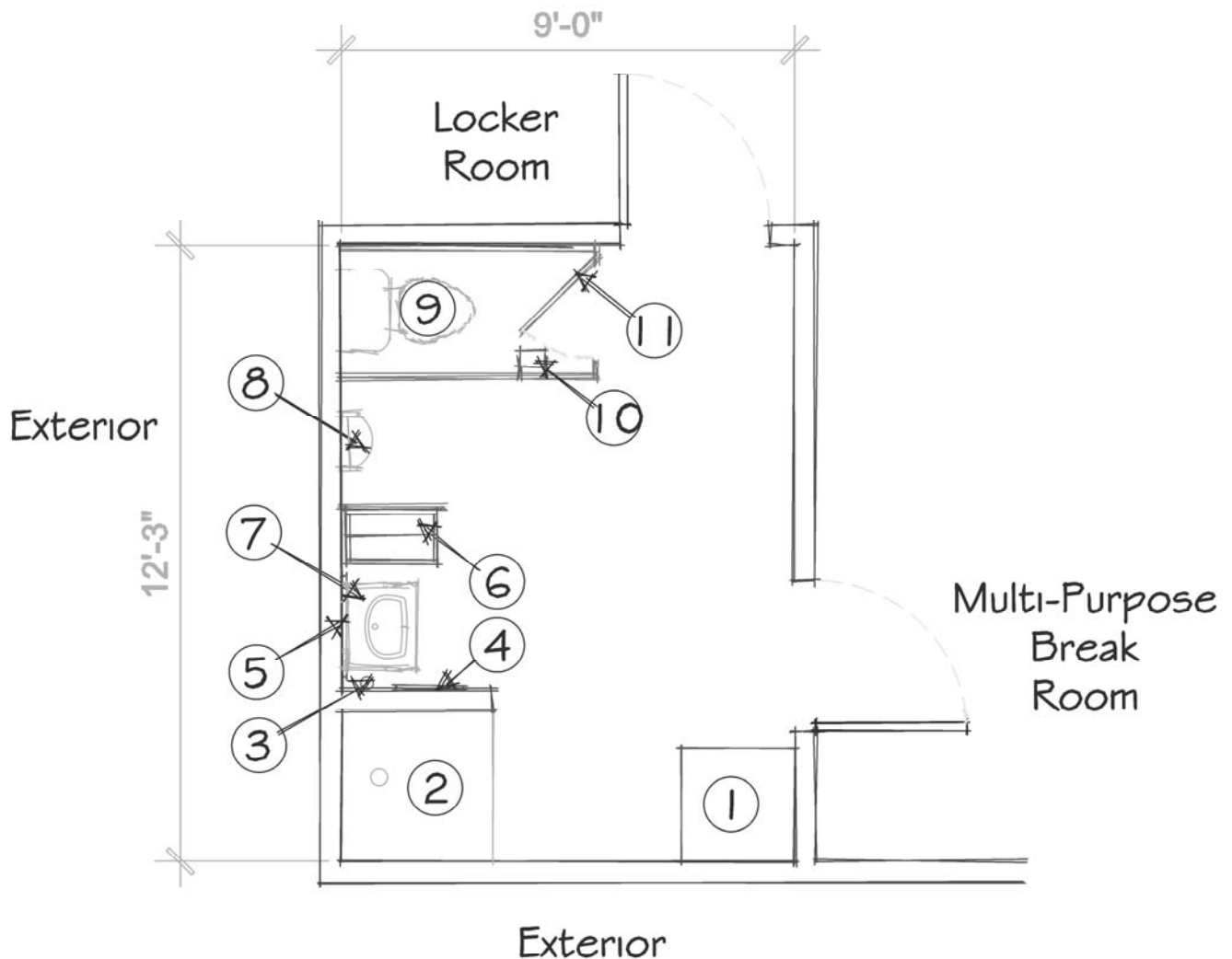
Kenai, AK

Occupant's Position(s): Harbormaster Officers and staff

<b>Room Name:</b>	<b>Unisex Restroom, Laundry, Shower Room</b>	<b>Room #:</b>	<b>119</b>
<b>Net Area:</b>	110.25 NSF	<b>Room Size:</b>	12'-3" x 9'
<b>Description of Use:</b>	The policy will be NO RAIN GEAR IN the building. Unisex restroom for <b>able bodied employees only</b> , laundry and shower room ( <b>not ADA accessible?</b> ). Might end up doubling as Women's Locker Room some day. Lockers store rain / Haz Mat gear and personal clothing and gear as needed. Laundry serves to wash and primarily dry wet gear. Shower is not regularly used but needed for special and emergency situations.		
<b>Ambience:</b>	Resilient, Clean, light, safe and easy to keep clean.		
<b>Occupants:</b>	Harbormaster Officers and Seasonal Staff plus Deputy Harbormaster and Harbormaster on occasion.		
<b>Adjacencies:</b>	Adjacent: Locker Room and Break Room Near: Shop and Operations		
<b>Acoustical Criteria:</b>	Acoustically separate from adjacent spaces		
<b>Visual Criteria:</b>	Visually separate from all other spaces		
<b>Natural Light/ Window/ View:</b>	None		
<b>Flooring:</b>	Raised Dot Rubber Flooring, Rubber Base		
<b>Walls:</b>	Gypsum Waterboard with epoxy paint.		
<b>Ceiling/Height:</b>	Gypsum Wallboard (epoxy painted) / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: NA Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood ( <b>STC 50</b> ), Stained, No Glazing, Kickplate Closer, Wall Stop, 3 Door Silencers, Privacy Lockset, Door Holder		
<b>Equipment:</b>	Solid Phenolic Toilet Partition, 24" x 36" Mirror, Soap Dispenser, Manual Hand Towel Dispenser, Toilet Tissue Dispenser, One Washer and One Drier, one walk-in Non ADA Shower unit		
<b>Furnishings:</b>	Trash Receptacle with Lid (movable)		
<b>Plumbing:</b>	1 Toilet with motion sensor auto flush valve, 1 Urinal with motion sensor auto flush valve, 1 Lavatory, <b>1 Floor Drain or would it be better to have a utility sink for clean up?</b>		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	Room Temperature: 68 - 74 degrees F		Humidity Control: No
	Ventilation: 4 air changes per hour minimum		NRC: 35-40
	Temperature Control: In room		Exhaust: switched exhaust fan
<b>Electrical:</b>	Lighting: Indirect Fluorescent, <b>50 fc at lavatory</b>		
	Power: <b>110V duplex at 6 feet on center entire perimeter of room</b> (GFI protected)		
<b>Communications:</b>	none		
<b>Alarm:</b>	Trouble: No		Heat: No
	Intrusion: Yes		Smoke: No
			Enunciator: No
<b>Misc.:</b>			

Room Name: **Unisex Restroom, Laundry, and Shower Room**

Room #: **119**



Net Area: 110.25 S.F.

Scale: 1/4" = 1'-0"

- 1. Stackable Washer/Dryer
- 2. Shower
- 3. Soap Dispenser
- 4. Hand Towel Dispenser
- 5. Mirror (24" x 36")
- 6. Waste Receptacle with Lid
- 7. Wall Hung Lavatory
- 8. Wall Hung Urinal with Auto Flush Valve

- 9. Wall Hung Toilet with Auto Flush Valve
- 10. Toilet Tissue Dispenser
- 11. Toilet Partition

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): NA

**Room Name:** Locker Room **Room #:** 120**Net Area:** 154.00 NSF **Room Size:** 14' x 11'**Description of Use:** This is a Unisex Locker Room (currently only males are working as Harbor Officers but in the future accomodations may need to be made for female harbor officers). Female Locker(s) might be added in the future in adjacent Laundry/ Shower/ Restroom.**Ambience:** Light, clean, resilient, orderly**Occupants:** Harbor Master, Assistant Harbor Master, Harbor Officers and Summer Staff**Adjacencies:** Shop/ Garage and Laundry/ Shower/ Restroom.**Acoustical Criteria:** Acoustically separate from adjacent spaces**Visual Criteria:** Visually separate from adjacent spaces**Natural Light/ Window/ View:** None**Flooring:** Raised Dot Rubber Flooring, Rubber Base**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Gypsum Board Ceiling / 9'-0"**Doors/ Hardware:** Exterior: NAInterior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, No Glazing  
Electrified Lockset, Card Reader, Closer, Kickplate, Wall Stop, Door Silencers**Equipment:** 8 full height, full size lockers (24" wide x 24" deep)  
8 full height, "half" size lockers (18" wide x 18" deep)**Furnishings:** Bench (8' long)**Plumbing:** None**Fire Suppression** None**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No

Ventilation: 4 air changes per hour minimum NRC: 35-40

Temperature Control: In room Exhaust: NA

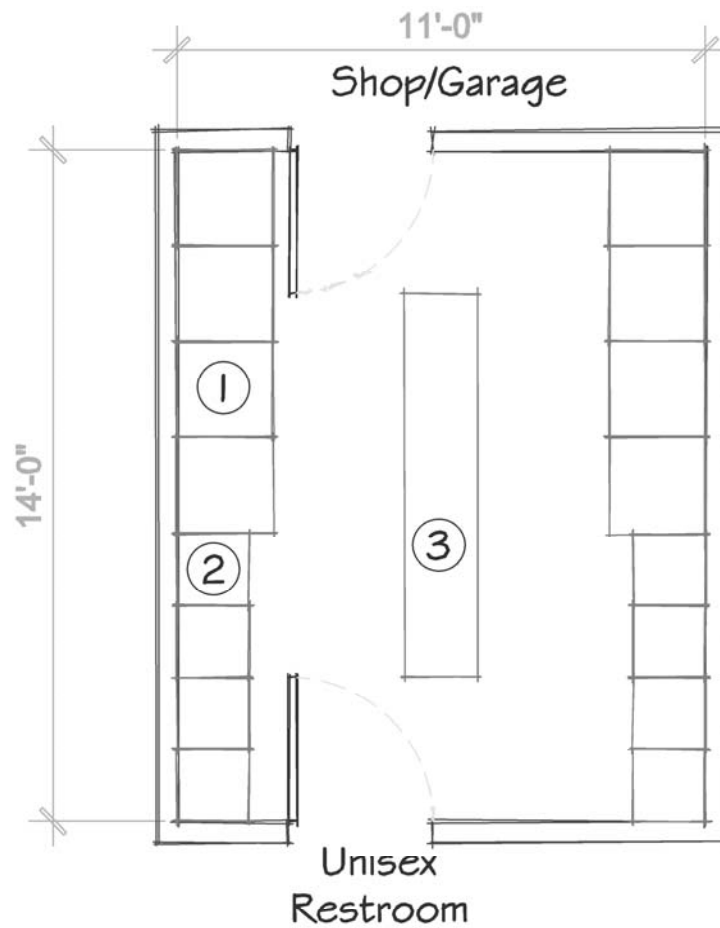
**Electrical:** Lighting: Indirect Fluorescent

Power: 110V duplex at 6 feet on center entire perimeter of room

**Communications:** None**Alarm:** Trouble: No Heat: No Smoke: No  
Intrusion: No Enunciator: No**Misc.:**

Room Name: Locker Room

Room #: 120



Net Area: 154 N.S.F.

Scale: 1/4" = 1'-0"

- 1. (8) Full Height, Full Size Lockers (24" x 24")
- 2. (8) Full Height, Half Size Lockers (18" x 18")
- 3. Bench (8' long)



**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): NA

<b>Room Name:</b>	<b>Shop / Garage</b>	<b>Room #:</b>	<b>121</b>
<b>Net Area:</b>	750.00 NSF	<b>Room Size:</b>	25' x 30'
<b>Description of Use:</b>	The Shop Garage is for pulling in one vehicle at a time and doing minor maintenance and repair, any and all significant maintenance and repair will be done in the city Shop Building, off the spit.		
<b>Ambience:</b>	Clean, Bright, Organized, Easy to Use		
<b>Occupants:</b>	Harbormaster Officers, Seasonal Employees, Harbormaster and Deputy Harbormaster		
<b>Adjacencies:</b>	Adjacent Locker Room/ Unisex Restroom, Laundry and Shower Room Near Multi-Purpose Break Room		
<b>Acoustical Criteria:</b>	Needs to be isolated from surrounding spaces		
<b>Visual Criteria:</b>	None		
<b>Natural Light/ Window/ View:</b>	Natural light desired		
<b>Flooring:</b>	Sealer Concrete Flooring with hard trowl finish		
<b>Walls:</b>	Gypsum Wallboard (Painted) with Rubber Base		
<b>Ceiling/Height:</b>	Water Resistant Gypsum Wallboard (Painted) / 9'-0"		
<b>Doors/ Hardware:</b>	Exterior: 3'-0" X 7'-0" X 1-3/4" Insulated Hollow Metal, Primed and Painted, 24" x 30" Glazing, <b>Electrified Lockset, Card Reader</b> , Weather Seals		
	Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood ( <b>STC 50</b> ), Stained, 6" x 30" Glazing, Passage Latchset, Wall Stop, 3 Door Silencers, Closer, Kickplate		
<b>Equipment:</b>	Provide fixed air compressor with over head lines and pull downs, provide an outdoor air hook up. Provide hose down capability outside on approach but not inside Shop. Lots of battery operated tools; battery chargers will be located on work bench top. Retractable Reels for Lights		
<b>Furnishings:</b>	Two areas with work benches, min 8'-0" x 12'-0" x 34" each or possibly a 90 degree arrangement. One area with vise (size?). Provide space for upright tool chest storage min 16 linear feet (could go under work bench area). Provide space for a power tool cabinet that is 48" wide x 24" deep x (how tall?). Provide space for a 4'x6' paint storage cabinet with four shelves (this is an existing piece of furniture, correct?). Provide a wall mounted Hardware Bin Storage Unit 6' H x 4'W x 12"D.		
<b>Plumbing:</b>	<b>None inside Shop? How about a small Utility Sink?</b> Hose bib for wash down outside, Evaporator Pit inside Shop for snow melt		
<b>Fire Suppression</b>	None		
<b>HVAC:</b>	<b>Room Temperature: 68 - 74 degrees F</b> <b>Humidity Control: No</b> <b>Ventilation: 4 air changes per hour minimum</b> <b>NRC: 35-40</b> <b>Temperature Control: In room</b> <b>Exhaust: NA</b>		
<b>Electrical:</b>	Lighting: Indirect Fluorescent, Bright Lighting multi-switch		
	Power: <b>110V duplex at 6 feet on center entire perimeter of room at 18" AFF</b> , lots of receptacles above the work benches at 42" AFF.		
<b>Communications:</b>	<b>Telephone/Intercom; 8 each Data Ports</b>		
<b>Alarm:</b>	<b>Trouble: No</b> <b>Heat: No</b> <b>Smoke: No</b> <b>Intrusion: Yes</b> <b>Enunciator: No</b>		
<b>Misc.:</b>	Four parking spaces required adjacent building near Overhead door into Garage with our door plug ins: 2 patrol trucks and one port car and one future vehicle. Workbench could be constructed with 2 layers of 3/4 inch plywood and capped with a bent plate of 1/8" min steel; the idea would be to break the front edge, counter top and back splash from one sheet of 1/8" steel.		

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**Room Name:**

**Shop / Garage**

**Questions**

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**Questions:**

1. Do you want a utility sink in this space?

2. Any other equipment necessary?

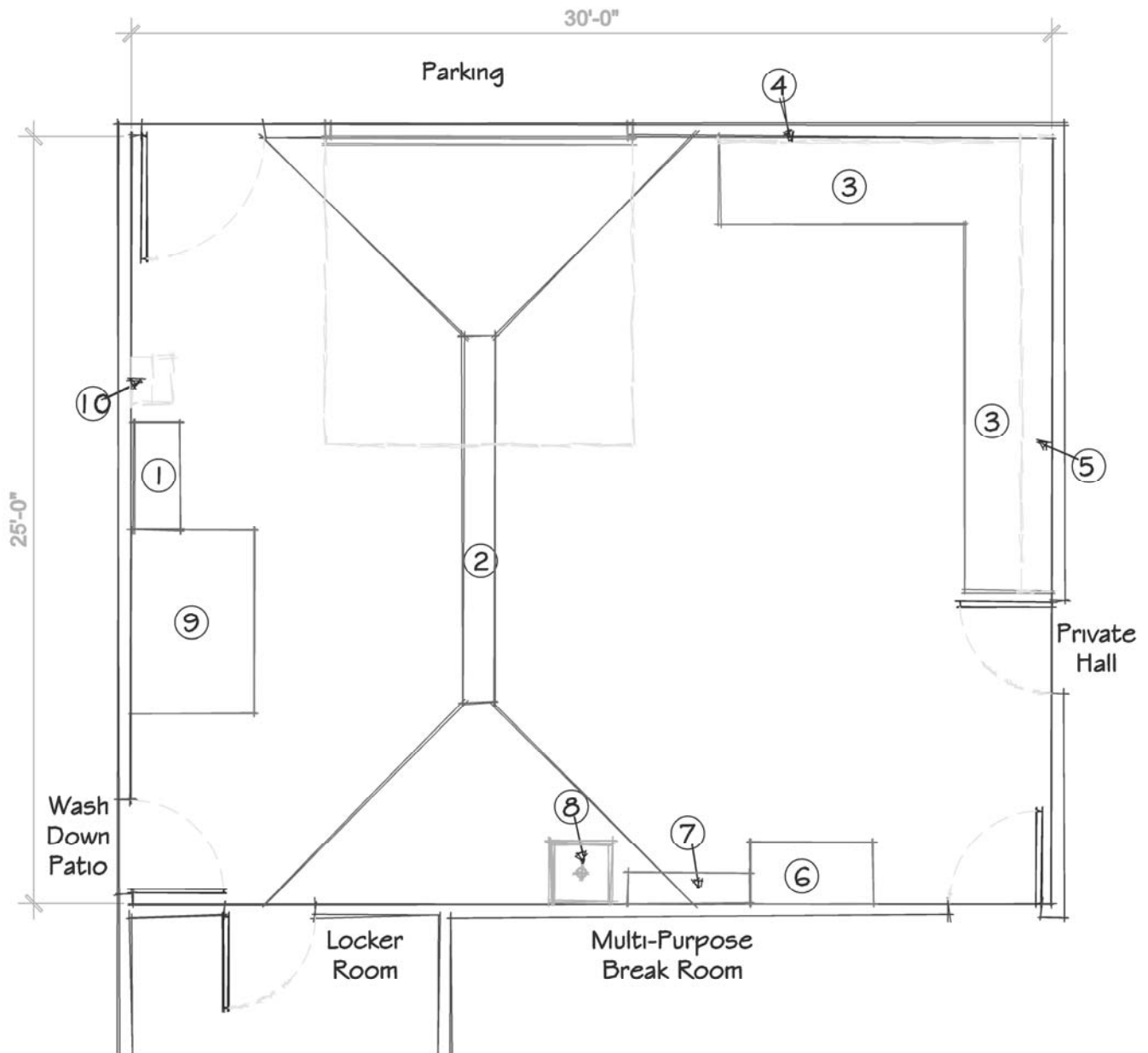
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Room Name: Shop/Garage

Room #: 121



Net Area: 750 S.F.

Scale: 3/16" = 1'-0"

- 1. Fixed Air Compressor with Overhead Lines
- 2. Evaporator Pit
- 3. Work Benches with Under Counter Storage
- 4. Peg Board
- 5. Shelving
- 6. Power Tool Cabinet (4' wide x 2' deep)
- 7. Wall Mounted Hardware Bin Storage (6' tall x 4' wide x 12" deep)
- 8. Utility Sink
- 9. Paint Storage Cabinet (6' x 4')
- 10. Retractable Reel for Trouble Lights (2)

**Space Data Sheet**

1325 Homer Harbormaster Building

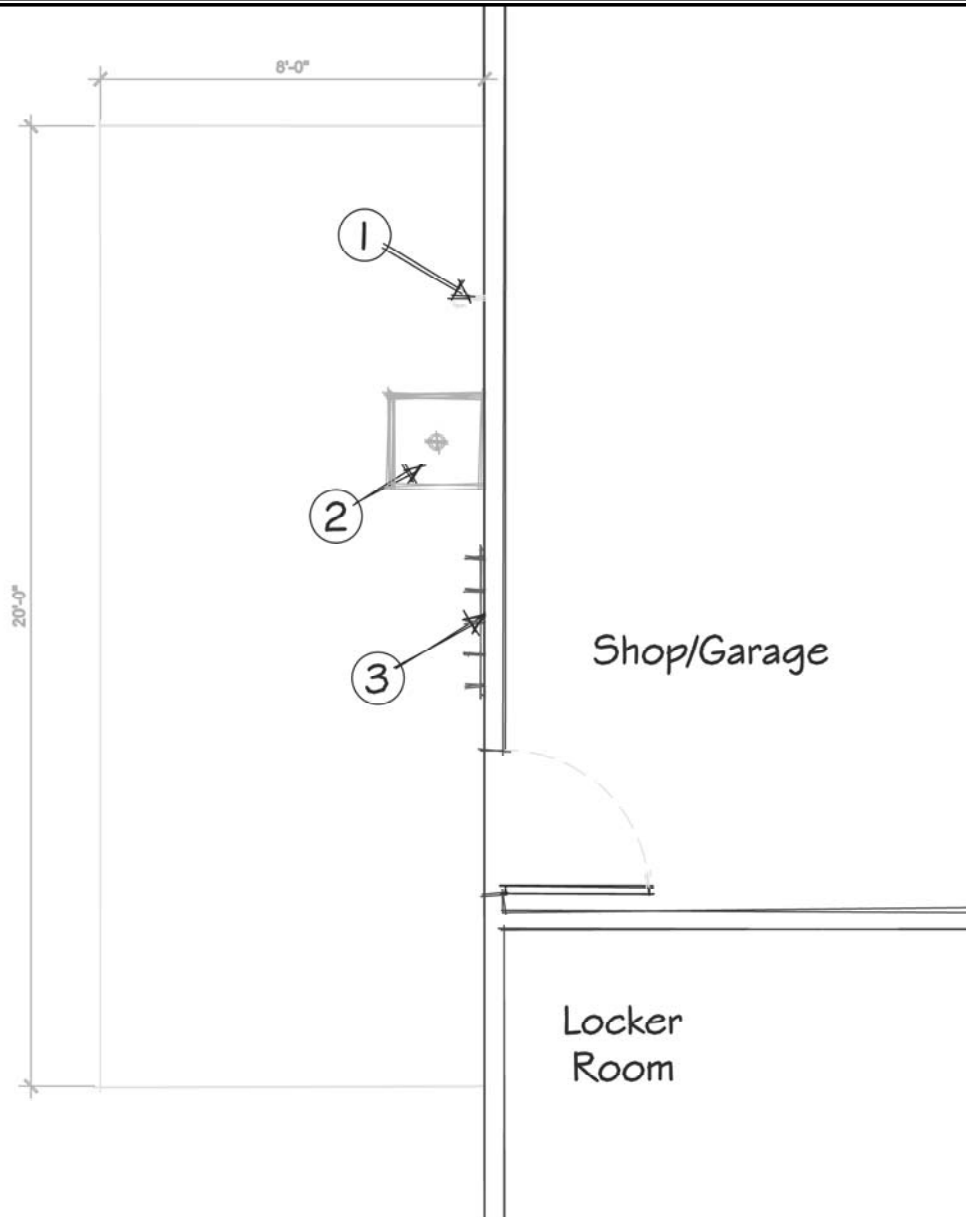
Kenai, AK

Occupant's Position(s): NA

**Room Name:** Wash Down Patio **Room #:** 122**Net Area:** TBD **NSF** **Room Size:** TBD**Description of Use:** The Wash Down Patio provides a place for hot and cold water wash down for rain gear, fish slime, etc. Outdoor Gear Storage should be provided under the roof eave. [Is this better on exterior concrete slab or on a wood deck?](#)**Ambience:** Clean, open, light, safe and easy to keep clean.**Occupants:** Harbormaster Officers and Seasonal Staff plus Deputy Harbormaster and Harbormaster as needed.**Adjacencies:** Adjacent: Shop/Garage. Near: Locker Room**Acoustical Criteria:** None**Visual Criteria:** None**Natural Light/ Window/ View:** None**Flooring:** Concrete slab with anti-slip finish.**Walls:** NA**Ceiling/Height:** NA**Doors/ Hardware:** Exterior: NA  
Interior: NA**Equipment:** [Utility Sink?](#)**Furnishings:** [Table?](#) Rain gear hooks under roof eave.**Plumbing:** Hot and Cold Wash Down, [Utility Sink](#), [Outdoor Shower head?](#)**Fire Suppression** None**HVAC:** NA**Electrical:** Lighting: Provide lighting ([fixture tbd](#))Power: [\(4\) four 110V duplex outlets?](#) (GFI protected)**Communications:** [none](#)**Alarm:** [Trouble: No](#) [Heat: No](#) [Smoke: No](#)  
[Intrusion: Yes](#) [Enunciator: No](#)**Misc.:**

Room Name: Wash Down Patio

Room #: 122



Net Area: 160 S.F.

Scale: 1/4" = 1'-0"

- 1. Shower Head
- 2. Utility Sink
- 3. Coat Hooks

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): Building Staff with limited or invited access to the General Public

**Room Name:** Stair **Room #:** 123**Net Area:** 166.50 NSF **Room Size:** 9' x 18'-6"**Description of Use:** Provides a means for personnel to access the second floor.**Ambience:** Light, welcoming, warm, orderly, resilient and easy to clean**Occupants:** Harbor staff personnel.**Adjacencies:** Adjacent: Private Hall**Acoustical Criteria:** Acoustically separate Stair from Entry Hall and Lobby**Visual Criteria:** Accessed through a door**Natural Light/ Window/ View:** Natural light desired but not required.**Flooring:** Raised Dot Rubber Flooring, Rubber Base**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Gypsum Board**Doors/ Hardware:** Exterior: 3'-0" X 7'-0" X 1-3/4" Insulated Hollow Metal, Primed and Painted, 24" x 30" Glazing, Electrified Lockset, Card Reader, Weather Seals

Interior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, 6" x 30" Glazing, Passage Latchset, Wall Stop, 3 Door Silencers, Closer, Kickplate

**Equipment:** 4' x 6' White board for Harbormaster's use.**Furnishings:** None**Plumbing:** None**Fire Suppression** None**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No

Ventilation: 4 air changes per hour minimum NRC: 35-40

Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Indirect Fluorescent, multi-switch

Power: 110V duplex at 6 feet on center entire perimeter of room

**Communications:** None**Alarm:** Trouble: No Heat: No Smoke: No

Intrusion: No Enunciator: No

**Misc.:****Questions:**

Occupant's Position(s): Harbormaster Officers and staff

**Room Name:** Operations, Upper Level **Room #:** 200**Net Area:** 110.00 NSF **Room Size:** 10' x 11'**Description of Use:**

Upper Level Operations houses the Harbormaster Officers night shift. The Operations post with in the building maintains a constant vigil overseeing the functions of the Harbor and responding to any of a number of possible situations. It is important for the Officers to have access to the outdoors for exposure to fresh air for alertness as well as to be able to hear and smell the harbor as well as see the surrounds. Computer functions and security monitoring cameras are all set up in the Operations work counter for surveillance. Year round Officer employees are trained as ETT, Emergency Trama Technicians

**Ambience:** Focused on the harbor, efficient work area, clean, light, orderly**Occupants:** Typically one Officer mans the Upper Level Operations space during night shift from 5 PM to 7 AM**Adjacencies:** Adjacent: Unisex Restrooms, Upper Level Outdoor Deck, Stairs**Acoustical Criteria:** Open work area. No real acoustical separation.**Visual Criteria:** Visually connected to the Harbor; best view possible.**Natural Light/ Window/ View:** View to the Harbor is essential to building function**Flooring:** Raised Dot Rubber Flooring, Rubber Base.**Walls:** Gypsum Wallboard (Painted) with Rubber Base**Ceiling/Height:** Suspended Acoustical Tile / 9'-0"

**Doors/ Hardware:** Exterior: 3'-0" X 7'-0" X 1-3/4" Insulated Hollow Metal, Primed and Painted, 24" x 30" Glazing, Electrified Lockset, Card Reader, Weather Seals  
Interior: Closer, Wall Stop, 3 Door Silencers, Door Pull, Push Plate, Kickplate

**Equipment:** One computer work stations, telephone, and Land Mobile Marine VHF radios. [Need a second computer work station?](#) Monitor dedicated to security camera system.**Furnishings:** 36" wide by 8 foot long Counter facing the Harbor.**Plumbing:** None**Fire Suppression** None

**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
Ventilation: 4 air changes per hour minimum NRC: 35-40  
Temperature Control: In room Exhaust: NA

**Electrical:** Lighting: Indirect Fluorescent, dimmable with controls to relieve eye strain and allow for max adjustment  
Power: 110V duplex at 6 feet on center entire perimeter of room, plenty of outlets above counter top at work stations.

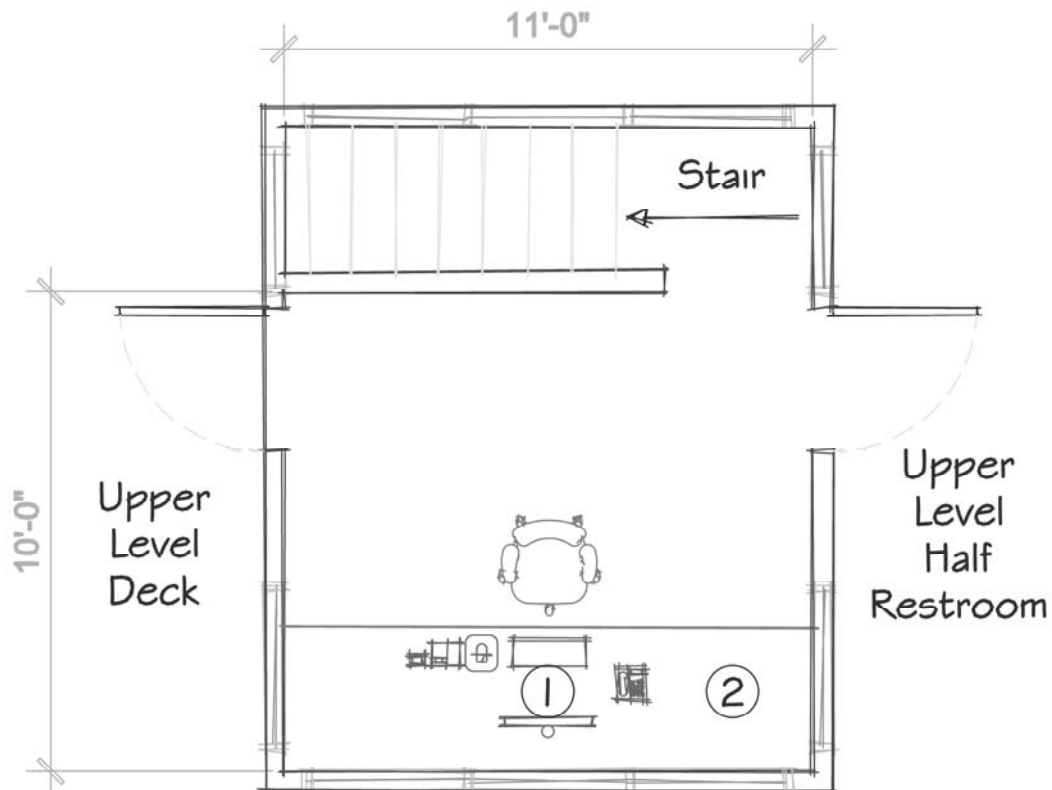
**Communications:** phone system with intercom system and Land Mobile Marine VHF radios

**Alarm:** Trouble: No Heat: No Smoke: No  
Intrusion: Yes Enunciator: No

**Misc.:** Operations and the Lobby are the dirtiest places in the building that regularly need Janitorial clean up.**Questions:** [Do you want half bath to double as Janitorial maybe with a utility sink instead of a lav?](#)

Room Name: Operations, Upper Level

Room #: 200



Net Area: 110 S.F.

Scale: 1/4" = 1'-0"

- 1. Keyboard / Mouse / Flat Screen Monitor / Telephone / VHF Radio and Charger
- 2. 36" deep Work Counter



**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): Harbormaster staff and General Public

**Room Name:** Upper Level Half Restroom **Room #:** 201**Net Area:** 30.00 NSF **Room Size:** 5' x 6'**Description of Use:** This half restroom is exclusively for Harbor Officers. This restroom is not ADA compliant.**Ambience:** Clean, light, safe, easy to clean**Occupants:** (1) toilet, (1) lavatory or possibly utility sink?**Adjacencies:** Upper Level Operations**Acoustical Criteria:** None**Visual Criteria:** None**Natural Light/ Window/ View:** None**Flooring:** Ceramic Tile, Ceramic Base ? Or Raised Dot Rubber Flooring, Rubber Base**Walls:** Gypsum Wallboard with Ceramic Tile Wainscot?**Ceiling/Height:** Gypsum Wallboard (Painted) / 9'-0"**Doors/ Hardware:** Exterior: NAInterior: 3'-0" X 7'-0" X 1-3/4" Solid Core Wood (STC 50), Stained, No Glazing, Kickplate  
Closer, Wall Stop, 3 Door Silencers, Privacy Lockset, Door Holder**Equipment:** 24" x 36" Mirror, Soap Dispenser, Manual Hand Towel Dispenser, Toilet Tissue Dispenser,**Furnishings:**

Trash Receptacle with Lid (movable).

**Plumbing:** 1 Toilet with motion sensor auto flush valve,  
1 Lavatory or Utility Sink?, 1 Floor Drain**Fire Suppression** None**HVAC:** Room Temperature: 68 - 74 degrees F Humidity Control: No  
Ventilation: 4 air changes per hour minimum NRC: 35-40  
Temperature Control: In room Exhaust: switched exhaust fan**Electrical:** Lighting: Indirect Fluorescent, 50 fc at lavatory, single switch

Power: 110V duplex at 6 feet on center entire perimeter of room

**Communications:** none**Alarm:** Trouble: No Heat: No Smoke: No  
Intrusion: Yes Enunciator: No**Misc.:**

**Space Data Sheet**

1325 Homer Harbormaster Building

Kenai, AK

Occupant's Position(s): NA

<b>Room Name:</b>	<b>Upper Level Deck</b>	<b>Room #:</b>	<b>202</b>
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<b>Net Area:</b>	TBD	<b>NSF</b>	<b>Room Size:</b>	TBD
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<b>Description of Use:</b>	Exterior Deck allows operators to step outside for fresh air increasing alertness and to get a better "Sense" of the Harbor through sound and smell.		
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<b>Ambience:</b>	Clean, open, light, safe and easy to keep clean.
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<b>Occupants:</b>	Harbormaster Officers and Seasonal Staff plus Deputy Harbormaster and Harbormaster as needed.
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<b>Adjacencies:</b>	Adjacent: Upper Level Operations but should not block view
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<b>Acoustical Criteria:</b>	None
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<b>Visual Criteria:</b>	Should be open to Harbor but not block view from Operations.
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<b>Natural Light/ Window/ View:</b>	None
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<b>Flooring:</b>	Anti slip
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<b>Walls:</b>	NA
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<b>Ceiling/Height:</b>	NA
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<b>Doors/ Hardware:</b>	Exterior: NA
	Interior: NA

<b>Equipment:</b>	None
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<b>Furnishings:</b>	None
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<b>Plumbing:</b>	N/A
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<b>Fire Suppression</b>	None
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<b>HVAC:</b>	NA
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<b>Electrical:</b>	Lighting: NA
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Power:	(4) four 110V duplex outlets? (GFI protected)
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<b>Communications:</b>	none
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<b>Alarm:</b>	Trouble: No	Heat: No	Smoke: No
	Intrusion: Yes	Enunciator: No	

<b>Misc.:</b>	
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**Additional Misc Questions:**

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**General:**

1. Does the city of Homer have any additional design standards or criteria that we should be referencing?

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**Civil:**

1. Are there any specific requirements we need to be made aware of for pedestrian and / or vehicle access around the new building and around the existing ramps?

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**Structural:**

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**Mechanical:**

1. Will there be sidewalk snow melt?

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2. Will there be one AHU with multiple fans or two completely independent AHU's each with its own cooling system? What amount of redundancy will be required in the Mechanical Equipment, 100%?

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**Electrical:**

1. Do we need to coordinate with a phone provider or is there a central switch on site? What about internet service provider, on site or utility? If service is on site, do we need to provide connections between buildings or provide any pathway?

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2. Do we need to provide any connections or pathway between the Harbormasters Building and any other buildings or equipment?

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4. Will there be any additional requirements for site lighting beyond the exterior building mounted lights?

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5. We will need information, cut sheets and / or make and model, for owner furnished contractor installed equipment.

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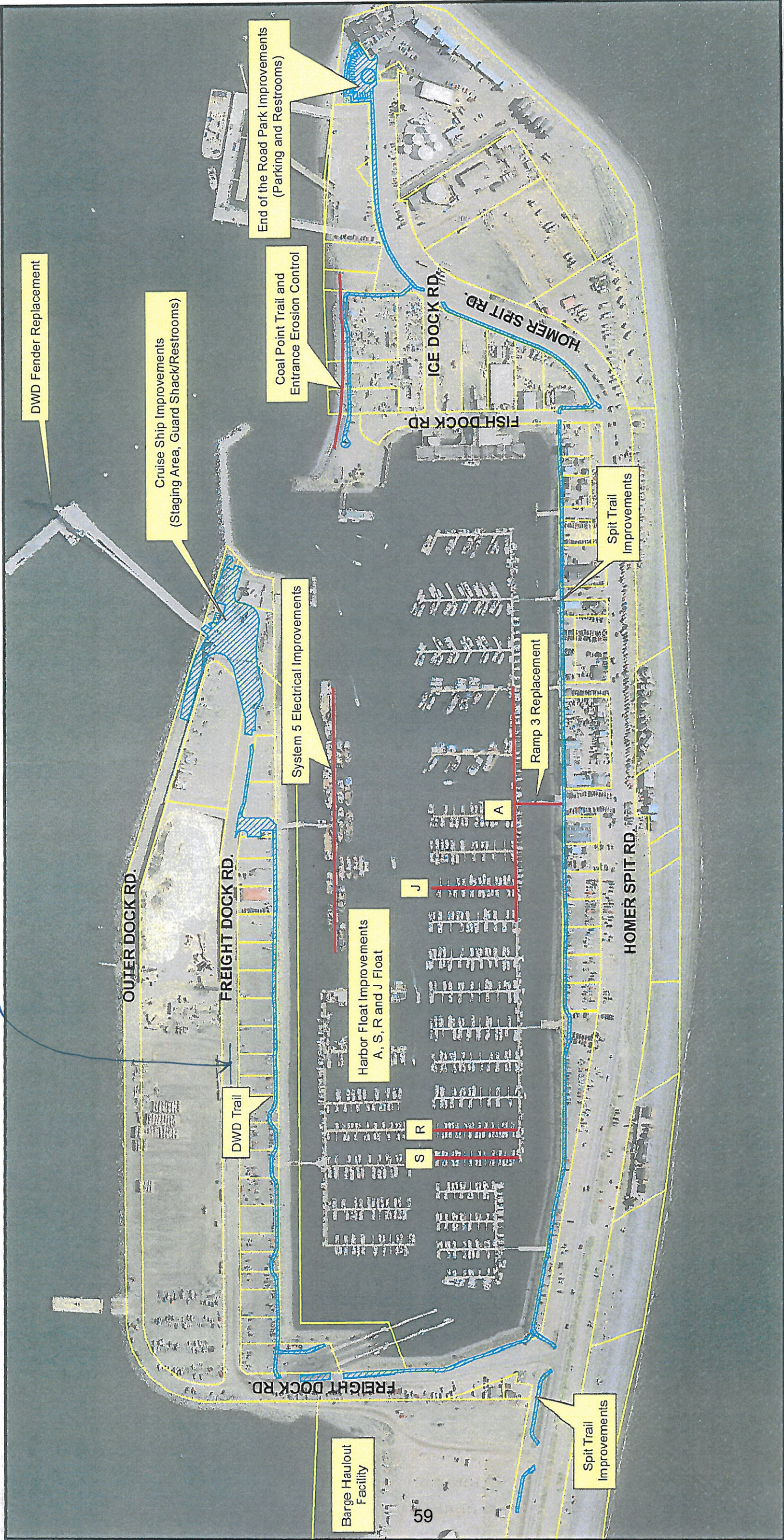
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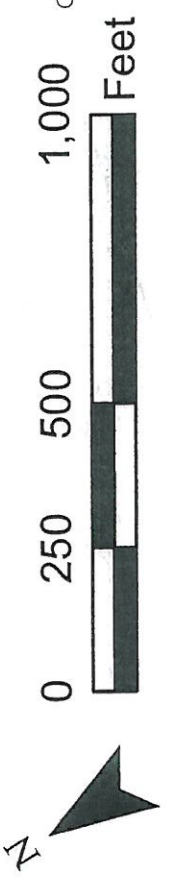


*And Sewer Power & Gas will be from Freight Dock Rd.*



**Legend**

- PROPOSED TRAIL
- PROPERTY LINE



### City of Homer Spit Improvements 2013



1  
2  
3 **CITY OF HOMER**  
4 **HOMER, ALASKA**

5 Mayor

6 **RESOLUTION 13-059**

7  
8 A RESOLUTION OF THE CITY COUNCIL OF HOMER,  
9 ALASKA, ESTABLISHING A PORT AND HARBOR  
10 BUILDING TASK FORCE AND SPECIFYING A SCOPE OF  
11 WORK.  
12

13 WHEREAS, Funds for a new Port and Harbor office have been secured through harbor  
14 revenue bonds and re-appropriation of a portion of a Legislative Grant; and  
15

16 WHEREAS, It is recommended that a Port and Harbor Building Task Force be formed  
17 and that a specific scope of work and timeframe be established; and  
18

19 WHEREAS, The Port and Harbor Building Task Force shall be comprised of two  
20 Councilmembers, one Port and Harbor Advisory Commissioner, and two staff members; and  
21

22 WHEREAS, The scope of work includes acting as a sounding board for the architect or  
23 design / construction team, reviewing the project scope of work and related budgets, and making  
24 recommendations to the Council on same; and  
25

26 WHEREAS, The task force will begin its work in October 2013 and remain in force until  
27 construction on the Port and Harbor office is completed.  
28

29 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby  
30 establishes the Port and Harbor Building Task Force comprised of two Councilmembers, one  
31 Port and Harbor Advisory Commissioner, and two staff members.  
32

33 BE IT FURTHER RESOLVED that the Task Force shall be advisory to the Council and  
34 the Scope of Work shall include seeking comment from interested parties and the general public,  
35 reviewing existing documents, helping to develop the request for proposals, reviewing and  
36 scoring construction proposals and/or bids, acting as a sounding board for the architect or  
37 design/construction team, reviewing the project scope of work and budget, and making  
38 recommendations to the Council on same.  
39

40 BE IT FURTHER RESOLVED that the work of the Task Force shall be complete, and  
41 the body dissolved when construction is completed on the Port and Harbor office.  
42

43 PASSED AND ADOPTED by the Homer City Council this 10<sup>th</sup> day of June, 2013.  
44

45 CITY OF HOMER

46  
47  
48   
49 MARY E. WYTHE, MAYOR  
50  
51  
52

53 ATTEST:

54

55

56

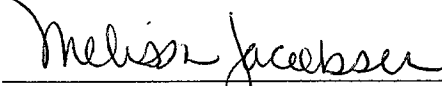
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\_\_\_\_\_  
MELISSA JACOBSEN, CMC  
ACTING CITY CLERK

Fiscal Note: NA



