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**CITY OF HOMER  
HOMER, ALASKA**

Mayor

**RESOLUTION 15-007(A)**

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE  
RECOMMENDATIONS OF THE PUBLIC SAFETY BUILDING REVIEW  
COMMITTEE.

WHEREAS, The Public Safety Building Review Committee (PSBRC) has worked the last eleven months to complete the Public Safety Building conceptual design scope of work as outlined in Resolution 14-020; and

WHEREAS, The PSBRC reviewed and rated GC/CM proposals, reviewed the proposed contract and provided input on the scope of work and deliverables, reviewed work products and participated in regular briefing with the contractor, made recommendations and provided direction to staff and the contractors as the project proceeded; and

WHEREAS, The PSBRC has reached a financial and design benchmark authorized by the Council and has made recommendations to the Council as outlined in Memorandum 15-007.

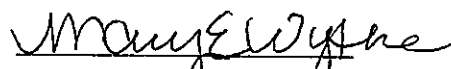
NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the following recommendations of the Public Safety Building Review Committee, as outlined in Memorandum 15-007, are approved:

- The City Council approves the conceptual design
- The City Council approves the schedule for the project
- The City Council approves the budget to take the project to 35% design

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Homer City Council that Resolution 14-020 is amended to extend the Public Safety Building Review Committee until the project is completed or the committee is otherwise dissolved by the Homer City Council; and the scope of work of the committee is expanded to advise the Council on all further phases of design and construction.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 12<sup>th</sup> day of January, 2015.

CITY OF HOMER


  
MARY E. WYTKÉ, MAYOR

44 ATTEST:

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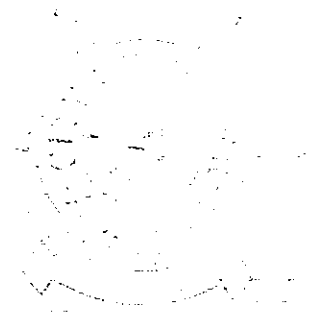
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JO JOHNSON, MMC, CITY CLERK

48

49

50 Fiscal Note: N/A





## Memorandum 15-007

TO: Homer City Council  
FROM: Public Safety Building Review Committee (PSBRC)  
DATE: January 05, 2015  
SUBJECT: **Public Safety Building  
Conceptual Design Status Report  
Recommendations on How to Proceed**

The Committee, working with City staff, has worked over the last eleven months to accomplish the completion of the Public Safety Building conceptual design scope of work contained within Ord. 14-020. The ordinance contained the following tasks:

“Review and rate GC/CM proposals and make a recommendation to the Council.”

✓ *This work is complete. A construction manager and project architect have been selected and the Council awarded contracts that achieve the first level of design.*

“Review the proposed contract and provide input on the scope of work and deliverables.”

✓ *This work is complete and was elucidated within the contract documents.*

“Review work products and participate in regular briefing with the contractor.”

✓ *This work is complete to the extent of reaching a conceptual design – a design and funding benchmark.*

“Make recommendations / provide direction to staff /contractors as the project proceeds.”

✓ *This work is complete to this juncture of additional policy related direction. The committee selected a site for the new facilities and the Council has ratified the location. The site selection has allowed advancement of the preliminary site and building design.*

“Make recommendations to Council as to how to proceed as benchmarks are achieved.”

✓ *We have reached a financial and design benchmark. Our recommendations are stated below.*

The committee, at the onset, agreed to work by consensus. In the event of failing unanimity, the options discussed are presented.

The committee initiated interactions with the citizenry, through the opportunities of its meetings, which often held three agenda spots for public comment and questions, and

presentations to civic organizations. We hope that these will continue as the next phase develops.

We have reached a point that requires policy direction from the City Council which may include further appropriation of funds to advance the project beyond the initial phase. The Council also now needs to decide whether to dissolve or extend the life of the Committee (as directed in the enabling ordinance).

### **Recommendations:**

#### 1. The City Council approve the conceptual design.

- Needs Analysis – A space needs study, commissioned by the architect with a firm specializing in accurate program identification and space allocations for municipal public safety buildings, documented a 2016 building size of ~22,000 square feet for the Police Department and ~21,200 square feet for the Police Department. Space allocations were based on mid-point (not the largest acceptable or the smallest acceptable) square footages for each program element.
- Site Planning - A site plan was developed that provides an efficient layout of a combined facility (as a single project); but also provides for the opportunity to construct in two phases. The site is not large enough to construct a building of a single story, so much of the building is on two floors.
- Site Mitigations – The HERC site contains a variety of existing encumbrances:
  - A waterway transects the property;
  - The Public Works Department occupies one of the existing buildings;
  - The gymnasium and an adjacent classroom are used for community recreation and training;
  - The skateboard park is located there; and
  - An outdoor basketball court is partially located there.
- Public Comment – Almost all public comment revolved around the loss of the recreational spaces. Some also wondered about the proximity to the KPSD Homer Middle School and the access to the school across the HERC property. When questions were posed by the public, the Committee or City staff or the GC/CM Design Team provided responsive information.
- Alternatives:
  - The “Build Everything as Soon as Possible” approach.
    - Pro: Notion that soonest money is the cheapest money, and soonest construction is the least expensive price per square foot.
    - Con: Shortage of funds for the size of the designed project may delay construction for many years, and returns a focus on the mitigations listed above.
  - The “Two Phases” approach.
    - Pro: Phasing allows a continued use of some of the existing facilities and may be the only sized plan that can be financed through municipal bonding or financing in this calendar year.

- Con: Future construction costs will undoubtedly be higher than today's. The Fire/EMS personnel worry that Phase II may fall off the list of City priorities.
  - The "Private/Public" Partnership approach.
    - Pro: Teaming with a private partner could allow the entire project to proceed. A private entity can put certain tax advantages to good use, where the City cannot.
    - Con: The Council has previously decided that owning and maintaining municipal buildings is the best public policy.
- Policy Considerations:
  - Does the City go to complete design and pursue funding for the complete project; or
  - Does the City go to complete design and pursue funding for the first phase of the project; or
  - Does the City go to Phase One design and pursue funding for the first phase of the project; or
  - Does the City put the project on hold until a more solid funding plan has been established?

2. The City Council approve a schedule for the project. The GC/CM team developed a schedule with the following milestones:

	<u>Start</u>	<u>End</u>
35% Preliminary Design	Feb 2015	Dec 2015
Bond proposition on the ballot	Jun 2015	Oct 2015
65% GMP Design	Nov 2015	Sept 2016
100% Final Design	Sept 2016	Apr 2017
Construction	May 2017	Sept 2018

3. The City Council approve a budget to take the project to 35% design. Taking the next step will fill in some of the blank areas and establish some of the craft budgets (civil, electrical, mechanical and specialties) to further public information and review. A rough order of magnitude cost estimate was completed by the GC/CM team for the project; assuming 2017-18 construction. The total cost of a single combined project is \$29.9 M. Postponing construction or phasing may increase the overall cost of the project.

### Project Funding Needs – How Much and When?

Need	Amount	Date Needed
Complete 10% Conceptual Design	\$300,000	Appropriated
Complete 35% Preliminary Design	\$663,000	February, 2015
Complete 65% GMP Design	\$643,000	November, 2015
Complete 100% Final Design	\$316,000	September, 2016

Total Design/City Admin = \$1,922,000

Site Preparation/Demolition	\$975,000	March, 2017
First Year Building Construction	\$18,000,000	July, 2017
Second Year Building Construction	\$9,000,000	July, 2018

Total Construction/Inspect/CA/Art = \$27,975,000

Total Project \$29,897,000

The Design Team attempted to assess building square footage for both Police and Fire to determine if initial costs could reasonably be reduced. The design team concluded that rather than eliminating square footage to reduce costs, the City should seek cost sharing with other local, state, and federal agencies for jail, range, and emergency management facilities.

The Committee concluded that from a practical perspective there is no significant square footage with a lower priority that should be postponed (with the possible exception of the shooting range). The Committee also determined that it was premature to make reductions in scope prior to establishing firmer designs and cost estimates. Cutting and trade-offs can come later in the process.

If the State would participate in Jail construction (say pay 1/3 the cost); it could reduce the City's cost by \$1,100,000. Participation in Range construction (say pay half the cost) might reduce the City's cost by \$900,000). The potential for Federal/State/Borough participation in the cost of this project should also be investigated. Private organizations (such as the NRA) might also contribute to the costs of the project.

4. The City Council should either disband or reauthorize the Committee. Per the resolution that created the PSBRC, the committee "shall be disbanded when the initial scope of work is complete and the Council appropriation is expended. The Council may extend the life of the Committee and expand its scope of work if the project proceeds beyond this initial phase and additional project revenues are secured."
5. The City Council should consider some policy matters that are outside of the purview of the PSBRC.
  - a. What is the future of the fire department? Many have suggested that the EMS/Fire response duties found on the southern peninsula, be combined or reorganized. This could affect the programing and sizing of the new City facilities.

- b. What will the operational costs of the new facilities be and how will the City pay for those costs? The existing maintenance, janitorial, heating and lighting expenses will be magnified by the increased size of the new facilities. As part of a plan presented to the public, operational costs should be addressed.









EXISTING BUILDING

EXISTING GYMNASIUM + BUILDING  
REMAINS OPEN + FUNCTIONAL  
DURING PHASE 1

EXISTING GYMNASIUM

SEPARATION BETWEEN EXISTING  
BLDG + PROPOSED POLICE FACILITY

TEMP. PUBLIC ENTRY

POLICE LOBBY  
1,131 SF

DISPATCH  
3,406 SF

JAIL  
4,363 SF

PROPERTY + EVIDENCE  
4,919 SF

PROPOSED POLICE  
FACILITY

INVESTIGATION +  
PATROL  
5,411 SF

**LEVEL 1 - PHASE ONE + TWO**

POLICE LOBBY	1,131 SF
JAIL	4,363 SF
PROPERTY+ EVIDENCE	4,919 SF
INVEST. + PATROL	5,411 SF
<u>DISPATCH</u>	<u>3,406 SF</u>
<b>SUBTOTAL</b>	<b>19,230 SF</b>

**LEVEL 2 - PHASE ONE + TWO**

TRAINING + FITNESS	10,082 SF
<u>RANGE</u>	<u>2,372 SF</u>
<b>SUBTOTAL</b>	<b>12,454 SF</b>

**TOTAL 31,520 SF**

Date Stamped:	
By	
REVISIONS	
Revision	
No.	Date



2515 A Street  
Anchorage, Alaska 99503  
Phone: (907) 259-4424  
Fax: (907) 259-4653  
www.stantec.com

Project:  
**HOMER PUBLIC  
SAFETY BUILDING**

City of Homer  
Homer, Alaska 99603

Project Mgr. DRS

Drawn

Checked

Date 10/30/14

Sheet Contents:

PHASE ONE -  
LEVEL 1

Sheet No.:

**A0.1**

Project Number: 204600234

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**1** PHASE ONE - LEVEL 1  
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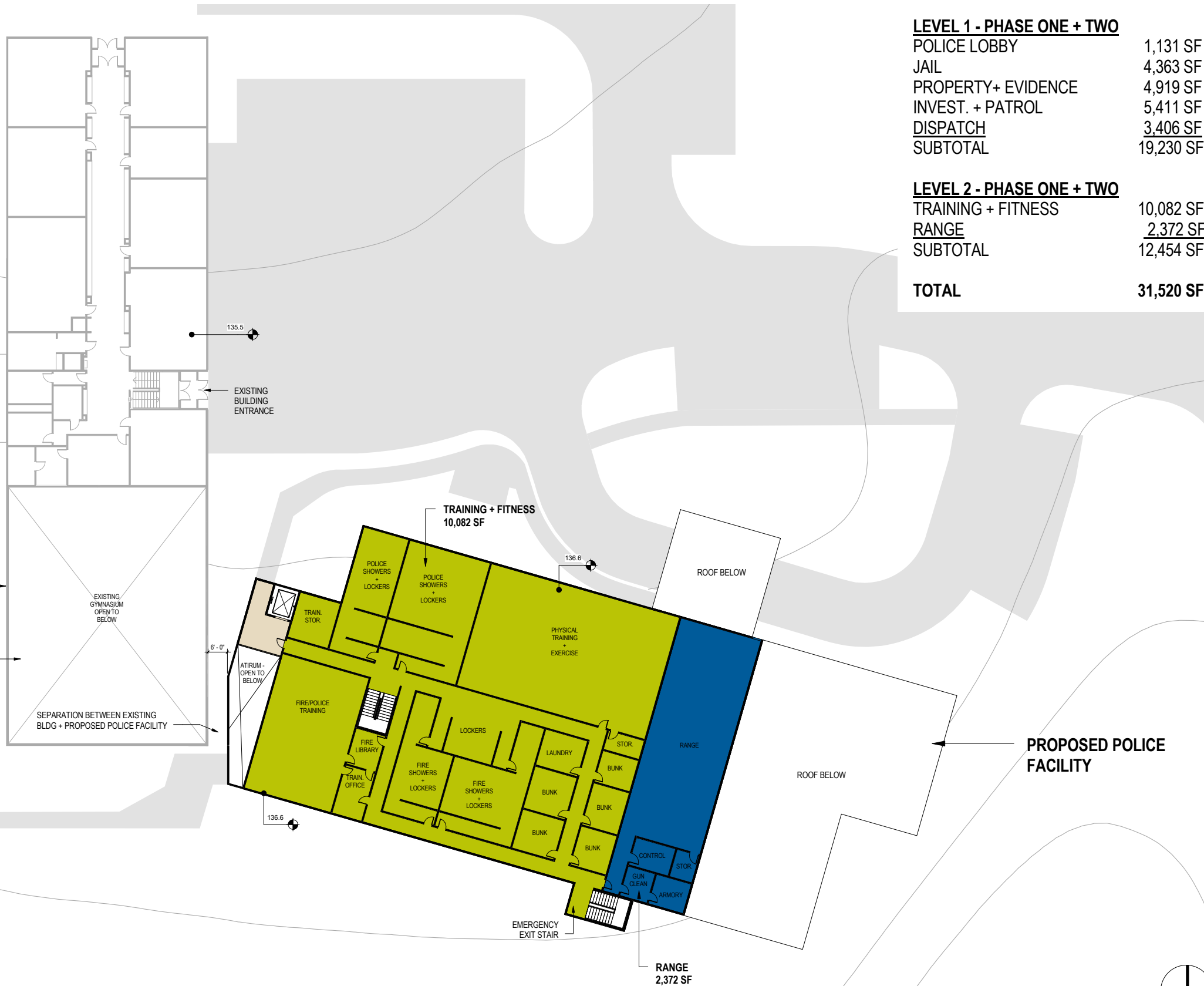
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**1 PHASE ONE - LEVEL 2**

A0.2 1/16" = 1'-0"

**EXISTING BUILDING**

EXISTING GYMNASIUM + BUILDING  
REMAINS OPEN + FUNCTIONAL  
DURING PHASE 1



**LEVEL 1 - PHASE ONE + TWO**

POLICE LOBBY	1,131 SF
JAIL	4,363 SF
PROPERTY+ EVIDENCE	4,919 SF
INVEST. + PATROL	5,411 SF
<u>DISPATCH</u>	<u>3,406 SF</u>
<b>SUBTOTAL</b>	<b>19,230 SF</b>

**LEVEL 2 - PHASE ONE + TWO**

TRAINING + FITNESS	10,082 SF
<u>RANGE</u>	<u>2,372 SF</u>
<b>SUBTOTAL</b>	<b>12,454 SF</b>

**TOTAL 31,520 SF**

Date Stamped:	
By	
REVISIONS	
Revision	
No.	Date

**Stantec**  
 2515 A Street  
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 FAX: (907) 259-4653  
 www.stantec.com

Project:  
**HOMER PUBLIC SAFETY BUILDING**

City of Homer  
Homer, Alaska 99603

Project Mgr. DRS

Drawn

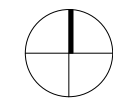
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Date 10/31/14

Sheet Contents:  
**PHASE ONE - LEVEL 2**

Sheet No.:  
**A0.2**

Project Number: 204600234



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**1** PHASE TWO - LEVEL 1  
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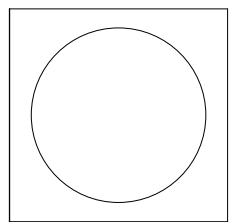
**LEVEL 1 - PHASE ONE + TWO**

POLICE LOBBY	1,131 SF
JAIL	4,363 SF
PROPERTY+ EVIDENCE	4,919 SF
INVEST. + PATROL	5,411 SF
DISPATCH	3,406 SF
FIRE LOBBY	1,717 SF
<u>FIRE ADMIN.</u>	<u>4,241 SF</u>
<b>SUBTOTAL</b>	<b>25,188 SF</b>

**LEVEL 2 - PHASE ONE + TWO**

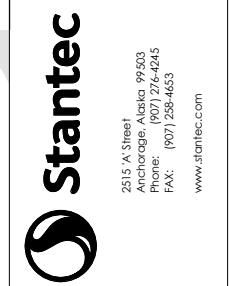
TRAINING + FITNESS	10,082 SF
RANGE	2,372 SF
FIRE LIVING	4,096 SF
FIRE APPARATUS BAY	7,807 SF
<u>FIRE APPARATUS SUPPORT</u>	<u>1,481 SF</u>
<b>SUBTOTAL</b>	<b>25,838 SF</b>

**TOTAL 51,026 SF**



Date Stamped:

No.	Date	By



Project:  
**HOMER PUBLIC SAFETY BUILDING**

City of Homer  
Homer, Alaska 99603

Project Mgr. DRS

Drawn

Checked

Date 12/04/14

Sheet Contents:  
**PHASE TWO - LEVEL 1**

Sheet No.:  
**A0.3**

Project Number: 204600234

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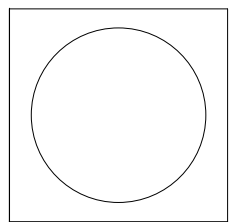
**LEVEL 1 - PHASE ONE + TWO**

POLICE LOBBY	1,131 SF
JAIL	4,363 SF
PROPERTY+ EVIDENCE	4,919 SF
INVEST. + PATROL	5,411 SF
DISPATCH	3,406 SF
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<b>SUBTOTAL</b>	<b>25,188 SF</b>

**LEVEL 2 - PHASE ONE + TWO**

TRAINING + FITNESS	10,082 SF
RANGE	2,372 SF
FIRE LIVING	4,096 SF
FIRE APPARATUS BAY	7,807 SF
<u>FIRE APPARATUS SUPPORT</u>	<u>1,481 SF</u>
<b>SUBTOTAL</b>	<b>25,838 SF</b>

**TOTAL 51,026 SF**



Date Stamped:

No.	Date



Project:  
**HOMER PUBLIC SAFETY BUILDING**

City of Homer  
 Homer, Alaska 99603

Project Mgr. **DRS**

Drawn

Checked

Date **10/24/14**

Sheet Contents:  
**PHASE TWO - LEVEL 2**

Sheet No.:

**A0.4**

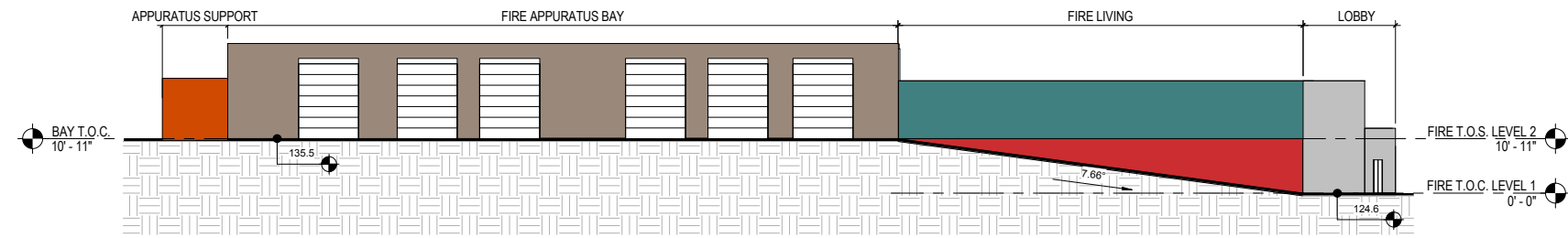
Project Number: 204600234

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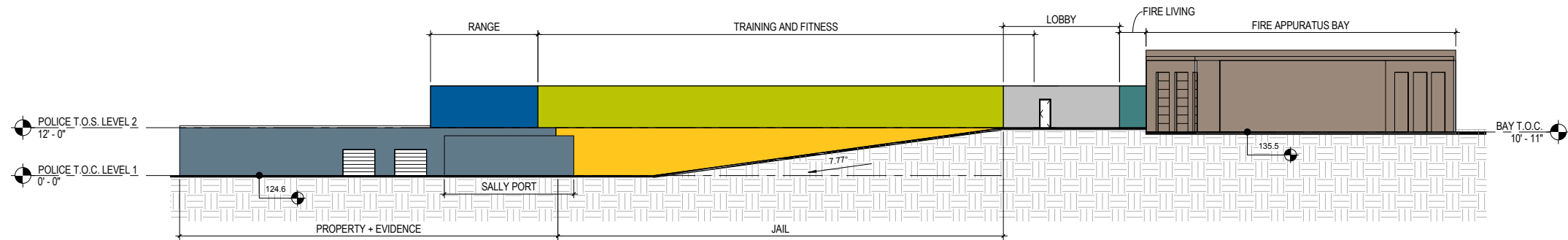
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**A0.4**  
**PHASE TWO - LEVEL 2**  
 1/16" = 1'-0"

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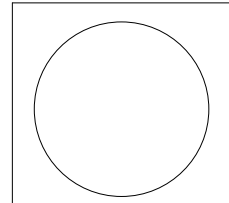
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**2 ELEVATION 2**  
A0.5 1/16" = 1'-0"

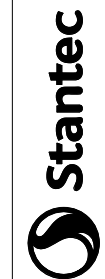


**1 ELEVATION 1**  
A0.5 1/16" = 1'-0"



Date Stamped:

REVISIONS	Revision	By	Date



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Project:  
**HOMER PUBLIC SAFETY BUILDING**

City of Homer  
Homer, Alaska 99603

Project Mgr. DRS

Drawn

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Date 12/04/14

Sheet Contents:  
**PHASE TWO ELEVATIONS**

Sheet No.:  
**A0.5**

Project Number: 204600234

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Activity Name	Resp. Discipline	Original Duration	Start	Finish	2015												2016												2017												2018												2019											
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar							
<b>Homer Public Safety Building</b>		1399	01-Jun-14 A	05-Sep-18																																																												
<b>Preconstruction</b>		899	01-Jun-14 A	24-Apr-17																																																												
<b>10% Conceptual Design</b>		85	01-Jun-14 A	30-Jan-15																																																												
Trip #1 - Interviews for Needs Assessment	USKH	3	01-Jun-14 A	03-Jun-14 A	Needs Assessment, 07-Nov-14																																																											
Develop Needs Assessment	USKH	12	10-Jun-14 A	26-Aug-14 A	Needs Assessment, 07-Nov-14																																																											
Concept Design 10%	USKH	19	04-Oct-14 A	10-Dec-14	Concept Design 10%, 10-Dec-14																																																											
Trip #2 - Presentation & Discussion	USKH	1	10-Dec-14	10-Dec-14	Trip #2 - Presentation & Discussion, 10-Dec-14																																																											
Pre-Construction NTP	COH	0	26-Jan-15		Pre-Construction NTP																																																											
Site Survey	CGC	1	30-Jan-15	30-Jan-15	Site Survey, 30-Jan-15																																																											
<b>35% Schematic Design</b>		323	01-Feb-15	20-Dec-15																																																												
Preliminary Design 35%	USKH	213	01-Feb-15	01-Sep-15	Preliminary Design 35%, 01-Sep-15																																																											
Bond Proposition	COH	62	01-Aug-15	01-Oct-15	Bond Proposition, 01-Oct-15																																																											
Trip #3 - 35% Presentation	USKH	1	10-Sep-15	10-Sep-15	Trip #3 - 35% Presentation, 10-Sep-15																																																											
Issuance of 35% Documents	USKH	0	01-Oct-15		Issuance of 35% Documents																																																											
Develop Phasing Plan, 35% Design Review	CGC	15	01-Oct-15	15-Oct-15	Develop Phasing Plan, 35% Design Review, 15-Oct-15																																																											
Initial 35% Schedule Development	CGC	15	01-Oct-15	15-Oct-15	Initial 35% Schedule Development, 15-Oct-15																																																											
Bid Package Prep & Development	CGC	25	01-Oct-15	25-Oct-15	Bid Package Prep & Development, 25-Oct-15																																																											
35% Budget Alignment	CGC	15	26-Oct-15	09-Nov-15	35% Budget Alignment, 09-Nov-15																																																											
Develop Subcontracting Plan	CGC	25	10-Nov-15	04-Dec-15	Develop Subcontracting Plan, 04-Dec-15																																																											
Subcontracting Plan Owner Review	COH	10	05-Dec-15	14-Dec-15	Subcontracting Plan Owner Review, 14-Dec-15																																																											
Develop Site Logistics Plan	CGC	11	10-Dec-15	20-Dec-15	Develop Site Logistics Plan, 20-Dec-15																																																											
<b>65% Design Development</b>		322	15-Nov-15	01-Oct-16																																																												
65% Design	USKH	244	15-Nov-15	15-Jul-16	65% Design, 15-Jul-16																																																											
Trip #4 - 65% Presentation	USKH	3	21-Jul-16	23-Jul-16	Trip #4 - 65% Presentation, 23-Jul-16																																																											
Sub Solicitation Period - 65%	CGC	40	24-Jul-16	01-Sep-16	Sub Solicitation Period - 65%, 01-Sep-16																																																											
65% Bid Day	CGC	0		01-Sep-16	65% Bid Day																																																											
Compile Budget	CGC	15	02-Sep-16	16-Sep-16	Compile Budget, 16-Sep-16																																																											
65% GMP to Owner	CGC	0		16-Sep-16	65% GMP to Owner																																																											
GMP Reconciliation	CGC	15	17-Sep-16	01-Oct-16	GMP Reconciliation, 01-Oct-16																																																											
<b>95% Construction Documents</b>		221	15-Sep-16	24-Apr-17																																																												
Final Design	USKH	154	15-Sep-16	15-Feb-17	Final Design, 15-Feb-17																																																											
95% Docs to City of Homer	USKH	0	05-Mar-17		95% Docs to City of Homer																																																											
95% Review & Budget Alignment	CGC	25	05-Mar-17	29-Mar-17	95% Review & Budget Alignment, 29-Mar-17																																																											
Finalize CPM Schedule	CGC	25	05-Mar-17	29-Mar-17	Finalize CPM Schedule, 29-Mar-17																																																											
Secure Early Submittals for Long-Lead	CGC	25	05-Mar-17	29-Mar-17	Secure Early Submittals for Long-Lead, 29-Mar-17																																																											
Trip #5 - Final Design Presentations	USKH	3	21-Mar-17	23-Mar-17	Trip #5 - Final Design Presentations, 23-Mar-17																																																											
Design Complete	USKH	0		23-Mar-17	Design Complete																																																											
Final Review	CGC	25	30-Mar-17	23-Apr-17	Final Review, 23-Apr-17																																																											
NTP	COH	0	24-Apr-17		NTP																																																											
City of Homer Permit Issued	COH	0		24-Apr-17	City of Homer Permit Issued																																																											
Issuance of Conformed Docs	USKH	0	24-Apr-17		Issuance of Conformed Docs																																																											
<b>Construction</b>		500	24-Apr-17	05-Sep-18																																																												
Civil/Utilities	CGC	30	24-Apr-17	23-May-17	Civil/Utilities, 23-May-17																																																											
Substructure	CGC	50	09-May-17	27-Jun-17	Substructure, 27-Jun-17																																																											
Superstructure	CGC	65	29-May-17	01-Aug-17	Superstructure, 01-Aug-17																																																											
Exterior Walls/Skin	CGC	65	28-Jun-17	31-Aug-17	Exterior Walls/Skin, 31-Aug-17																																																											
Roof	CGC	40	12-Aug-17	20-Sep-17	Roof, 20-Sep-17																																																											
Interior Framing	CGC	60	01-Sep-17	30-Oct-17	Interior Framing, 30-Oct-17																																																											
Mechanical & Electrical Rough-In	CGC	120	01-Oct-17	28-Jan-18	Mechanical & Electrical Rough-In, 28-Jan-18																																																											
Hang, Tape, Finish, Paint GWB	CGC	120	30-Nov-17	29-Mar-18	Hang, Tape, Finish, Paint GWB, 29-Mar-18																																																											
Architectural Finishes	CGC	160	08-Feb-18	17-Jul-18	Architectural Finishes, 17-Jul-18																																																											
Mechanical & Electrical Finishes	CGC	100	09-Apr-18	17-Jul-18	Mechanical & Electrical Finishes, 17-Jul-18																																																											
Testing & Balancing	CGC	40	28-Jun-18	06-Aug-18	Testing & Balancing, 06-Aug-18																																																											
Substantial Completion	CGC	0		06-Aug-18	Substantial Completion																																																											
Commissioning / Punchlist	CGC	30	07-Aug-18	05-Sep-18	Commissioning / Punchlist, 05-Sep-18																																																											
Final Completion	CGC	0		05-Sep-18	Final Completion																																																											

### Homer Public Safety Building

Actual Work    
  Critical Remaining Work  
 Remaining Work    
 ◆ Milestone



# Conceptual Cost Estimate

## Homer Public Safety Building Project

### January 6, 2014

	2017 const start				2017 const start						
	PHASE 1				PHASE 2				PHASE 1 and 2		
	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL	TOTAL		
<b>SITE - GENERAL</b>											
Mob/Demob/General Conditions		LS	LS	\$180,000		LS	LS	\$210,000	\$210,000	\$390,000	
Building Demolition		LS	LS	\$160,000		LS	LS	\$340,000	\$340,000	\$500,000	
Excavation - On-Site Disposal	7,500		CY	\$4	30,000	4,500		CY	\$4	\$18,000	\$48,000
Excavation - Off-Site Disposal	2,500		CY	\$10	\$25,000	1,750		CY	\$10	\$17,500	\$42,500
Import Select Fill Material	3,500		CY	\$25	\$87,500	5,500		CY	\$25	\$137,500	\$225,000
Paving (2" LC/2" AC)	21,000		SF	\$5	\$105,000	14,000		SF	\$5	\$70,000	\$175,000
Curb & Gutter	3,000		LF	\$22	\$66,000	2,000		LF	\$22	\$44,000	\$110,000
Sidewalk/Trails/Courtyard		LS	LS	\$35,000	\$35,000		LS	LS	\$15,000	\$15,000	\$50,000
Storm Drainage		LS	LS	\$25,000	\$25,000		LS	LS	\$35,000	\$35,000	\$60,000
Water Service		LS	LS	\$45,000	\$45,000		LS	LS	-	\$0	\$45,000
Sewer Service		LS	LS	\$25,000	\$25,000		LS	LS	-	\$0	\$25,000
Landscaping/Seeding		LS	LS	\$20,000	\$20,000		LS	LS	\$35,000	\$35,000	\$55,000
Detention Basins		LS	LS	\$15,000	\$15,000		LS	LS	\$15,000	\$15,000	\$30,000
Gas/Electric/Tele Service		LS	LS	\$125,000	\$125,000		LS	LS	\$15,000	\$15,000	\$140,000
Utility Relocations		LS	LS	\$50,000	\$50,000		LS	LS	\$80,000	\$80,000	\$130,000
Site Lighting		LS	LS	\$20,000	\$20,000		LS	LS	\$40,000	\$40,000	\$60,000
SWPPP		LS	LS	\$20,000	\$20,000		LS	LS	\$30,000	\$30,000	\$50,000
Dumpster/Pad/Enclosure		LS	LS	\$20,000	\$20,000		LS	LS	-	\$0	\$20,000
Emergency Generator		LS	LS	\$95,000	\$95,000		LS	LS	-	\$0	\$95,000
<b>SUBTOTAL SITE CIVIL</b>				<b>\$1,148,500</b>				<b>\$1,102,000</b>	<b>\$2,250,500</b>		
<b>ASSESSORY - POLICE</b>											
Sally Port	981	sf		\$275	\$269,775				-	\$0	\$269,775
Vehicle Impound Bay	523	sf		\$350	\$183,120				-	\$0	\$183,120
Vehicle Impound Storage				\$200	\$0	1962	sf	\$150	\$294,300	\$294,300	
Stolen Item Storage				\$175	\$0	872	sf	\$50	\$43,600	\$43,600	
Staff Vehicle Enclosed Parking	1,199	sf		\$275	\$329,725				-	\$0	\$329,725
Staff Vehicle Covered Parking	981	sf		\$200	\$196,200				-	\$0	\$196,200
K-9	55	sf		\$150	\$8,175				-	\$0	\$8,175
<b>SUBTOTAL ACCESSORY STRUCTURES</b>				<b>\$986,995</b>				<b>\$702,400</b>	<b>\$1,689,395</b>		
<b>MAIN BUILDING</b>											
Fire Public Areas				-	\$0	2,173	sf	\$325	\$706,063	\$706,063	
Fire Administration				-	\$0	2,705	sf	\$350	\$946,750	\$946,750	
Fire Living Areas				-	\$0	7,326	sf	\$325	\$2,381,031	\$2,381,031	
Fire Staff/Facilities Support				-	\$0	735	sf	\$350	\$257,250	\$257,250	
Fire Apparatus Bays and Support				-	\$0	9,370	sf	\$350	\$3,279,500	\$3,279,500	
Police Public Areas	774	sf		\$375	\$290,156				-	\$0	\$290,156
Dispatch/Records	2,406	sf		\$350	\$842,188				-	\$0	\$842,188
Police Administration	608	sf		\$350	\$212,625				-	\$0	\$212,625
Police Investigations	1,125	sf		\$350	\$393,750				-	\$0	\$393,750
Police Patrol	2,559	sf		\$350	\$895,563				-	\$0	\$895,563
Police Property/Evidence	3,000	sf		\$325	\$975,000				-	\$0	\$975,000
Police Jail	4,473	sf		\$950	\$4,248,875				-	\$0	\$4,248,875
Police Range/Armory	4,744	sf		\$550	\$2,609,063				-	\$0	\$2,609,063
Police Support Spaces	4,998	sf		\$350	\$1,749,125				-	\$0	\$1,749,125
Shared Spaces	2,293	sf		\$325	\$745,063	2,293	sf	\$375	\$859,688	\$1,604,750	
Communications					\$85,000					\$18,000	\$103,000
Furnishings	26,978	sf		\$5	\$134,890	22,309	sf	\$5	\$111,545	\$246,435	
<b>SUBTOTAL BUILDING CONSTRUCTION</b>				<b>\$13,181,296</b>				<b>\$8,559,826</b>	<b>\$21,741,123</b>		
<b>SUBTOTAL SITE/BLDG CONSTRUCTION</b>				<b>\$14,168,291</b>				<b>\$9,262,226</b>	<b>\$23,430,518</b>		
Design	8	%		-	\$1,133,463				-	\$740,978	\$1,874,441
1% for Art					\$70,000					\$70,000	\$140,000
Construction Assistance/Inspection	2	%		-	\$283,366				-	\$185,245	\$468,610
Contingency	15	%		-	\$2,125,244				-	\$1,389,334	\$3,514,578
City Administration	2	%		-	\$283,366				-	\$185,245	\$468,610
<b>TOTAL PROJECT COST</b>				<b>\$18,063,730</b>				<b>\$11,833,027</b>	<b>\$29,896,757</b>		



**CITY OF HOMER  
HOMER, ALASKA**

City Manager/  
Public Works Director

**RESOLUTION 14-020**

A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A  
PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND  
ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER  
WHICH THE COMMITTEE WILL CONDUCT ITS WORK.

WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to  
conduct preliminary engineering, design, site evaluation, and cost estimating for the  
proposed new Homer Public Safety Building; and

WHEREAS, Proposals are due on January 21, 2014; and

WHEREAS, It would be beneficial to establish a Public Safety Building Review  
Committee (PSBRC) to assist the City with numerous functions including review and  
evaluation of the proposals, similar to the committees the Council has established for  
construction projects on other public buildings.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes  
the Public Safety Building Review Committee (PSBRC).

BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one  
member of the City Council, the Police Chief or their designee, the Fire Chief or their designee,  
a member of the public, preferably with construction or project management experience, and  
a member of the business community.

BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer  
and Dan Nelsen and secondary support shall be provided as needed and requested by the  
City Manager, the Finance Director, and the City Planner.

BE IT FURTHER RESOLVED the Scope of Work shall include:

- Review and rate GC/CM proposals and make a recommendation to the Council

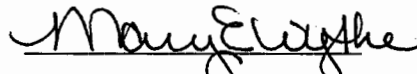
- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make recommendations to Council as to how to proceed as various
- 43 benchmarks are achieved.

44  
45 BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule  
46 and shall be disbanded when the initial scope of work is complete and the Council  
47 appropriation is expended. The Council may extend the life of the Committee and expand its  
48 scope of work if the project proceeds beyond this initial phase and additional project  
49 revenues are secured.


50  
51 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties  
52 interested in serving as the public and business community representatives.

53  
54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13<sup>th</sup> day of January,  
55 2014.

56  
57 CITY OF HOMER

58  
59  
60   
61 MARY E. WYTHE, MAYOR

62  
63 ATTEST:

64   
65  
66 \_\_\_\_\_  
67 JO JOHNSON, MMC, CITY CLERK

68  
69 Fiscal Note: Staff time and advertising costs.

70  
71

