

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the February 10, 2016 Regular Meeting

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4. PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

5. VISITORS

(There are no visitors scheduled for this meeting.)

5. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

B. Staff & Design Team Project Report – Carey Meyer and Dale Smythe

6. PUBLIC HEARING *(3 minute time limit)*

7. PENDING BUSINESS

A. Project Direction and Preliminary Planning for a Public Information Plan

1. Resolution 16-016(A)

2. Option #3

a) Expenditures for Design Studies and Construction Documents for Fire Station

b) "Assisted" Design/Construction Contract with Architect and GC

c) Square Footage Determinations for Police Station (preliminary)

d) Repurposing Existing Structures

e) Skateboard Park

f) Expenditures for Design Studies and Design for Police Station

3. Excerpt from the February 22, 2016 Council minutes

1. Memorandum to Council from Chief Robl dated February 18, 2016

4. Public Information Plan and Steps to a Bond Proposition

1. Memorandum from Deputy City Clerk Krause re: Preliminary Planning of the Public Information Campaign

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8. NEW BUSINESS

A. Next Meeting Date and Deliverables

Page 29

9. INFORMATIONAL ITEMS

A. Contact List Updated December 21, 2015

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10. COMMENTS OF THE AUDIENCE

11. COMMENTS OF THE CITY STAFF

12. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

13. COMMENTS OF THE CHAIR

14. COMMENTS OF THE COMMITTEE

15. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TENTATIVELY APRIL 13, 2016 AT 5:30 P.M. at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 16-02 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on February 10, 2016 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS HOWARD, WYTHE, ROBL, PAINTER AND CASTNER

STAFF: RENEE KRAUSE, CMC, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the January 6, 2015 Regular Meeting

The minutes were approved by consensus of the Committee.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

There were no comments from the public present.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported the actions of Council regarding a resolution she presented on the options. Council postponed the resolution to the February 22, 2016 regular meeting and added the project to the agenda for the Worksession that is scheduled for Tuesday, February 16, 2016. The reason for that meeting was scheduled is to discuss the revenue picture and this project is part of that big picture. She added that it is frustrating when something like this takes a long time to come to fruition you have to deal with new participants.

Keeping the Council on the policy side of the project and out of the operational size which is the committee's job will be a hard task. It is easier to speak about the size of the Chief's office.

B. Staff Report – Carey Meyer, Public Works Director and City Engineer

Mr. Meyer was not present due to a conflict within his schedule to attend a prior meeting scheduled the same time.

C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle

Chair Castner noted that he spoke with Mr. Smythe and stated that there was no need for his attendance at this meeting. He further noted that Ms. Wilson-Doyle is no longer with Stantec and Meredith Noble will be the new contact person.

PUBLIC HEARING

PENDING BUSINESS

A. Three Building Options to Consider:

1. Memorandum from Chair Castner, PSBRC 16-01 Re: Topics for City Council Worksession
2. Resolution 16-016, Support of the Homer Public Safety Building as Presented by the Public Safety Building Review Committee.
3. Excerpt of City Council Minutes for January 25, 2016
4. Memorandum from Chief Painter dated January 13, 2016

The Committee entertained a lengthy discussion and covered the following:

1. There is no consensus within the committee on which option they prefer – the committee members expressed to different degrees the overall preference for a new 21st century facility but will accept a phased project; constructing the police station, performing necessary improvements to the existing fire station to extend its usefulness an additional 10 years.

2. Bringing the Council members up to speed on what the Committee has done. An example was to present to Council that information that the committee has vetted various locations and the reason for choosing the site that was chosen. Starting over on the project just nets them the same outcome. The project started at \$15 million, when the Needs Assessment was complete the price went up. The Fire Station is an easy fix and they have the money so they need to do it but they will not be putting the Police Station in the Tsunami zone.

3. Inclusion of a Community Gym facility located in the Town Center no matter what option they choose. In order to get residents approval for the project it was recognized that they would have to include constructing a Community Gym, not a recreation center but a facility that would provide a space for the current activities that the gym at the HERC building is providing and offices for the City Maintenance personnel since they will also be without a facility when the smaller building is demolished to construct the police facility.

4. Explaining to Council members that they are not constructing a normal building. This was specialized construction in that the HVAC and mechanical needs of the Police Department alone will run \$3 million. Current facilities present liabilities to the city and safety hazards to personnel and other occupants of the facility. The city is a regional jail. The committee needs to convey this to council.

5. It is time for the residents of Homer to pay for what they want. The time of receiving someone else's money in the form of grants from the State and Federal governments is over. Willingness to revisit the Public-Private Conversation but not change the location since that would add \$2-3 million to the project.

6. Attendance by the Committee at the Council worksession to address all concerns and questions that Council will have was strongly encouraged.

7. Due to the economic situation of the state this may be the best time to get this project done since the cost of construction may lower in the next couple of years. It was noted that there will be deflation for the next few years then a couple of years of hyper-inflation. There is not another time when the project will be cheaper to build due to the nature of the project and the course of inflation over time.

8. Percentage increase in population for the city over the next 20, 30 and 50 years to determine a properly sized facility. The city and residents do not want a facility that within 10 years they should be looking at ways to fund a new facility or addition to the "new" facility in the following 10 years.

9. Possible recommendation was to use MAPP group to present information to the Council on the community social and demographic issues that present the need for public safety now and in the future. The growing needs of the community result in something being done now, not in the future with regard to services versus costs which would include the ability of recruitment too.

10. In theory the committee is agreed that they need new facilities. Both the Police and Fire Station have been on the CIP for 20-25 years, they are not meeting the growing need of the community. The need for a police department is a fact, uncontestable. The Fire department can be extended by expending \$1 million dollars on regular maintenance repairs put off over the past 20 years. This will not provide the equipment that will improve fire services such as a ladder truck that reaches higher heights which would be a necessity for any future potential buildings in town center such as CIRI could build. The city requires equipment that can provide services 10-15 or more years into the future and a building that will properly house that equipment along with safe and proper working environment for the personnel.

11. Council needs to state what their goals are for public safety for the community. There is the possibility of changes within the needs and demographics of the community. There was point made on how far out can council get in front of the voters and the no growth supporters. The alternative is to live somewhere else. What are the limiters to them now when they are using the current resources?

12. Further comments made by the committee on previous fire stations built by the Borough and various other communities and those costs; the Skyline Drive Fire Station #2 capabilities; the issue with the having the ladder truck and requirements and limitations imposed by the existing facility on Pioneer Avenue regarding costs.

13. Tuesday Council meeting will be in a worksession format so no formality and they can call the committee up to respond to questions of the Council members. Be prepared to go through the land selection process, growth of the community. Add to the options, What can Council do today? General response from the public is that a new police station is supported. Removing the side issues by addressing them head-on, some of them being the Skate Board Park, and demolishing two buildings.

14. If they don't do something this year then with new Mayor and Councilmembers they may not receive the support they have now.

15. Costs for disposal are high due to city ordinance not allowing construction debris to be used as fill materials.

16. The Committee performed a brief role playing to respond to possible Council reaction and questions on the costs of new public safety buildings. They are getting the building to house the personnel that they need today because currently they are crammed into space they do have. The actual costs cannot be determined because of the very nature of the requirements. But it will definitely be more than \$5 million but less than \$14 million.

- a. HEPA Filtration
- b. Mechanical and Electrical will be \$3 million
- c. \$1.8 civil costs for site
- d. This is not a school they are building, the harbormaster office \$406/sf
- e. There is money in the bank
- f. The city will have to bond for the remainder
- g. The current state of the state and possible additional taxes residents will be paying
- h. Residents of Homer do not currently pay high taxes
- i. Steps already taken by using the CM/GC process

j. The cost of doing nothing is increased costs, personnel recruitment and retainage, liability concerns with prisoner/staff interactions, potential for State cancellation of city services, social costs, and that the requirement to remain open as a regional jail.

17. What can the committee do that will educate the Council members.
 - a. One on one interaction with Council

NEW BUSINESS

A. Next Meeting Date and Deliverables

The committee established March 9, 2016 at 5:30 p.m. in the conference room as the next tentative meeting date.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Contact List as of December 21, 2015

COMMENTS OF THE AUDIENCE

Mary Griswold, resident, she listened to the presentation made by Mrs. Howard and commented that the committee should have a recommendation. The committee should recommend something. She opined that the committee should present at the worksession a brief description of the Police Station the design features, what is necessary to meet the needs, not all the options. Include short straight forward reasons why it is necessary to have those needs such as the 8 jail cells. The committee should include the mil rate that is needed to meet bonding. Then the Council will have to figure how that works in the revenue plan because then there is the potential for another 1.5 mils to meet revenue requirements. The memo from Chief Painter was great. The city is not going to buy a ladder truck in the next 8-10 years and it money for the repairs to the fire hall will not be wasted. It would be great to do a whole public safety building but the fire hall is still good.

COMMENTS OF CITY STAFF

Deputy City Clerk Krause commented on the unrealistic opinions expressed by the residents and general public on the costs necessary to construct a police station or even fire department to meet the necessary requirements. These are specialized buildings. They could even compare this project to others in the Lower 48 and find the same higher cost over other projects.

Chief Painter added the points the Chair had pointed out regarding the durability and longevity of these buildings. He then added that the city recently escaped from the recent 7.1 earthquake because it was so deep. Earthquake standards are that the building is built so that you can get out of the building so it doesn't fall on you. The current fire department was built up to that in 1994. You want that for your public safety building. He referenced Taiwan and the damage from a 6.4 quake that was only 6 miles deep. Homer got lucky.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe noted that the only debt to the general fund is the Library.

COMMENTS OF THE CHAIR

Chair Castner commented that he has always tried to do right by the city and somewhere along the line our priorities got skewed and all of sudden it is more important to accumulate \$7 million dollars into the roads and trails fund than it is to address public safety issues. He would welcome having the discussion on how the city is allocating its money. Since they have had the HART fund it has become a priority over other things and he believes they should address how they funding things. In the past how they did things was never disclosed but now with the open budget process his confidence is restored on how things are done. He has spoken with the City Manager and her fears are costs digging into operational budget. He doesn't want to muddle it up but believes it is time to draw up the big matrix. Diverting the funds does not affect anything else and they only thing it did was cease the growth of the HART Fund. As far as he knows the \$7 million is still sitting there. He thanked Mrs. Howard for making the presentation.

COMMENTS OF THE COMMITTEE

Ms. Howard and Chief Painter had no comments.

Chief Robl stated that he has no political skills and he is not very good at making long persuasive speeches. He has been running the police station for 17 years and knows what works and what doesn't. He knows dangerous situations and believes they work in them every day. It is hard to understand his world and explain it to the general public to make them understand and that is where his concern lies.

Mrs. Howard responded that he has the respect of the residents and Council. She went on to comment about the Chief's doing so much with so very little but are now able to do anything more with the little they have. She also commented on the knowledge of the public on what the CIP was, they do but the average person doesn't.

Mayor Wythe added that the responsibility of Council as the employer to provide for the proper housing for their employees. She believes in that passionately, OSHA states it as rule number one to provide a safe and healthy working environment and if the Council is not willing to put their political necks on the line to tell the community then we are a bad employer. That is what is most frustrating for her.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:56 p.m. The next regular meeting will be **WEDNESDAY, MARCH 9, 2016 AT 5:30 P.M.** at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

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

3 Mayor

4 **RESOLUTION 16-016(A)**
5

6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, IN
7 SUPPORT OF THE HOMER PUBLIC SAFETY BUILDING AS
8 PRESENTED BY THE PUBLIC SAFETY BUILDING REVIEW
9 COMMITTEE.
10

11 WHEREAS, The Homer City Council appointed the Public Safety Building Review
12 Committee (PSBRC) on January 13, 2014 via Resolution 14-020 with the scope of work to
13 include:

- 14 • Review and rate GC/CM proposals and make a recommendation to the
15 Council;
- 16 • Review the proposed contract and provide input on the scope of work
17 and deliverables;
- 18 • Review work products and participate in regular briefing with the
19 contractor;
- 20 • Make recommendations and provide direction to staff and the
21 contractors as the project proceeds;
- 22 • Make recommendations to Council as to how to proceed as various
23 benchmarks are achieved; and
24

25 WHEREAS, The PSBRC has met regularly since that time working with the selected
26 GC/CM contract team; and
27

28 WHEREAS, The PSBRC has considered space needs, lot size requirements, and
29 estimated costs for various construction options; and
30


31 WHEREAS, The top three options for constructing the required public safety building
32 were presented to the Council for consideration at the January 11, 2016 worksession; and
33

34 WHEREAS, The immediate need for safe and hygienic facilities require action of the
35 City Council and the community if police and fire services are to continue being provided by
36 the City.
37

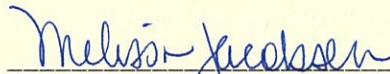
38 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, supports
39 continuing with the public outreach process required to bring a bonding request for Option 3,
40 the construction of a reduced size, public safety campus with police station only to the voters
41 of the City of Homer during the general election in October 2016 in the amount not to exceed
42 12 million dollars.
43

44 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 22nd day of February,
45 2016.

46 CITY OF HOMER

47
48
49 
50 MARY E. WYTHE, MAYOR

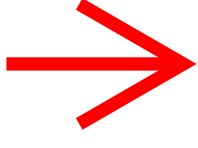
51
52 ATTEST:

53
54 
55 MELISSA JACOBSEN, CMC, CITY CLERK
56
57

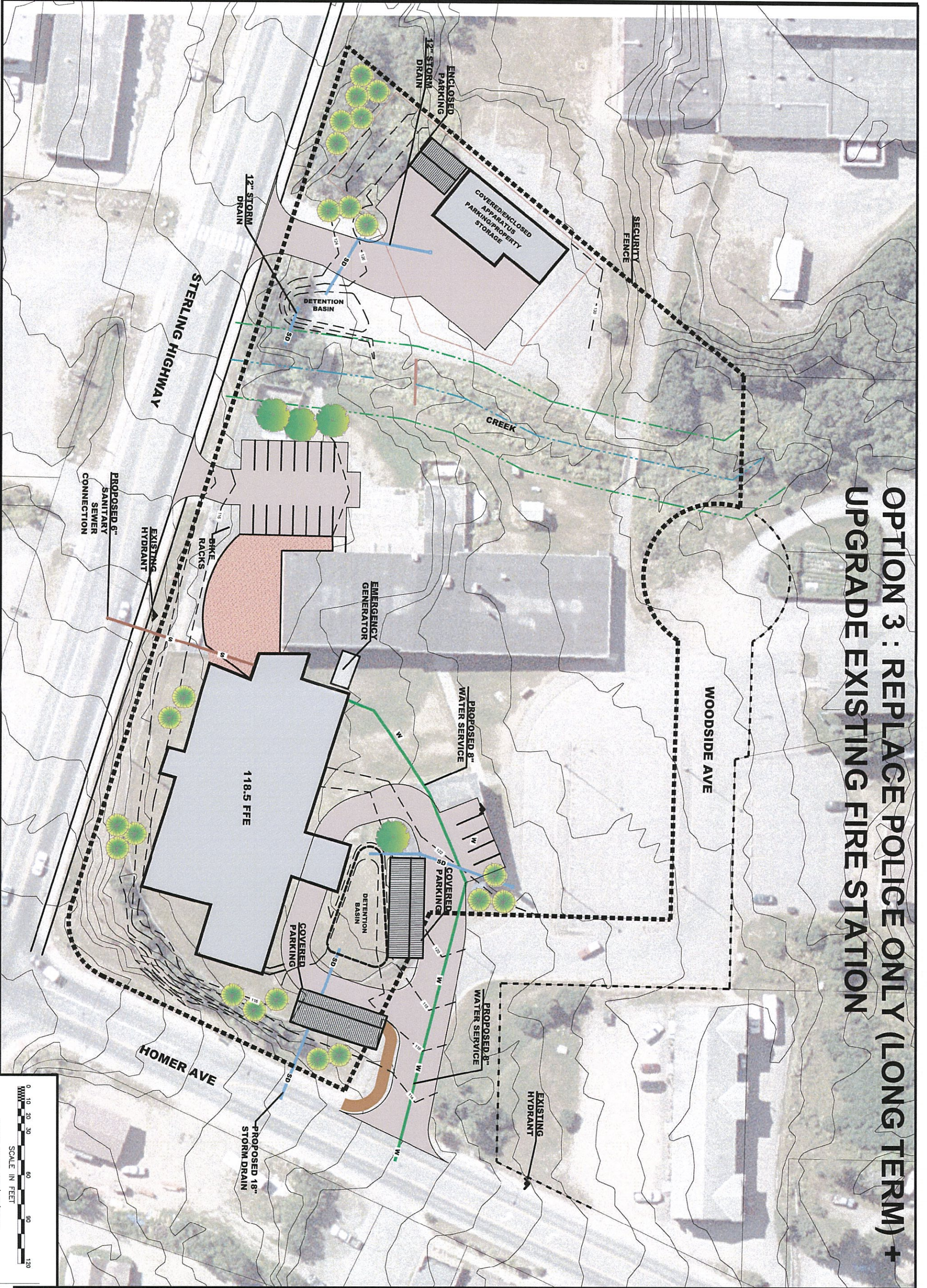


58 Fiscal Note: N/A

HOMER PUBLIC SAFETY BUILDING - Decisional Matrix



Decisional Elements		Option 1 Combined Police/Fire - Original Program	Option 2 Combined Police/Fire - Reduced Program	Option 3 Police Only/Upgrade Existing Fire Station	
Cost	Total estimated cost	\$28,749,697	\$23,040,510	\$14,901,904	
	Additional annual maintenance (using \$8/sf/yr as estimated annual cost)	\$301,000	\$204,000	\$144,000	
	Annual bond repayment (range: 3 to 4%)	20 yrs	\$1,930,000 – 2,110,000	\$1,550,000 – 1,700,000	\$1,000,000 – 1,100,000
		30 yrs	\$1,470,000 - 1,660,000	\$1,180,000 - 1,330,000	\$760,000 - 864,000
50 yrs		\$1,120,000 – 1,340,000	\$895,000 – 1,070,000	\$579,000 – 694,000	
Note: in 2015, 1 mil Property Tax = \$660,000 and 1% Sales Tax = \$1.7 million					
Other	HERC Gym – disposition	HERC Gym is demolished	HERC Gym is demolished	HERC Gym remains	
	West B-Ball (outdoor) courts	B-Ball courts demolished	B-Ball courts demolished	B-Ball courts demolished	
	Skateboard park – disposition	Skateboard park is demolished	Skateboard park is demolished	Skateboard park is demolished	
	Public Works Shop	Shop space & storage demolished and needs to be replaced	Shop space & storage demolished and needs to be replaced	Shop space & storage demolished and needs to be replaced	
	Estimated Cost & Size (based on Dec 2015/"Concept" level design)	Shared Site/Civil cost: \$ 2,205,500 Police bldg : (32,211 sf) Fire bldg : (19,688 sf) Building cost: \$ 21,246,131 Design/Inspection/Admin : \$ 5,298,066	Shared Site/Civil cost: \$ 2,205,500 Police bldg : (23,728 sf) Fire bldg : (16,086 sf) Building Cost: \$ 16,677,906 Design/Inspection/Admin : \$ 4,157,104	Site/Civil cost (Police only): \$ 1,224,700 Police bldg: (24,134 sf) \$ 9,982,281 Fire (upgrade existing facility): \$ 975,000 Design/Inspection/Admin: \$ 2,727,703	



OPTION 3 : REPLACE POLICE ONLY (LONG TERM) + UPGRADE EXISTING FIRE STATION



SCALE IN FEET
IMAGF DATE: 05/17/2011

Date Stamp:

REVISIONS		
No.	Date	Revision

Stantec
 2515 'A' Street
 Anchorage, Alaska 99503
 Phone: (907) 274-4245
 FAX: (907) 258-4653
 www.stantec.com

Project:
HOMER PUBLIC SAFETY BUILDING

City of Homer
 Homer, Alaska 99603

Project Mgr. DRS

Checked 12/17/2015

Sheet Contents:

OPTION 3

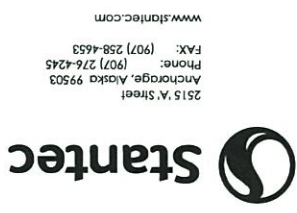
Sheet No.:

L1.3

Project Number: 204600234

POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	2863 SF
INVESTIGATION + PATROL	4568 SF
JAIL	3778 SF
POLICE LOBBY	864 SF
PROPERTY + EVIDENCE	4879 SF
RANGE	2309 SF
TRAINING + FITNESS	5404 SF
Grand total:	108 24664 SF

REVISIONS	
No.	Date



Project: **HOMER PUBLIC SAFETY BUILDING OPTION 3**
 POLICE ONLY/UPGRADE EXISTING FIRE STATION

City of Homer
 Homer, Alaska 99603

Project Mgr. DRS

Drawn
 Checked
 Date 10/30/14

Sheet Contents:
LEVEL 1 FLOOR PLAN

Sheet No.: **A-101**

Project Number: 204600234

COLOR LEGEND BY DEPARTMENT

- DISPATCH
- EXISTING
- INVESTIGATION + PATROL
- JAIL
- POLICE LOBBY
- PROPERTY + EVIDENCE
- RANGE
- TRAINING + FITNESS



1
A-102
LEVEL 2
1/8" = 1'-0"



DEPARTMENT	AREA
DISPATCH	2863 SF
INVESTIGATION + PATROL	4568 SF
JAIL	3778 SF
POLICE LOBBY	884 SF
PROPERTY + EVIDENCE	4879 SF
RANGE	2309 SF
TRAINING + FITNESS	5404 SF
Grand Total:	24664 SF

COLOR LEGEND BY DEPARTMENT		
DISPATCH	EXISTING	INVESTIGATION + PATROL
JAIL	POLICE LOBBY	PROPERTY + EVIDENCE
RANGE	TRAINING + FITNESS	

No.	Date	Revision	By

Stantec

2515 'A' Street
Anchorage, Alaska 99503
Phone: (907) 276-4245
FAX: (907) 258-4653
www.stantec.com

Project: HOMER PUBLIC SAFETY BUILDING
OPTION 3
POLICE ONLY/UPGRADE EXISTING FIRE STATION

City of Homer
Homer, Alaska 99603
Project Mgr: DRS
Drawn:
Checked:
Date: 10/31/14

Sheet Contents:
LEVEL 2 FLOOR PLAN

Sheet No.:
A-102


Project Number: 204600234

POLICE STATION - ROOM SCHEDULE		
DEPARTMENT	ROOM NAME	AREA
DISPATCH	BREAK	306 SF
DISPATCH	DISPATCH CONSOLES	915 SF
DISPATCH	DISPATCH EQUIP	140 SF
DISPATCH	HALLWAY	105 SF
DISPATCH	HALLWAY	188 SF
DISPATCH	LOCKERS	189 SF
DISPATCH	RECEP.	128 SF
DISPATCH	STAIRS	160 SF
DISPATCH	SUPERVISOR	133 SF
DISPATCH	WC	62 SF
DISPATCH	WC	63 SF
DISPATCH	WC	143 SF
DISPATCH	WC	143 SF
DISPATCH	WORK FILES	208 SF
INVESTIGATION + PATROL	BRIEFING SQUAD	462 SF
INVESTIGATION + PATROL	CUBICAL	64 SF
INVESTIGATION + PATROL	CUBICAL	66 SF
INVESTIGATION + PATROL	CUBICAL	74 SF
INVESTIGATION + PATROL	CUBICAL	77 SF
INVESTIGATION + PATROL	DET.	150 SF
INVESTIGATION + PATROL	DET.	150 SF
INVESTIGATION + PATROL	HALLWAY	1446 SF
INVESTIGATION + PATROL	INT.	120 SF
INVESTIGATION + PATROL	LIEUT.	144 SF
INVESTIGATION + PATROL	PATROL STOR.	150 SF
INVESTIGATION + PATROL	POL-GRAPH	96 SF
INVESTIGATION + PATROL	POLICE CHIEF	216 SF
INVESTIGATION + PATROL	REPORT WRITE/ OFFICE WORK	375 SF
INVESTIGATION + PATROL	SGT.	150 SF
INVESTIGATION + PATROL	SGT.	180 SF
INVESTIGATION + PATROL	SGT.	180 SF
INVESTIGATION + PATROL	SOFT INTER-VIEW	144 SF
INVESTIGATION + PATROL	STAIRS	181 SF
INVESTIGATION + PATROL	WORK COPY	143 SF
JAIL	CELL	76 SF
JAIL	CELL	81 SF
JAIL	CELL	110 SF
JAIL	CELL	112 SF
JAIL	CELL	112 SF
JAIL	CELL	113 SF
JAIL	CELL	115 SF
JAIL	CELL	132 SF
JAIL	CONTROL WS	300 SF
JAIL	ELEV.EQUIP	74 SF
JAIL	HALLWAY	125 SF
JAIL	HALLWAY	153 SF
JAIL	HALLWAY	178 SF
JAIL	HALLWAY	180 SF
JAIL	INTER-VIEW	87 SF
JAIL	INTER-VIEW	90 SF
JAIL	JAN/REC.	88 SF
JAIL	LAUNDRY	86 SF
JAIL	MECH.	263 SF
JAIL	FRE BOOK	561 SF
JAIL	SHWR	42 SF
JAIL	SOFT INTERVIEW	203 SF
JAIL	TEMP. EVIDENCE	97 SF
JAIL	TEMP. HOLD	80 SF
JAIL	UNIFORMS/ BEDDING	94 SF
JAIL	VISIT	36 SF
JAIL	VISIT	36 SF
JAIL	VISUAL CUT OFF	10 SF
JAIL	VISUAL CUTOFF	7 SF

POLICE STATION - ROOM SCHEDULE		
DEPARTMENT	ROOM NAME	AREA
JAIL	VISUAL CUTOFF	8 SF
JAIL	VISUAL CUTOFF	8 SF
JAIL	VISUAL CUTOFF	8 SF
JAIL	VISUAL CUTOFF	10 SF
JAIL	WC	47 SF
JAIL	WC	56 SF
POLICE LOBBY	ELEV.	80 SF
POLICE LOBBY	ELEV.	80 SF
POLICE LOBBY	POLICE LOBBY	179 SF
POLICE LOBBY	POLICE LOBBY	525 SF
PROPERTY + EVIDENCE	BOOTS	47 SF
PROPERTY + EVIDENCE	BUNK	171 SF
PROPERTY + EVIDENCE	DECON/ DRESS	157 SF
PROPERTY + EVIDENCE	DRUGS	65 SF
PROPERTY + EVIDENCE	EQUIP/ STOR.	115 SF
PROPERTY + EVIDENCE	EVIDENCE RECIEVE	258 SF
PROPERTY + EVIDENCE	EVIDENCE STOR.	139 SF
PROPERTY + EVIDENCE	EVIDENCE SUBMIT	164 SF
PROPERTY + EVIDENCE	GEAR	47 SF
PROPERTY + EVIDENCE	GUNS	65 SF
PROPERTY + EVIDENCE	HALLWAY	201 SF
PROPERTY + EVIDENCE	HALLWAY	361 SF
PROPERTY + EVIDENCE	LAUNDRY	81 SF
PROPERTY + EVIDENCE	LONG TERM EVIDENCE STOR.	835 SF
PROPERTY + EVIDENCE	LONG TERM EVIDENCE STORAGE	255 SF
PROPERTY + EVIDENCE	MARI-JAUANA	79 SF
PROPERTY + EVIDENCE	PROP.	48 SF
PROPERTY + EVIDENCE	SALLY PORT	1024 SF
PROPERTY + EVIDENCE	STOR.	20 SF
PROPERTY + EVIDENCE	SUPPLY	81 SF
PROPERTY + EVIDENCE	UNIFORM	88 SF
PROPERTY + EVIDENCE	VEHICLE IMPOUND BAY	580 SF
RANGE	ARMORY	106 SF
RANGE	CONTROL	147 SF
RANGE	GUN CLEAN	109 SF
RANGE	RANGE	1848 SF
RANGE	RANGE	96 SF
RANGE	STOR.	719 SF
TRAINING + FITNESS	FIRE/POLICE TRAINING	344 SF
TRAINING + FITNESS	HALLWAY	1277 SF
TRAINING + FITNESS	MEN'S SHOWERS + LOCKERS	1679 SF
TRAINING + FITNESS	PHYSICAL TRAINING + EXERCISE	181 SF
TRAINING + FITNESS	STAIR	205 SF
TRAINING + FITNESS	TRAIN. OFFICE	203 SF
TRAINING + FITNESS	TRAIN. STOR./ LAUNDRY	796 SF
TRAINING + FITNESS	WOMEN'S SHOWERS + LOCKERS	24664 SF

Grand total: 108

TOTAL - SF BY DEPT.		
DEPARTMENT	AREA	
DISPATCH	2863 SF	
INVESTIGATION + PATROL	4588 SF	
JAIL	3778 SF	
POLICE LOBBY	864 SF	
PROPERTY + EVIDENCE	4879 SF	
RANGE	2309 SF	
TRAINING + FITNESS	5404 SF	
Grand total:	108	24664 SF



2515 V Street
Anchorage, Alaska 99503
Phone: (907) 276-4245
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www.stantec.com

Project:
HOMER PUBLIC SAFETY BUILDING

OPTION 3
POLICE ONLY/UPGRADE EXISTING FIRE STATION

City of Homer
Homer, Alaska 99603

Project Mgr.: DRS

Drawn: _____

Checked: _____

Date: 11/03/15

Sheet Contents:
ROOM SCHEDULE

Revisions Table:

No.	Date	Revision

Date Stamped: _____

Sheet No.: **A-600**

Project Number: 204600234

Conceptual Cost Estimate - Three Options

Homer Public Safety Building Project

December 20, 2015

CONSTRUCTION ITEMS	OPTION 1 Combined Police/Fire-Original Program				OPTION 2 Combined Police/Fire-Reduced Program				OPTION 3 Police Only/Upgrade Exist. Fire Station			
	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL
CIVIL SITE												
Mob/Demob/General Conditions	LS	LS	\$260,000	\$260,000	LS	LS	\$260,000	\$260,000	LS	LS	\$170,000	\$170,000
Building Demolition	LS	LS	\$550,000	\$550,000	LS	LS	\$550,000	\$550,000	LS	LS	\$220,000	\$220,000
Excavation - On-Site Disposal	12,000	CY	\$4	\$48,000	12,000	CY	\$4	\$48,000	6,000	CY	\$4	\$24,000
Excavation - Off-Site Disposal	4,250	CY	\$10	\$42,500	4,250	CY	\$10	\$42,500	1,750	CY	\$10	\$17,500
Import Select Fill Material	9,000	CY	\$25	\$225,000	9,000	CY	\$25	\$225,000	4,500	CY	\$25	\$112,500
Paving (2" LC/2" AC)	35,000	SF	\$5	\$175,000	35,000	SF	\$5	\$175,000	14,000	SF	\$5	\$70,000
Curb & Gutter	5,000	LF	\$22	\$110,000	5,000	LF	\$22	\$110,000	850	LF	\$22	\$18,700
Sidewalk/Trails	LS	LS	\$50,000	\$50,000	LS	LS	\$50,000	\$50,000	LS	LS	\$15,000	\$15,000
Storm Drainage	LS	LS	\$75,000	\$75,000	LS	LS	\$75,000	\$75,000	LS	LS	\$50,000	\$50,000
Water Service/Hydrant	LS	LS	\$45,000	\$45,000	LS	LS	\$45,000	\$45,000	LS	LS	\$45,000	\$45,000
Sewer Service	LS	LS	\$25,000	\$25,000	LS	LS	\$25,000	\$25,000	LS	LS	\$25,000	\$25,000
Landscaping/Seeding	LS	LS	\$55,000	\$55,000	LS	LS	\$55,000	\$55,000	LS	LS	\$35,000	\$35,000
Public Plaza	LS	LS	\$35,000	\$35,000	LS	LS	\$35,000	\$35,000	LS	LS	\$32,000	\$32,000
Detention Basins	LS	LS	\$30,000	\$30,000	LS	LS	\$30,000	\$30,000	LS	LS	\$15,000	\$15,000
Gas/Electric/Tele Service	LS	LS	\$105,000	\$105,000	LS	LS	\$105,000	\$105,000	LS	LS	\$105,000	\$105,000
Utility Relocations	LS	LS	\$130,000	\$130,000	LS	LS	\$130,000	\$130,000	LS	LS	\$80,000	\$80,000
Site Lighting	LS	LS	\$60,000	\$60,000	LS	LS	\$60,000	\$60,000	LS	LS	\$25,000	\$25,000
SWPPP	LS	LS	\$50,000	\$50,000	LS	LS	\$50,000	\$50,000	LS	LS	\$30,000	\$30,000
Dumpster/Pad/Enclosure	LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000
Emergency Generator	LS	LS	\$120,000	\$120,000	LS	LS	\$120,000	\$120,000	LS	LS	\$120,000	\$120,000
SUBTOTAL CIVIL SITE				\$2,205,500	\$2,205,500				\$1,224,700			
UPGRADE EXISTING FIRE STATION												
Bay Ventilation Improvements	LS	LS			LS	LS			LS	LS	\$250,000	\$250,000
Bay Lengthening (Additional 4-5 feet)	LS	LS			LS	LS			LS	LS	\$480,000	\$480,000
Add Unheated Covered Storage	LS	LS			LS	LS			LS	LS	\$140,000	\$140,000
Paint Exterior	LS	LS			LS	LS			LS	LS	\$75,000	\$75,000
Replace Exterior Stairway (west side)	LS	LS			LS	LS			LS	LS	\$30,000	\$30,000
SUBTOTAL UPGRADE EXIST. FIRE											\$975,000	
ACCESSORY - POLICE												
Vehicle Impound Bay	523	sf	\$350	\$183,120	523	sf	\$350	\$183,120	523	sf	\$350	\$183,120
Vehicle Impound Storage	1962	sf	\$150	\$294,300	1500	sf	\$150	\$225,000	1500	sf	\$150	\$225,000
Stolen Item Storage	872	sf	\$50	\$43,600	500	sf	\$50	\$25,000	500	sf	\$50	\$25,000
Staff Vehicle Enclosed Parking	1,199	sf	\$275	\$329,725	1,199	sf	\$275	\$329,725	1,199	sf	\$275	\$329,725
Staff Vehicle Covered Parking	981	sf	\$200	\$196,200	981	sf	\$200	\$196,200	981	sf	\$200	\$196,200
K-9	55	sf	\$150	\$8,175	55	sf	\$150	\$8,175	55	sf	\$150	\$8,175
ACCESSORY - FIRE												
Covered Apparatus Parking	1,458	sf	\$200	\$291,600	1,350	sf	\$200	\$270,000				
SUBTOTAL ACCESSORY STRUCTURES				\$1,346,720	\$1,237,220				\$967,220			
MAIN BUILDING												
Fire Administration	4,173	sf	\$325	\$1,356,225	3,086	sf	\$325	\$1,002,950				
Fire Apparatus Bays	7,749	sf	\$350	\$2,712,150	7,253	sf	\$350	\$2,538,550				
Fire Apparatus Support	1,435	sf	\$325	\$466,375	1,343	sf	\$325	\$436,475				
Fire Living	4,167	sf	\$350	\$1,458,450	3,343	sf	\$350	\$1,170,050				
Fire Lobby	2,165	sf	\$350	\$757,750	1,061	sf	\$350	\$371,350				
Police Lobby	1,429	sf	\$325	\$464,425	864	sf	\$325	\$280,800	864	sf	\$325	\$280,800
Police Dispatch	3,381	sf	\$375	\$1,267,875	2,863	sf	\$375	\$1,073,625	2,863	sf	\$375	\$1,073,625
Police Investigations and Patrol	5,411	sf	\$350	\$1,893,850	4,568	sf	\$350	\$1,598,800	4,568	sf	\$350	\$1,598,800
Police Property/Evidence	4,879	sf	\$325	\$1,585,675	4,879	sf	\$325	\$1,585,675	4,879	sf	\$325	\$1,585,675
Police Jail	4,560	sf	\$625	\$2,850,000	3,778	sf	\$625	\$2,361,250	3,778	sf	\$625	\$2,361,250
Police Range	2,359	sf	\$550	\$1,297,450	2,359	sf	\$550	\$1,297,450	2,359	sf	\$550	\$1,297,450
Training and Fitness	10,221	sf	\$325	\$3,321,825	4,207	sf	\$325	\$1,367,275	4,823	sf	\$325	\$1,567,475
Communications	51,929	sf	\$4	\$207,716	39,604	sf	\$4	\$158,416	24,134	sf	\$4	\$96,536
Furnishings	51,929	sf	\$5	\$259,645	39,604	sf	\$5	\$198,020	24,134	sf	\$5	\$120,670
SUBTOTAL MAIN BUILDING				\$383.20 \$19,899,411	\$389.88 \$15,440,686				\$413.62 \$9,982,281			
TOTAL CONSTRUCTION				\$21,246,131	\$16,677,906				\$10,949,501			
DESIGN/INSPECTION/ADMINISTRATION												
Design	8	%	-	\$1,699,690	-		-	\$1,334,232	-		-	\$875,960
1% for Art				\$198,994				\$154,407				\$99,823
Construction Assistance/Inspection	2	%	-	\$424,923	-		-	\$333,558	-		-	\$218,990
Contingency	12	%	-	\$2,549,536	-		-	\$2,001,349	-		-	\$1,313,940
City Administration	2	%	-	\$424,923	-		-	\$333,558	-		-	\$218,990
SUBTOTAL DESIGN/INSPECTION				\$5,298,066	\$4,157,104				\$2,727,703			
TOTAL PROJECT COST				\$28,749,697	\$23,040,510				\$14,901,904			

Councilmember Smith supports the RFP process for us to do what's in the best interest of the community. He agrees it will be difficult to compete with Petro Marine in the process. He recalled his experience with an RFP at the airport and the city lost two clients and the spaces sat empty. We have to be careful when we have people willing to invest the time and resources, sometimes it's good policy and good form to extend them invitation to continue to do business here.

VOTE: NO: LEWIS, SMITH, ADERHOLD, REYNOLDS, ZAK, VAN DYKE

Motion failed.

- C. **Resolution 16-014**, A Resolution of the Homer City Council Amending the Harbor Enterprises, dba Petro 49, (Formerly Petro Marine Services) Lease on the Coal Point Fuel Float and the Terminal Tank Farm on the Coal Point Lot (Sec 1 T7S, R13W, S.M.) and to Enter Into a New 20-Year Term Lease With the City, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Postponed from January 25, 2016.

Memorandum 16-012 from Port and Harbor Advisory Commission as backup.

The motion is on the floor from January 25, 2016:

LEWIS/REYNOLDS SO MOVED THE ADOPTION OF RESOLUTION 16-014 BY READING OF TITLE ONLY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

- D. **Resolution 16-016**, A Resolution of the City Council of Homer, Alaska, in Support of the Homer Public Safety Building as Presented by the Public Safety Building Review Committee. Mayor. Postponed from January 25, 2016.

The motion on the floor from January 25, 2016:

LEWIS/REYNOLDS SO MOVED THE ADOPTION OF RESOLUTION 16-016 BY READING OF TITLE ONLY.

Councilmember Van Dyke does not support any of the three options regardless of the work that has been done and the cost of it is prohibitive.

VAN DYKE/SMITH MOVED TO AMEND TO A BOND REQUEST FOR AN OPTION TO BE DEVELOPED BY THE COMMITTEE FOR THE CONSTRUCTION OF A POLICE DEPARTMENT ONLY NOT TO EXCEED SEVEN MILLION DOLLARS.

Councilmember Reynolds is not supportive of this and has an amendment to propose.

Councilmember Smith commented about the new Fire Station built in Nikiski five years ago for six million dollars, including the land acquisition. He supports looking at options in a lower price range. He doesn't discount the work that has gone in to a needs assessment, but there is also the community needs assessment that comes along with the price tag that we need to consider as well. He agrees it needs to move forward but we don't want it to fail at the ballot because of the cost.

Councilmember Lewis doesn't think you can compare a police stations needs to a fire station, particularly with jail cells, communication center, and emergency areas.

Mayor Wythe concurred with Mr. Lewis regarding the differences between police and fire stations, noting air handling equipment needed for a jail facility when trying to mitigate airborne diseases and so forth. There are mechanicals required costing up to five million dollars that wouldn't necessarily be part of a fire hall.

Councilmember Aderhold added this amendment doesn't address the fire hall.

Councilmember Van Dyke commented that the building proposed will last 300 years at our present growth rate and he thinks it can be scaled back making it more affordable. In option 3 the police building is ten million dollars at 24,000 square feet. He questions why we can't build a 15,000 square feet for six million dollars.

VOTE: YES: VAN DYKE, ZAK, SMITH
NO: ADERHOLD, REYNOLDS, LEWIS,

Mayor Wythe voted no to break the tie.

Motion failed.

REYNOLDS/LEWIS MOVED TO AMEND LINE 39 TO READ OPTION 3 AND REMOVING OPTION 2 AND OPTION 1; AND LINE 40, CONSTRUCTION OF A REDUCED SIZE PHASED PUBLIC SAFETY CAMPUS WITH POLICE STATION ONLY TO THE VOTERS OF THE CITY OF HOMER DURING THE GENERAL ELECTION IN 2016 IN THE AMOUNT NOT TO EXCEED TWELVE MILLION DOLLARS.

Councilmember Reynolds commented based on information from last week's worksession and other meetings she has attended, this would be a good way to get started on the police station. She also noted the memorandum from the Fire Chief explaining that refurbishments to the fire hall to extend the life about ten years would cost one million dollars.

Question was raised if the 12 million includes the one million for the fire station. Ms. Reynolds replied no, but it could.

Discussion ensued regarding previous talk that the police station could be done for 10 million dollars. Comment was made that it was bonding for 10 million dollars and coming up with additional monies from funds that may be available through the city.

They also briefly addressed monies already allocated and expended.

Mayor Wythe commented about language being omitted regarding bringing this to the voters of the City of Homer during the General Election October 2016 and it should be added back.

VOTE (Amendment): YES: REYNOLDS, ADERHOLD, VAN DYKE, ZAK, SMITH, LEWIS
NO: SMITH

Motion carried.

There was further discussion that \$650,000 has been authorized to be expended and are currently under contract for \$490,000.

ZAK/VAN DYKE MOVED TO AMEND THE 12 MILLION TO 11.5 MILLION

Councilmember Smith asked if this would include the improvements to the existing fire hall. Mr. Zak said yes, it would.

Further discussion clarified that the resolution is only setting the budget not the building size. After the resolution is adopted, it will be up to the committee to work with the architect to work to create a building in the size that will work in the allocated budget.

VOTE (Amendment): YES: VAN DYKE, ZAK, SMITH
NO: LEWIS, REYNOLDS, ADERHOLD

Mayor Wythe voted no to break the tie.

Mayor Wythe called for a motion to add back the language bringing this to the voters of the City of Homer during the General Election October 2016 and it should be added back.

LEWIS/ADERHOLD SO MOVED.

Councilmember Reynolds noted it wasn't her intention to remove that language in her original motion.

VOTE (Main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

14. NEW BUSINESS

15. RESOLUTIONS

- A. **Resolution 16-021**, A Resolution of the Homer City Council Awarding the Contract for the Deep Water Dock Uplands Improvements 2016 Project to a Firm to be Named in an Amount to be Announced and Authorizing the City Manager to Execute the Appropriate Documents. City Clerk/Public Works Director.

Councilmember Smith disclosed that his father works for Puffin Electric, the firm being awarded the contract.



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM

DATE: February, 18th 2016
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: New Police Station Square Footage

Some members of the Council have expressed concern about the large increase in size of the new Police Station as compared to our existing building. This is understandable - though the Public Safety Building Committee has spent significant time on the justification for increased space, Council has not. I hope this memo helps explain both the current and future space needs for the Homer Police Department.

The Committee has reduced the proposed size of the building from the initial design significantly. The first estimate put the anticipated space needs at 31,520 SF. Cost concerns sent the building committee back to work resulting in the current space needs estimate of 23,659 SF. I'll try to explain the need for the increased square footage in a segmented breakdown. Anyone looking at what appears to be the floorplan for the new building should realize it is not a floorplan. It is a projection of square footage needs and how they might be connected. One thing I'd like to note here applies to the entire building. Our existing storage space for records, tools, equipment and supplies of all types is woefully inadequate. We currently have two old connex's behind our building and a wooden shed we utilize in creative manners to meet our needs. There are square footage increases in every area of the new building to accommodate necessary storage.

Jail

Jail size in the new facility is estimated at 3768 SF. The most significant area of square footage increase in the jail is in the number of cells. It also has new spaces we do not currently have. These include a new soft interview room, secure and private attorney/inmate visitation rooms, a laundry room, temporary storage for evidence, officer/inmate interview rooms, an increased jail records storage area and a temporary holding room. The new jail is proposed to contain 8 cells versus the four we have now. Four cells are not enough, causing us to run out of space for prisoners on a regular basis. Just last week we had 23 new arrestees go through the jail resulting in several of them sleeping on cell floors and three trips by HPD personnel to Wildwood pre-trial to keep our numbers compliant. We also don't have the right configuration of cells. We are required by law to keep juveniles sound and sight separated from adults. We cannot do so in our current facility. Felons need to be separate from misdemeanants, males from females, ill

prisoners from healthy ones and so on. We often have prisoners in jail on mental health holds or detoxing. These inmates need to be in separate properly equipped cells. We are in violation of federal law every time we have to hold a juvenile. We always hold females and males in separate cells but often cannot meet mandated separation requirements.

The soft interview room will be located near the main entrance. It will provide us a friendly area where a member of the public can quickly and privately speak with a police officer or dispatcher while filing a complaint, filling out a witness statement, answering a few questions, providing a mandatory breath test and more. Most of these things are now done in the lobby with no privacy at all. This results in a rushed or hurried process which is ultimately less accurate than what we might achieve with a bit more time and privacy.

Our existing jail doesn't have nearly enough storage area for bedding, supplies or uniforms. Most of these items are stored behind the building in connex vans or ordered weekly when bi-yearly ordering would result in considerable cost savings and having adequate supplies on hand. The new jail should be designed to provide adequate storage as depicted in our current size estimates. Also new in the design for us will be a laundry room. Having a laundry room will eliminate the jail laundry contract by enabling jail officers to clean all jail linens, sheets, blankets, towels, etc.

The proposed design has rooms for an attorney to privately and safely meet with a client. The designed visitation space will double as visitation space for relatives and will eliminate some of the safety problems we have with our current facility. Prisoners will not have to be taken out of secure jail spaces for these meetings resulting in a huge and much needed increase in safety.

The new design also includes secure meeting spaces for an officer to interview a prisoner without having to take them out of the jail area.

Also new for us in the jail will be a temporary holding room. It is very common for us to bring in more than one arrestee at the same time. Being able to place one in a secure room while booking the other will offer us another vast improvement in safety and personnel flow. It will also enable one officer to safely process two prisoners while the other officer returns to a crime scene or ongoing situation of some type.

The booking room in the new facility is projected to be approximately 561 SF versus the 120 SF we now have. This additional square footage is sorely needed to allow multiple officers to safely handle a combative prisoner.

Another new feature included in the design is a sally port at an estimated 1024 SF. The sally port is essentially a two car drive through garage. It will provide a very significant and important officer safety and general public safety upgrade by providing a secure space to safely load and unload prisoners. Prisoners going back and forth to court will be safely confined in the sally port with very limited escape options. New combative arrestees coming in will also be more controllable for us in a confined space.

Property and Evidence

The evidence processing and storage areas in the new design is projected at 4879 SF. This is a very large increase over what we now have and is barely adequate to meet our projected future needs. It is the one area not significantly reduced in square footage from

the initial design estimate to our current one.

The need for adequate evidence storage room is dictated in part by the courts and department of law. We are now required to store some evidence for the life of the victim. Some has to be stored until the possibility of appeals is exhausted in the case. For major felonies, this can be 6 years or more. Some evidence even has to be retained for the life of the defendant. The evidence storage time for basic misdemeanors usually runs a minimum of two years, four and five is very common. Even though every arrest we make is done under Alaska State Statute and the state prosecutes our cases, there is no location we can send evidence to. If we make the arrest it's our case and our evidence. Every department in the state is in the same boat we are when it comes to evidence storage. We currently store evidence in a room inside our building we made by knocking down walls, eliminating an office, lobby area, break room area and reducing the size of our meeting room. We also store evidence in one of our connex's and our wood shed. These areas outside the secure building do not technically meet the requirements for secure evidence storage. They are also very problematic for us resulting in having to sometimes look in two or three places to find things. The new design with one central storage area will be a great improvement for us.

Also included in the new design are improved and increased areas for evidence processing, receiving, handling and packaging. We do not currently have any areas to safely handle evidence with blood or body fluids on them. We handle other types of hazmat materials while dealing with evidence that require ventilation and controls. We also need room to dry out drug evidence and other items. The methods we've developed and now use to handle these items violate OSHA requirements and established industry standards. They also complicate and confuse the chain of custody requirements we must meet to certify the purity of the evidence for court purposes. Our new building should be designed to address all of these deficiencies.

The new building has a projected two bay indoor area for the evidence processing of large items currently estimated at 580 SF. This will be utilized to process vehicles, snowmobiles, boats, ATV's, essentially anything that will fit inside. We currently have to store these items in an unsecure outside location and either process them outside or in a bay at public works. It is a critical need for us to be able to process this type of property in a secure, clean, controlled space at our own facility. We'll have the equipment on hand to do the job right and we won't have to work around someone else's schedules. It will also safely preserve the chain of custody for this type of evidence. We currently search and process vehicles on a bi-weekly basis or more and will keep this space busy. We had a project on the CIP list to accomplish this need for us for several years but it was never funded.

Another important thing to mention is our current lack of evidence processing areas. Latent fingerprint evidence is often very fragile in nature. We now have to package it and send it to the crime lab for analysis. Having the room to increase our processing abilities will allow us to use methods to stabilize latent prints and other types of evidence before we package them. This will improve the crime labs ability to successfully process the evidence we send them. Being able to improve our processing ability will also result in our ability to fully develop some types of evidence in-house to the point where it is usable in an on-going investigation. This can result in getting criminals off of the street and into custody faster and improve conviction rates.

There are a few other new to us features in the grey color coded portion of the new facility design I'd like to point out. They are near the police officer and staff entry area. Included is

a decontamination area, uniform/gear and boot storage and a small laundry room. The reasoning behind this area is we need a space where an officer can come in and get completely decontaminated before tracking contaminants through the rest of the building. Officers sometimes come in from bloody crime scenes with blood and body fluids on them. They can be contaminated by chemicals and fuels at accidents and fires. This area will provide them a space to change uniforms, wash down if necessary and launder soiled clothing.

There is also a small bunkroom included. This new room will enable an officer to sleep if having to work for very long periods of time. When we have a major felony crime committed against a person, we will initiate work on the case immediately. Work on some of these types of cases must continue unabated until all existing leads are followed up on. Experience has taught us if you don't catch a murderer within the first 72 hours after it's committed the odds of apprehending them start to quickly diminish. Other felonies such as a stranger sexual assault against another are similar. These types of cases must be vigorously pursued in a continuous flowing fashion without delay. The officers in charge of these investigations can't leave for those first crucial days or a successful outcome is jeopardized. The bunk room could also be utilized during an ongoing response to any major disaster or emergency situation.

Dispatch

Projected space needs for dispatch are at 2863 SF in the new building. This includes room for up to four dispatch consoles, (we currently have two), increased storage areas for supplies and records and a break room for use by all department employees. The dispatch area includes a reception area for greeting the public, a mail room area and restrooms.

The increased area for records and storage will replace some of the area contained in the connex's. The new design will enable dispatchers to be talking to someone in the lobby while still in earshot of the radios. The available room for the dispatch consoles is more than doubled over what we have now. Our existing space is very tight and cramped. Our two consoles meet current needs but there is not enough room for the future. Four consoles will enable continued dispatch activities while training new dispatchers and provide supervisor oversight and control positions. Having spare consoles will also expand our emergency response capabilities and provide spares in the event of equipment failures.

Lobby

The lobby in the new building is projected to be 1016 SF versus our existing lobby of about 400 SF. The new lobby will meet ADA space requirements and provides for an elevator to access the second floor, another ADA consideration.

Investigation and Patrol

The projected space needs of 4568 SF for investigations and patrol are shown in blue on the drawing. This is another area where our existing spaces for these functions are woefully inadequate. The new design will provide us designated and properly designed soft and hard interview rooms and a room for a polygraph. There are offices for all of the department's supervisors and senior patrol officers. There is space for an open area for most of the patrol officers to do case work in and a small briefing room for quick meetings

of on-shift personnel. There is also space provided for the copy room we don't have but need and storage of supplies and some patrol equipment.

We have reduced the projected space needs in this area of the building by approximately 1000 SF from the initial design. This is the core working area for the patrol officers, investigations and police supervisors. I have some concerns about this area becoming too small for our needs in the future. It is slightly larger than what we need now with our existing work force but it doesn't have a lot of room for expansion. The new building is being built and designed with the idea in mind it might have to be expanded in the future. This is one area where I feel the need to do so could well occur the soonest.

Training, Fitness, Meeting Space

The space needs shown on the second floor of the possible design provide for our needs in general meeting spaces, physical training and exercise and an indoor range. This area is projected to occupy approximately 6366 SF of the new building.

The training room and office total 924 SF. This room would be utilized for department meetings, meetings with other agencies and classroom type training sessions as well as some storage of training supplies and materials. Our current meeting/training space is too small for us. It is not large enough to hold the entire department work force and is very cramped for just the patrol force alone. When having monthly patrol meetings everyone can sit down but no one can move. Joint meetings of patrol and jail officers require someone to stand. Add in some training props/equipment and it is really, really undersized. The new proposed space will meet our current needs but will become small as time goes on and department growth occurs. It would be very difficult for us to perform meetings and trainings in another building. Dispatchers and officers can attend meetings and trainings at our own building while on duty. Having to travel to a different location will mean some of them won't be able to attend. It would result in having to meet or train two to four times instead of less costing more in overtime and causing scheduling problems. We discuss very confidential and protected information in meetings and some training sessions. It is safe to do so in our own secure environment but trying to do so elsewhere would be very problematic. We will conduct mission planning sessions and debriefs in this area as well. These types of meetings carry a high need for a secure space. I am totally against any plan to reduce or eliminate this critical space need.

The physical training and exercise spaces are projected at 1098 SF. Along with this space comes a subsequent need for showers and locker rooms currently estimated at 1639 SF. About 90% of our officers and many of our dispatchers utilize our current exercise room on an almost daily basis. There is a great need for officers to maintain fitness through regular exercise. An officer in good physical condition is less likely to resort to high levels of force in a situation if they can physically control it. They are less likely to be hurt or hurt someone. Stress reduction through exercise is another critical need for all public safety employees. Providing the space for our police department employees to exercise within the station is well known to increase the rate of participation. It enables employees to exercise before or after shifts that often start and end before any local exercise facilities are open. Participation is also increased because police employees are in a comfortable and secure environment. Many of our officers would simply not be able to go to our local clubs without being exposed to harassment at all levels. Another advantage to having adequate exercise equipment on site is officers recovering from on the job injuries can continue to perform their necessary physical therapy ordered exercise while working in a limited duty capacity. Our current exercise and physical training room is very small. We have a very limited

amount of workout equipment without enough room to add equipment that can specifically target areas known to be injury prone in officers such as backs and knees. Our space limitations also limit the number of employees that can workout at the same time. This causes problems when employees share the same time off together with overlapping exercise times. We try to utilize the exercise area for some physical training as well. Our goal is to conduct physical training, physical means of arrest training and defense tactic training on a regularly scheduled year round basis. We don't have the room available to do so now resulting in having to try to schedule time in the matt rooms at one of our schools. This is very difficult to arrange and schedule to match up with the availability of our personnel. The result is we're lucky to be able to do some things twice a year that we should be doing a minimum of six times a year. There is also the issue for us of doing defensive tactics training in a public area. This type of training needs to be done in a secure location. Having our tactics displayed on a Facebook recording must be avoided.

Shooting Range

The indoor shooting range is projected to have a space need of 2359 SF. This would be a small range with four to six shooting lanes, supply storage, an armory and a gun cleaning room. The proper storage for ammunition, guns and shooting related supplies along with a properly ventilated gun cleaning area is a current pressing need for us. We currently do these things in a small wooden building behind the police station with no ventilation and a small space heater in it that is inadequate much below thirty degrees.

We do our very best to maintain a very robust and active firearms training program on a year round basis. We currently have to shoot at the outdoor range owned by the local gun club located between Homer and Anchor Point. Officers should be firing each one of their weapons systems once per month on their own and are required to participate in department organized training and qualification sessions which we try to do four times per year. Inclement weather, varying shift schedules, scheduled vacations and other department training needs are all impediments to meeting our desired quarterly shooting objectives. Sometimes we'll get all of these various factors to fall in proper alignment, have weapons qualifications scheduled at the range and end up having to cancel due to driving rains and 40mph winds. Other factors working against us with utilizing the range include the changing schedules of the gun club and their needs. Additionally, the outdoor range is located in an old gravel pit. Radio coverage is poor and often totally non-existent. Cell phone coverage is the same. There is no guarantee of being able to contact the officers at the range. With more than half of the department at the range at one time, our ability during scheduled shooting events to provide rapid back-up to an officer in need is severely hampered. I firmly believe any new police station being built in Alaska should have an indoor range as part of the design and I think our unique local conditions amplify this need. We will also use the indoor range to provide us with ample matt space for defensive tactics training. Even in the projected 1000 SF exercise room, there will be very limited space for matt work. We would have enough room in the indoor range to work two to three officers through conflicts at the same time, thereby maximizing the amount of training we can do simultaneously. We could also utilize the range for other types of training, such as force on force, simulated munitions, shoot don't shoot and more. Having our own range will lower overtime costs, improve the quality and quantity of our training and ease scheduling.

I suggest that if we can't afford to build a completed indoor shooting range now, let's at least build the empty space and finish it when we can afford to do so. This is an area where it might be possible to pursue some grant funding or local fund raising projects.



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: MARCH 3, 2016
SUBJECT: PRELIMINARY PLANNING OF THE PUBLIC INFORMATION CAMPAIGN

Council approved the following at the February 22, 2016 Council meeting:

Option 3, Construction of a reduced size, phased, Public Safety Campus with Police Station only to the voters of the City of Homer during the General Election in October 2016 in an Amount Not to Exceed 12 million dollars.

As noted by the City Clerk prior to previous decisions to have an issue on the ballot a resolution or ordinance is required with regards to including without limitation information that may influence the outcome of an election on a ballot proposition. While this committee has previously tried many avenues to inform the public regarding this project now that it has been directed by Council to have the question of a bond issue on the October ballot it would be the best course of action to complete this formality prior to implementing any further public information .

The committee can start planning preliminary actions regarding how to inform the public on this project and the values to having it constructed.

Recommendation:

Informational in Nature. No Action required.



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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: MARCH 3, 2016
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

Currently the following date(s) are available for the next meeting:

Wednesday, April 13, 2016, this date is already tentatively reserved for the committee.

Thursday, April 14, 2016

Please outline the deliverables needed for the next meeting in order to facilitate staff and the design teams work schedule.

Recommendation:

Discuss dates and make motion to establish meeting date for the next meeting of the committee.

Name	Title	Phone	Email	Info
KEY PROJECT STAKEHOLDERS				
Carey Meyer	Public Works Director	907-235-3170	cmeyer@ci.homer.ak.us	3575 Heath Street, Homer 99603
Ken Castner	Project Manager	907-235-3170		3575 Heath Street, Homer 99603
Mark Robl	Chair of Committee	907-235-9028	kcastner@tonsina.biz	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Barbara Howard	Police Chief	907-235-3150	mrobl@ci.homer.ak.us	Homer Police Department 4060 Heath Street Homer AK 99603
	Public Representative	907-	bhfish@gci.net	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Bob Painter	Fire Chief	907-235-3155	rpainter@ci.homer.ak.us	Homer Volunteer Fire Department, 604 East Pioneer Ave. Homer AK 99603
Beth Wythe	Mayor	907-235-3919	mary(beth)Wythe@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Renee Krause	Deputy City Clerk	907-435-3109	rkrause@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Katie Koester	City Manager	907-235-8121	kkoester@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
CONSULTING TEAM				
Dale Smythe	Project Manager	907-343-5254	dale.smythe@stantec.com	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	jerry.neubert@stantec.com	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	sara.doyle@stantec.com	2515 A Street, Anchorage, AK 99503
Meredith Noble	Stakeholder			
	Involvement/Funding	509-340-1714	meredith.noble@stantec.com	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Loren Berry	Loren Berry Architects	541-896-3692	lberry@berr yar ch.com	41601 Madrone Street, Springfield, OR 97478
Jack Berry	Loren Berry Architects	541-896-3692	lberry@berr yar ch.com	41601 Madrone Street, Springfield, OR 97478
Jole Jolley	Cornerstone General Contractors	907-646-7213	jjolley@cornerstoneak.com	5050 Cordova Street, Anchorage, AK 99503
MEDIA OUTREACH CONTACTS				
Daysha	KBBI Public Radio	907-235-7721	newsdir@kbbi.org	Coffee Table on Wednesday morning 9-10 am.
Dave Becker	K-WAVE, KPEN, K-BAY, KGTL	907-235-6000	kwavem@xyz.net	Contact Tim White, K-WAVE, for Straight Talk on Tuesday mornings http://www.chrisstoryradio.com
Chris Story	KPEN- Alaska Matters	907-299-7653		
	Homer Tribune	907-235-3714	newsroom@homertribune.com	http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site
Michael Armstrong	Homer News	907-235-7767	michael.armstrong@homernews.com	http://www.homernews.com/homer-news/local-news/2013-09-11/herc-lot-new-public-safety-site
	Peninsula Clarion	907-283-7551		http://peninsulaclarion.com/staff
Shannyn Moore	Blogger, Radio.Active.Truth		shannynmoore@gmail.com	http://www.shannynmoore.wordpress.com/
FUNDING SOURCE CONTACTS				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	pauletta.bourne@alaska.gov	http://commerce.alaska.gov/dnn/dcra/GrantsSection/CommunityDevelop
Judy Haymaker	CDBG Grants Rep	907-451-2731	judy.haymaker@alaska.gov	Max \$850k per community, \$2M FY13 Cycle
Scott Ruby	Director, Division of Community and Regional Affairs	907-269-4569	scott.ruby@alaska.gov	Excellent resource for information on legislative designations & CDBG grant.
Merlaine Kruse	USDA RD, Community Programs	907-761-7778	merlaine.kruse@ak.usda.gov	
Amy Milburn	USDA RD, Area Director	907-283-6640 ext. 4	amy.milburn@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Wylie Chandler	USDA RD, Loan Tech	907-283-6640 ext. 4	wylie.chandler@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Bill Walker	Alaska State Governor	907-465-3500	governor@alaska.gov	State Capital, PO Box 110001, Juneau, AK 99811-0001

Name	Title	Phone	Email	Info
				http://gov.alaska.gov/parnell/contact/email-the-governor.html
LEGISLATORS				
Peter Micciche	Senator District 0	907-283-7996 907-465-2828	senator.peter.micciche@akleg.gov	145 Main Street Loop Ste. 217, Room 226 State Capital Room 125, Juneau AK 99801
Note: Involved with National Fire Protection Association Standards Council, Regional Suicide Prevention Team, Kenai Peninsula Local Emergency Planning Committee				
Paul Seaton	Representative District 31	907-235-2921 907-465-2689	representative.paul.seaton@akleg.gov	270 W. Pioneer Ave. Homer AK 99603 State Capital Room 102, Juneau, AK 99801
CITY STAFF				
Dan Gardner	Public Works Superintendent Public Works Inspector	907-235-3170	dgardner@ci.homer.ak.us	
Rick Abboud	City Planner	907-235-3106	rabboud@ci.homer.ak.us	
Julie Engebretsen	Deputy City Planner Assist. City Manager	907-235-3106 907-435-3101	engebretsen@ci.homer.ak.us	
Jo Johnson	City Clerk	907-235-3130	jjohnson@ci.homer.ak.us	
Elaine Grabowski	Staff at Fire Dept.	907-235-3155	fire@cityofhomer-ak.gov	
Dan Miotke	Staff at Fire Dept.		dmiotke@ci.homer.ak.us	
COMMUNITY OUTREACH				
Jim Lavrakas	Far North Photography/Chamber of Commerce Contact	907-360-2319	jimlav@homerakaska.org	
Angie Newby	Real Estate Association	907-235-5294	angienewby@alaska.com	Wants to host fire and police staff for an informative meeting during their
Debbie Speakman	Chamber of Commerce		debbie@homerakaska.org	Coordinated much of the fundraising for the new Library.
Claudia Hanes	Youth Services Librarian	907-435-3176	chaines@ci.homer.ak.us	
Miranda Weiss	Public Park Volunteer		tidefeathersnow@gmail.com	
Derotha Ferraro	Hr at Hospital/ Community Leader	907-235-0397	dbf@sphosp.org	Coordinated PI activities to garner support for upgrades to hospital. Also Vice Chair of Public Art Committee
Michele Miller	Pratt Museum	907-235-8635	mmiller@prattmuseum.org	
Marianne Aplin	Islands and Ocean Visitor Center Manager		marianne_aplin@fws.gov	Also member of the City of Homer Public Arts Committee
Jack Cushing	Former Mayor	907-399-1200	jackcushing@gci.net	
	Kachemak Heritage Land Trust			
	Kachemak Bay Conservation Society			
Robertta Highland	Homer Foundation	907-235-8214 907-235-0541		also a member of the Advisory Planning Commission
	Port & Harbor			
	Senior Citizens Center	907-235-3739		

Name	Title	Phone	Email	Info
POLICE/FIRE CONTACTS				
Kelly Nicoletto	Alaska State Fire Marshall			5700 E. Tudor Rd. Anchorage AK 99597-1225
Mark J. Miller	EMS Unit Manager, AK State Dept of Health and Social Services	907-465-8633	mark.miller@alaska.gov	Division of Public Health, Section of Emergency Programs, PO Box 110616, Juneau AK 99811-0616
Sue Hecks	Executive Director, Southern Regional EMS Council, Inc.	907-562-6449	shecks@sremsc.org	6130 Tuttle Pl. Suite B, Anchorage, AK 99507-2041
Kevin Jones	Homer Airport Manager (Crash Rescue)	907-235-5217		Home Office of State DOT
Scott Walden	Director, KPB, Officer of Emergency Management	907-262-2097	sgwalden@borough.kenai.ak.us	Office of Emergency Management, 253 Wilson Lane, Soldotna AK 99669
	Division of Homeland Security & Emergency Mgmt			Dept. of Military and Veteran Affairs, PO Box 5750, JBER, AK 99505
	Safety and Emergency Response Agencies			
	State Troopers			
	Coast Guard			
	State Parks			
	State of Alaska DOT			
	Kenai Peninsula Borough			
	Environmental Permitting agencies			
	Alaska State Legislature			
	Governor's Office			
	K.E.S.A.			
	Alaska Fire Chief's Association			
	State Fire Marshal's Office			
	Wildwood Correctional Center			
	OSHA			
	Department of Security			
	Alaska State Forestry			
	Kachemak Bay			
	Mental Health			
	Clergy			
	State EMS			

