

**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**
 - A. November 1, 2013 Meeting Synopsis Page 3
- 6. VISITORS**
- 7. STAFF REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
- 10. NEW BUSINESS**
 - A. Revised 25% Conceptual Design Page 7
 - B. Port and Harbor Building Cost Estimate and Budget Page 13
- 11. INFORMATIONAL ITEMS**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF CITY STAFF**
- 14. COMMENTS OF THE TASK FORCE**
- 15. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED FRIDAY, JANUARY 10, 2014** in the City Hall Conference Room located at 491 E. Pioneer Ave, Homer, Alaska.

Session 13-04 a Regular Meeting of the Port and Harbor Building Task Force was called to order by Chair Howard at 3:35 p.m. on November 1, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: Ellington, Hartley, Howard, Lewis, Hawkins

STAFF: City Manager Wrede
Public Works Director Meyer
Project Manager Nelsen
Deputy City Clerk Jacobsen

AGENDA APPROVAL

LEWIS/HAWKINS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF SYNOPSIS

A. October 21, 2013 Meeting Synopsis

LEWIS/HARTLEY MOVED TO APPROVE THE MEETING SYNOPSIS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

PUBLIC HEARING

PENDING BUSINESS

A. 25% design review

B. Cost estimate

Chair Howard opened the floor to staff for a discussion about funding. City Manager Wrede commented that staff had met earlier to talk about some of the alternatives. He noted that this is a normal process to come forward with a design and cost estimate to review; and then consideration of both raising money and places to cut. He said the biggest thing, if everyone agrees, is to slow down the schedule and spend a little more time looking at funding and consider the design.

Mr. Hawkins recommended not moving past the 25% design until the money questions are answered.

Public Works Director spoke briefly about impacts of slowing down the schedule, construction windows, and it may result in pushing occupancy back a year. Chair Howard clarified that would be 2015.

Chair Howard raised the question is this the building and square footage the harbor staff needs. Mr. Hawkins reviewed the process of working with the architect and staff to address space needs and determine adequate square footage.

They discussed the cost estimate and staff explained that once the plan is drawn up it goes to a cost estimator and through a computer program breaks down the cost to build. The estimate includes a 10% contingency, and is an accurate cost estimate, as long as the scope doesn't change. Project Manager Nelsen reminded them that some of the extra cost is because the building is being designed to support a second story for future expansion.

City Manager Wrede commented that there are low interest loans available through USDA that could be considered for the additional funding. It was noted that the Port and Harbor Commission will likely oppose that idea as they made it clear that they didn't want to bond or borrow money to build a new building. They would have to be convinced that it is a smart thing to do. There was also discussion that the general fund or the permanent fund could loan the money, but it would still have to be paid back.

The group spent some time talking about potential changes and funding mechanisms. Developing the boardwalk and including outdoor interpretive information could be opportunities for HART funds or cruise ship funds. With regard to bringing the building back off the overslope, Mr. Nelsen explained it would diminish the line of site for Harbor staff to be able to see both ends of the harbor. He recommended against that change. There was also discussion of Homeland Security funds that may be available for the emergency operations equipment that will be housed in the building. When the lot the current building is on is leased out, those moneys could go toward a loan payment for a specified amount of time, as well as funds from the sale of the existing building.

Another suggestion raised was going to council and asking for the \$500,000 that was allocated to the Skyline Drive fire station at the time the \$1.5 million was allocated to the port and harbor building. It was argued that the fire station is a priority for people that live up there who were annexed and are not receiving any other city services. Point was raised that there are likely more funding options

available the city could access to build a building to house fire equipment, than for the harbor building.

City Manager Wrede addressed consideration of moving the Harbor building back onto the CIP list in place of the Public Safety building in an effort to acquire more state funding. He isn't sure the city will be ready to make a good case to the legislature for funding the public safety building this year, but will be in a better position for the harbor building. He noted that a loan would be the quickest way to proceed and, as discussed earlier, there are some options for that.

C. Meeting schedule

The next meeting scheduled for the task force is December 20th at which time they will address proposed building cuts and more specific funding options in an effort to be ready to start to move forward on the building planning again.

NEW BUSINESS

None

INFORMATIONAL ITEMS

None

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

COMMENTS OF THE COUNCILMEMBER

None

COMMENTS OF THE TASK FORCE

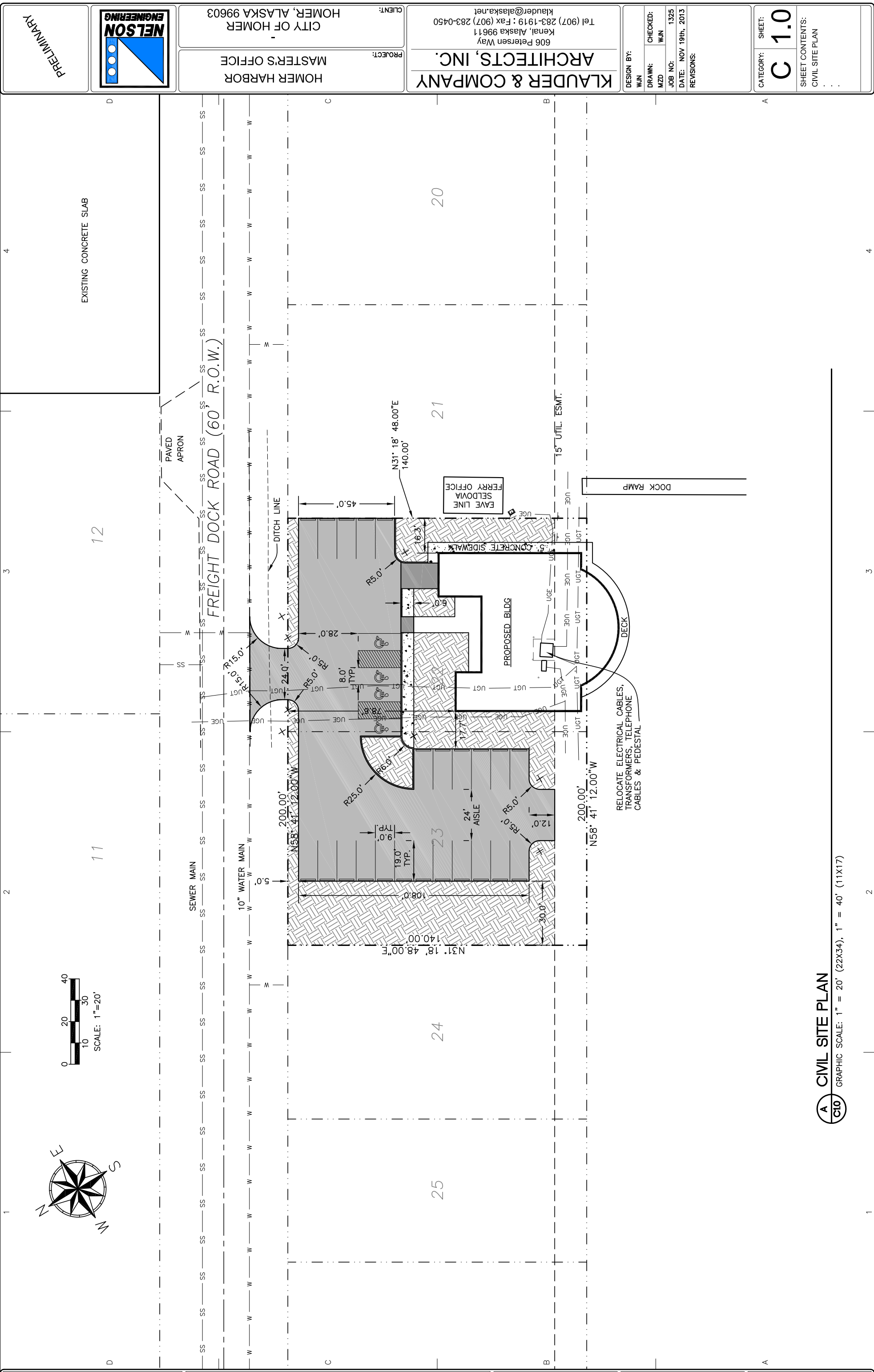
None

ADJOURN

There being no further business to come before the Task Force the meeting adjourned at 4:47 p.m. The next regular meeting is scheduled for December 20, 2013 at 3:30 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



A CIVIL SITE PLAN

GRAPHIC SCALE: 1" = 20' (22X34), 1" = 40' (11X17)

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

PROJECT: HOMER HARBOR
MASTERS OFFICE

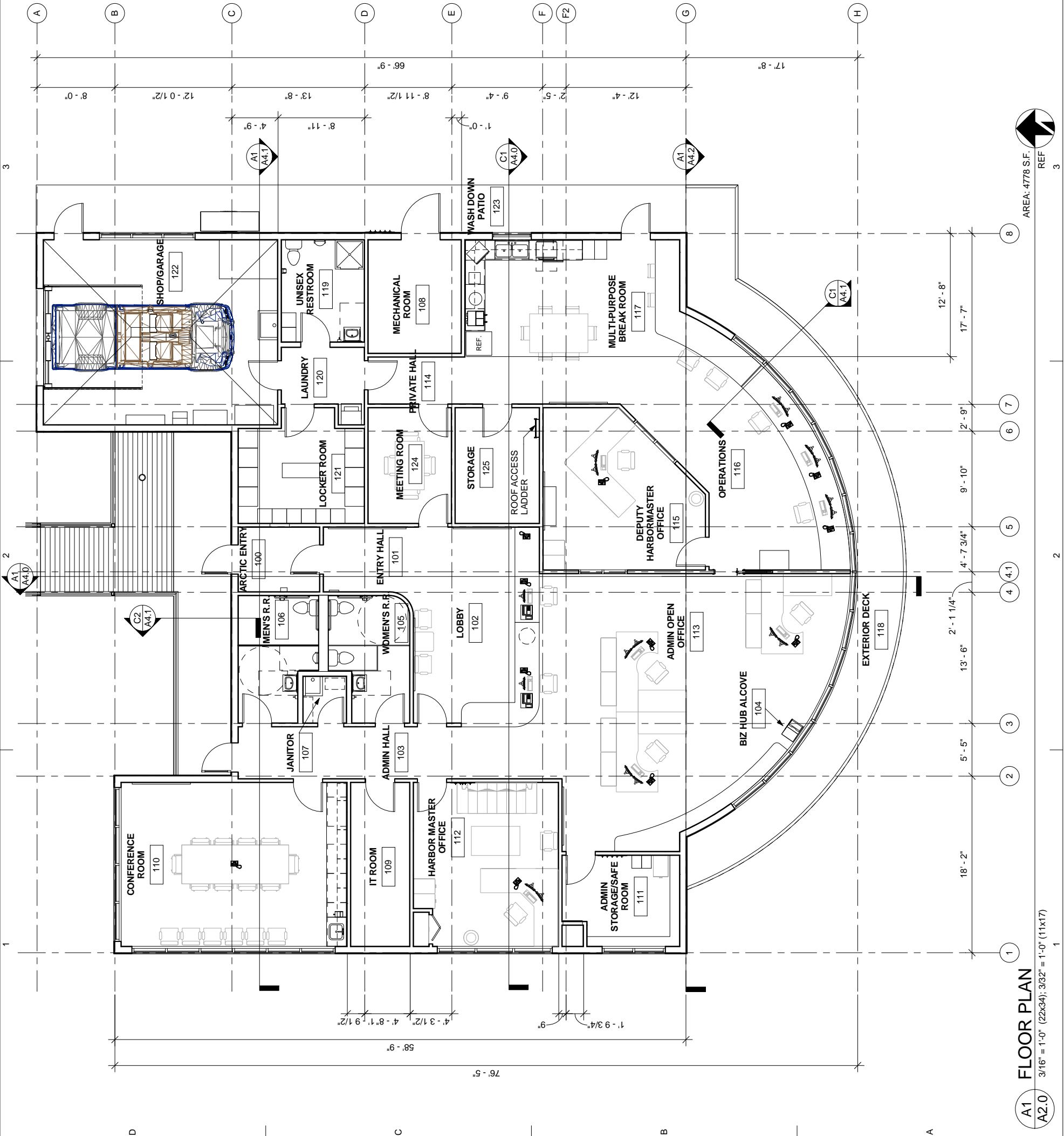
CITY OF HOMER
HOMER, ALASKA 99603



PRELIMINARY

CATEGORY: C
SHEET: 1.0
SHEET CONTENTS:
CIVIL SITE PLAN

DESIGN BY: WJN
DRAWN: MZD
CHECKED: WJN
JOB NO: 1325
DATE: NOV 19th, 2013
REVISIONS:



11-19-2013

FINAL REVISED
25% SET

PROJECT:

HOMER HARBOR MASTERS OFFICE

CLIENT:

CITY OF HOMER
HOMER, ALASKA 99603

Klauder & Company
Architects, Inc.

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

DESIGN BY:

PK

DRAWN:

SY

CHECKED:

PK

JOB NO:

1325

DATE:

11-19-2013

REVISIONS:

NO.	DATE
-----	------

SHEET NUMBER

A2.0

SHEET CONTENTS

FLOOR PLAN

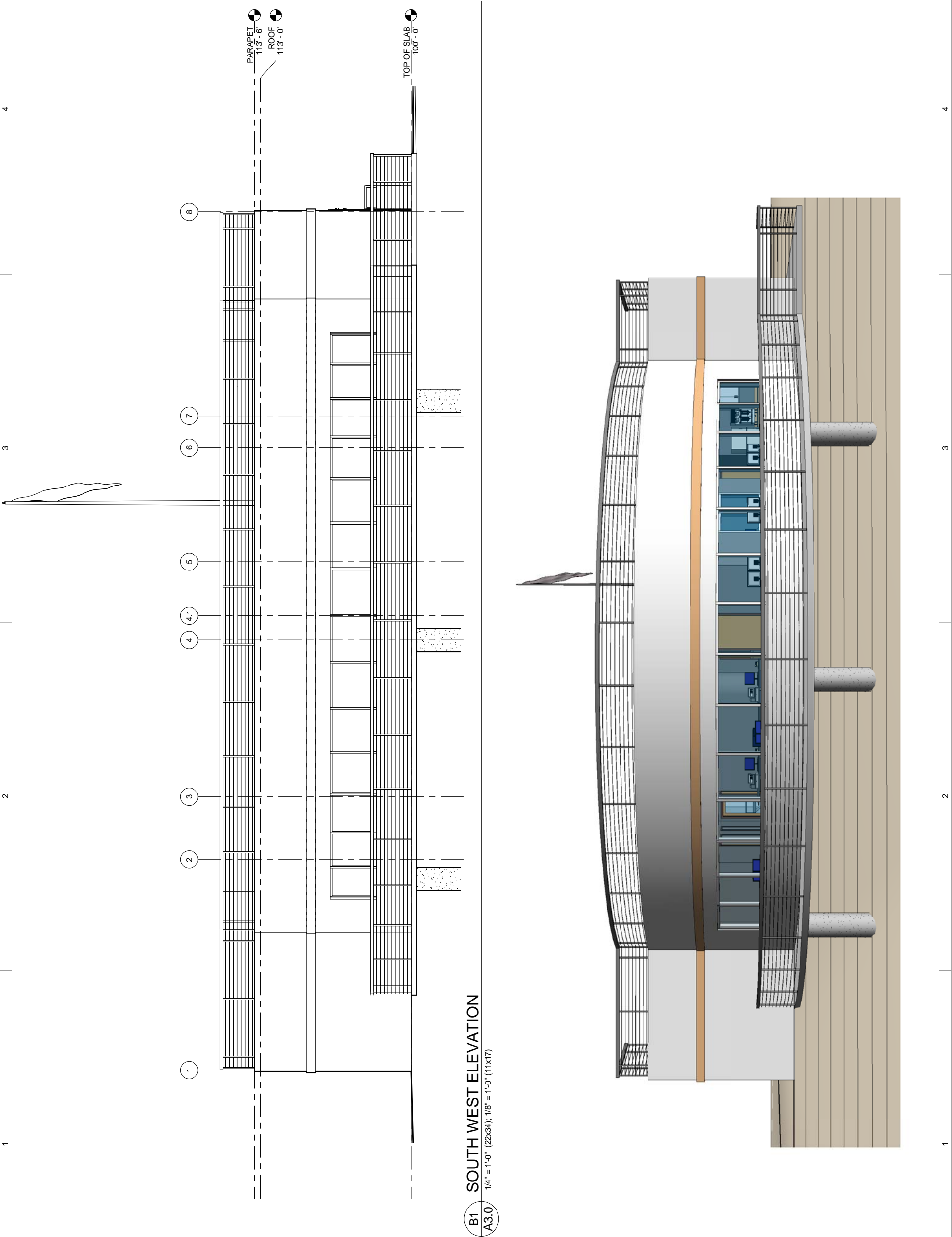


AREA: 4778 S.F.
REF
3

FLOOR PLAN

3/16" = 1'-0" (22x34); 3/32" = 1'-0" (11x17)

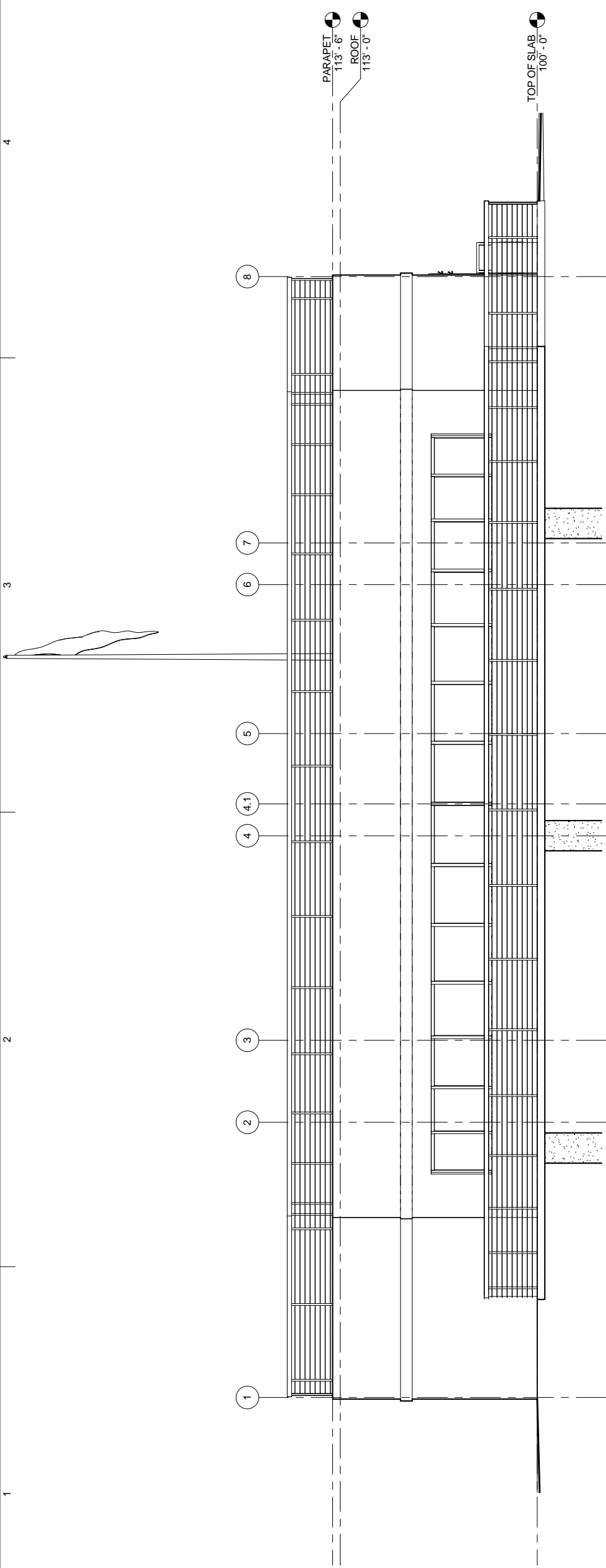
A1
A2.0



B1
A3.0

SOUTH WEST ELEVATION

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



TOP OF SLAB
100'-0"

ROOF
113'-0"

PARAPET
113'-6"

SHEET NUMBER

A3.0

SHEET CONTENTS
ELEVATIONS

REVISIONS:	
NO.	DATE
DESIGN BY:	PK
DRAWN:	SY
CHECKED:	PK
JOB NO:	1325
DATE:	11-19-2013

Klauder & Company
Architects, Inc.

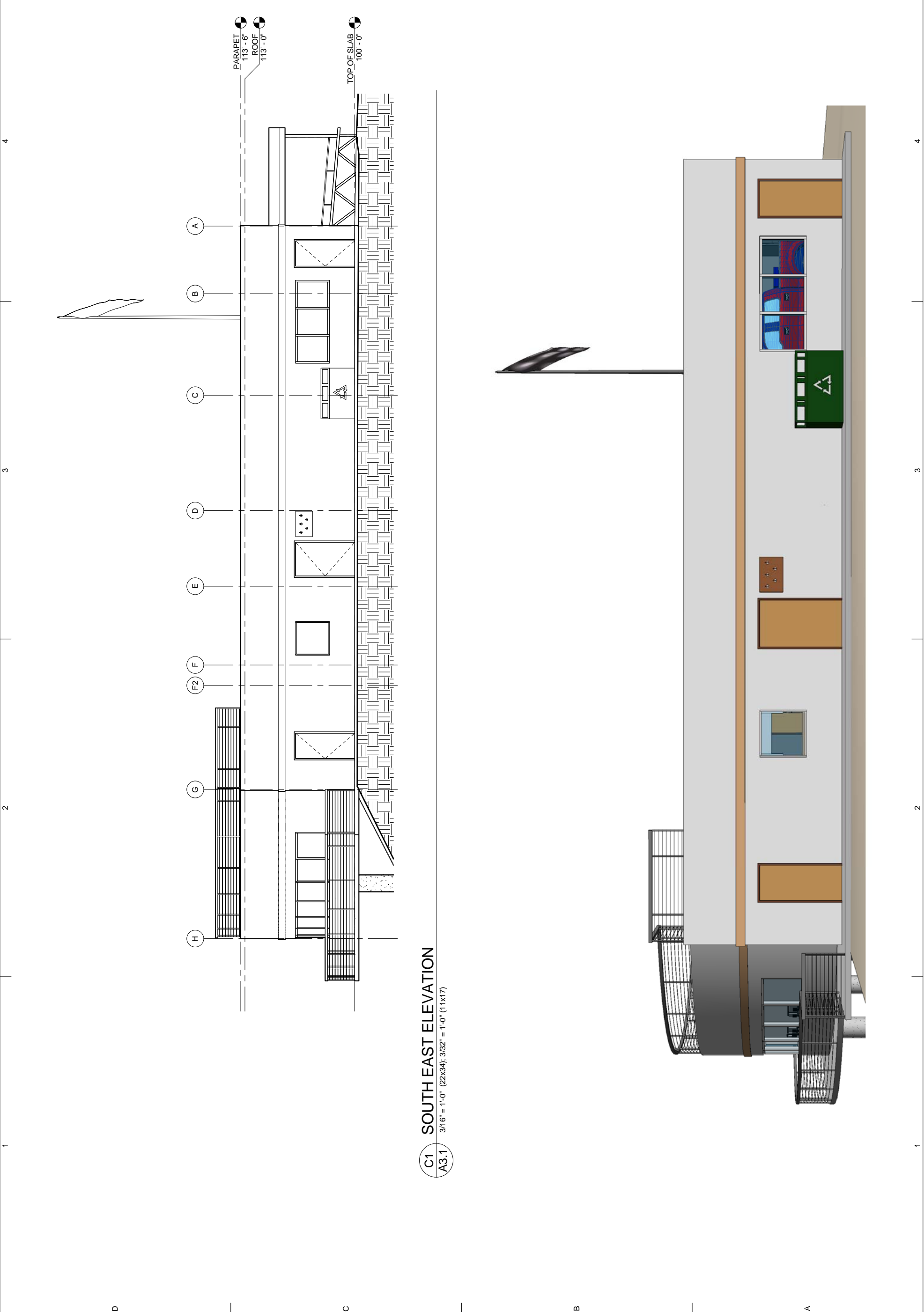
606 Petersen Way
Kenai, AK 99611
Klauder@alaska.net
Office: (907) 283-1919 Fax: (907) 283-0450

PROJECT:
HOMER HARBOR MASTERS OFFICE

CLIENT:
CITY OF HOMER
HOMER, ALASKA 99603

11-19-2013

FINAL REVISED
25% SET



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

Klauder & Company
Architects, Inc.

PROJECT:
HOMER HARBOR MASTERS OFFICE

CLIENT:
CITY OF HOMER
HOMER, ALASKA 99603

DESIGN BY: PK
DRAWN: SY
CHECKED: PK
JOB NO: 1325
DATE: 11-19-2013

REVISIONS:
NO. DATE

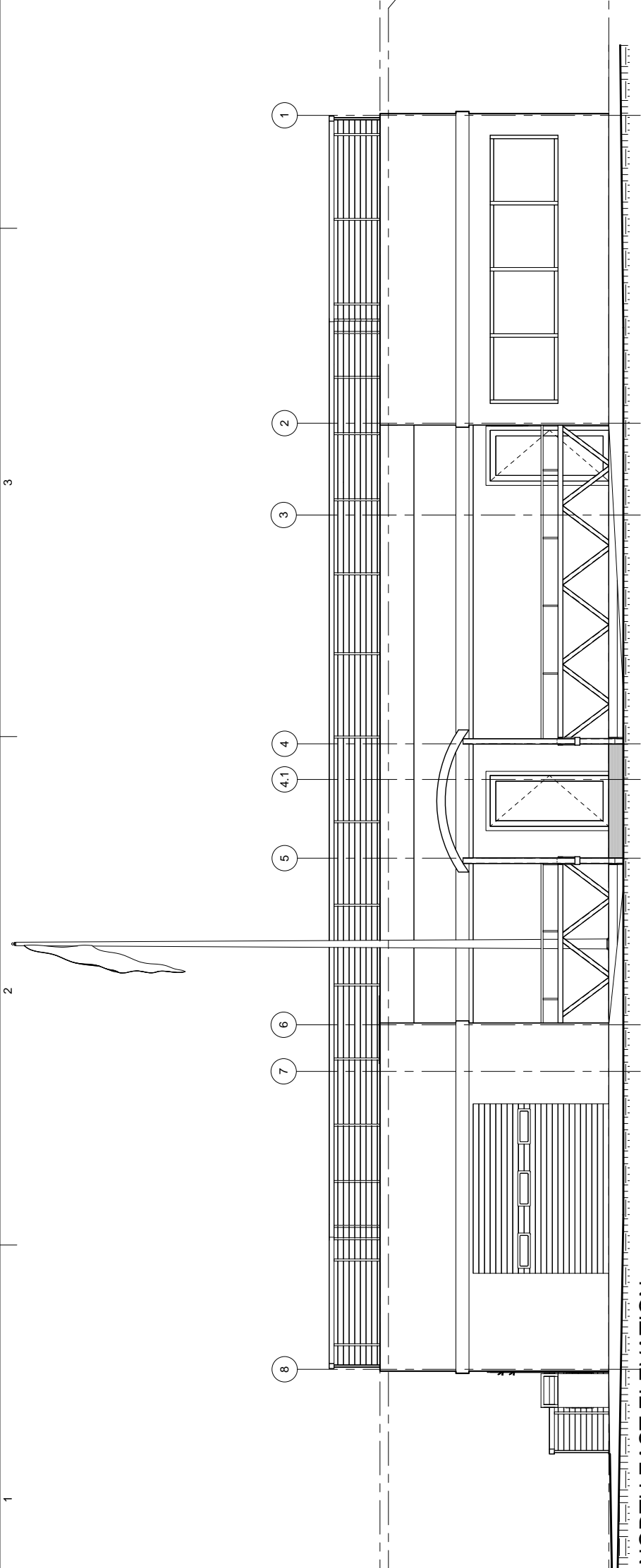
SHEET NUMBER
A3.1

SHEET CONTENTS
ELEVATIONS

11-19-2013
FINAL REVISED
25% SET


A B C D

1 2 3 4



C1
A3.2

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

TOP OF SLAB 

ROOF
113' - 0"

PARAPET
113' - 6"

1

2

3

4

4.1

5

9

7



4

3

2

1

A

SHEET NUMBER

A3.2

SHEET CONTENTS
ELEVATIONS

DESIGN BY:	PK
DRAWN:	SY
CHECKED:	PK
JOB NO:	1325
DATE:	11-19-2013
REVISIONS:	
NO.	DATE

DESIGN BY: PK

DRAWN: SY

CHECKED: PK

JOB NO: 1325

DATE: 11-19-2013

REVISIONS:

NO.	DATE
-----	------

Klauder & Company Architects, Inc.

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

HOMER HARBOR MASTER'S OFFICE

CITY OF HOMER
HOMER, ALASKA 99603

CLIENT:

11-19-2013

FINAL REVISED
25% SET



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: Port and Harbor Building Task Force (PHBTF)
THROUGH: Bryan Hawkins - Harbormaster
FROM: Dan Nelsen – Project Manager
DATE: December 13, 2013
SUBJECT: Project Budget – New Harbormaster's Building

In December 2012, the design team looked at three alternatives regarding a new Harbormaster's building. The preferred alternative was the construction of a new facility (project cost is shown below as 2012 budget). In November 2013, a 25% design and budget was presented to the PHBTF (project cost is shown below as 2013 budget).

Recently, the design team has made significant progress in limiting the scope of the project and reducing the cost (project cost is shown below as 2014 budget). Attached are revised site plan, floor plan and building elevations.

	2014 Budget	2013 Budget	2012 Budget
Design	\$180,000	\$285,000	\$214,000
Construction	\$1,788,883	\$3,040,925	\$1,848,805
Inspection	\$75,000	\$90,000	\$75,000
Furnishings	\$30,000	\$30,000	\$30,000
City Admin	\$24,000	\$26,000	\$24,000
1% for Art	\$20,000	\$30,000	\$21,000
Contingency	\$232,555	\$410,525	\$292,578

Total Cost	\$2,350,438	\$3,912,450	\$2,505,383
------------	-------------	-------------	-------------

Building Square Footage	4778	4778	5077
Building Cost/SF	\$416	\$722	\$422
Building Construction Only	\$2,021,438	\$3,451,450	\$2,141,383

Total Project Cost	\$2,350,438	\$3,912,450	\$2,505,383
Current Budget Authority	\$2,000,000	\$2,000,000	\$2,000,000

Additional Funding Needed	\$350,438	\$1,912,450	\$505,383
---------------------------	-----------	-------------	-----------

The new 2014 budget reflects a decrease in square footage from the original 2012 project; a decrease in the per square footage cost, a reduction in the overall project cost and a reduction in the need for additional funding beyond that currently authorized. This project will need additional funding above that currently authorized (\$350,500).

The current project includes over-slope development, but the second floor has been removed, the maintenance shop size was reduced, and the administrative areas were decreased.

Further reductions in the cost of this project would most likely include elimination of over-slope development and building square footage reductions that would negatively impact current and future building functionality.

Recommendation: The Port and Harbor Building Task Force approve the budget for this project in the amount of \$2,350,500 (as shown above), approve proceeding with the remaining design based on this budget, and support the acquisition of the additional required funding.

