

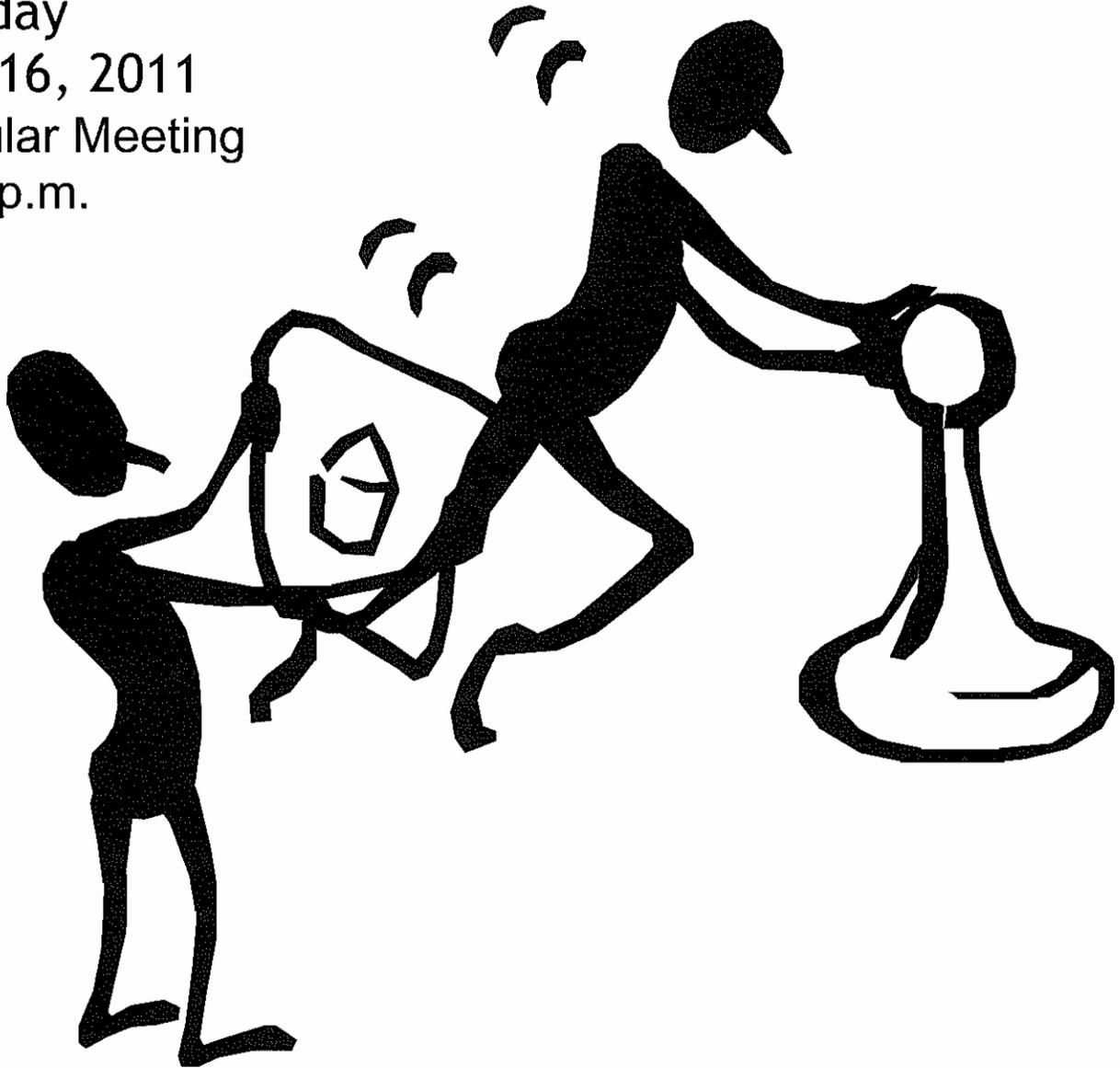
*City Hall Renovation &
Expansion Task Force*

Monday

May 16, 2011

Regular Meeting

5:00 p.m.



City Hall Cowles Council Chambers
491 E. Pioneer Avenue
Homer, Alaska 99603



**NOTICE OF MEETING
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
 - A. Meeting Minutes for the Regular Meeting April 18, 2011 Page 5
- 6. VISITORS**
- 7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**
- 8. PUBLIC HEARING**
- 9. PENDING BUSINESS**
 - A. 1% for the Arts Program – Staff Report 1105-01 dated May 12, 2011 Page 11
- 10. NEW BUSINESS**
 - A. Talking Points Page 17
 - B. 65% Final Design Concept Page 19
 - C. Exterior Siding – Selections, Colors, Choices
 - D. Landscaping
- 11. INFORMATIONAL ITEMS**
- 12. COMMENTS OF THE AUDIENCE**
- 13. COMMENTS OF THE CITY STAFF**
- 14. COMMENTS OF THE COUNCILMEMBER** *(If one is assigned)*
- 15. COMMENTS OF THE CHAIR**
- 16. COMMENTS OF THE COMMITTEE**
- 17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, JUNE 6, 2011 at 5:00 P.M.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 11-05 A Regular Meeting of the City Hall Renovation and Expansion Task Force was called to order at 5:05 pm on April 18, 2011 by Chair Rick Abboud at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: JO JOHNSON, CITY CLERK, RICK ABOUD, CITY PLANNER; AND REGINA MAURAS,
FINANCE DIRECTOR
COUNCILMEMBERS FRANCIE ROBERTS, BETH WYTHE

KEVIN HOGAN (ABSENT)

STAFF: DEPUTY CITY CLERK RENEE KRAUSE (ABSENT)
PUBLIC WORKS DIRECTOR CAREY MEYER
CITY MANAGER WALT WREDE

CONTRACTOR: TODD STEINER, STEINER'S NORTH STAR CONSTRUCTION, INC.

ARCHITECT: SCOTT WORTHINGTON, ARCHITECTURAL PROJECT MANAGER
BEZEK DURST SEISER

APPROVAL OF THE AGENDA

Chair Abboud requested a motion to approve the agenda.

WYTHE/JOHNSON – MOVED FOR APPROVAL OF THE AGENDA AS PRESENTED.

There was no discussion or comments.

The agenda was approved by consensus of the Task Force.

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

There were no comments or questions on items on the agenda.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Minutes for the Regular Meeting March 21, 2011

Chair Abboud requested a motion to approve the minutes.

JOHNSON/ROBERTS – MOVED TO APPROVE THE MINUTES AS PRESENTED.

There was no discussion.

The minutes were approved by consensus of the Task Force.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

(Chair set time limit not to exceed 5 minutes)

A. Talking Points dated April 18, 2011 submitted by Carey Meyer

Chair Abboud introduced the report and requested a motion to discuss.

JOHNSON/ROBERTS – MOVED TO DISCUSSION THE TALKING POINTS BY CAREY MEYER.

There was no discussion.

The motion to discuss was approved by consensus.

Mr. Meyer gave a summary on the progress to date on the following:

- Design team proceeds with 35% design
- Continued meetings with design team and staff
- 35% drawings prepared
- 35% cost estimate prepared
- Condition Use Permit application prepared
- Overhead relocation coordinated with Utilities

Implementation of Task Force direction/staff suggestions:

- Window configuration in new building was changed to accommodate seismic requirements
- Lunchroom location and size
- Public Area configuration
- Exterior Treatment of existing building

Discussion about 35% Drawings

- Floor plan – room layout and access
- Mechanical – Heating and ventilation
- Electrical – Lighting
- Civil Site Plan – Parking and Drainage

Discussion About 35% Cost Estimate

- Overall comparison with 10% budget
 1. Building Expansion
 2. Renovations
- Energy Efficiency Improvements
 1. Lighting Upgrades
 2. Removal of electric heat source
 3. Replacement of air handler

Where do we go from here? Following is his vision of the rest of the project design schedule to start of construction.

Project Tasks	Original Schedule	Current Schedule
Pre-Construction Services Agreement Signed/NTP	February 1, 2011	Done
Preliminary 10% Design Complete	February 21, 2011	Done
Final 10% Design Complete	March 1, 2011	Done
35% Design Complete	April 11, 2011	April 18, 2011
Task Force Meeting 65%		May 16, 2011
Foundation Site Civil Construction Begins	June 1, 2011	May 15, 2011
Task Force Meeting 95%		June 13, 2011
100% Design Complete	June 27, 2011	June 30, 2011
Building Expansion/Renovation Begins	August 1, 2011	August 1, 2011
Building Shell/Utility Service/Heat Complete	October 15, 2011	November 1, 2011
Occupancy Ready	February 15, 2012	April 1, 2012

Chair Abboud inquired if there were any questions regarding the staff report information.

Mr. Meyer responded to questions from the task force on siding and painting, replacement of windows and the line item designated as staff salary.

PUBLIC HEARING (3 minute time limit)

There were no items for public hearing.

PENDING BUSINESS

A. Department Staff Input on Proposed Renovations and Addition

There was no motion to discuss. Chair Abboud requested comment from Mr. Meyer.

Mr. Meyer explained that a member from each department and interested staff members attended a meeting held Friday afternoon. The discussion included comments and requests that made a small impact to the plans but were a huge impact to the staff involved.

He further explained that the drawings presented were pre-35% and since those drawings revisions including the staff comments have been produced. He expects that comments or changes from the meeting today will be added.

There was no further discussion.

NEW BUSINESS

- A. 35% Design Concept
 - 1. Conceptual Exterior Designs of New Building
 - 2. 35% Conceptual Plans
 - a. Page C2 Civil - Parking and Site Improvements
 - b. Page C3 – Drainage Improvements
 - c. Page A1.1 – Existing and Demolition First Floor Plans
 - d. Page A1.2 – Existing and Demolition Second Floor Plans
 - e. Page A2.1 – First Floor Plan
 - f. Page A2.2 – Second Floor Plan
 - g. Page A3.1 – Building Elevations
 - h. Page E2.1 – Electrical First Floor Remodel Plan
 - i. Page E2.2 – Electrical Second Floor Plan
 - j. Page E3.2 – Electrical Details
 - k. Page M2.1 – Mechanical First Floor Remodel Plan
 - l. Page M2.2 – Mechanical Second Floor Remodel Plan
 - m. Page M3.1 – Mechanical Enlarged Plan and Schematics
 - n. Page M3.1 – Mechanical Enlarged Plan and Schematics

Chair Abboud requested to morph into the 35% design without a motion.

Mr. Scott Worthington started the fly around with the new planning department showing enlarged offices, widening the corridor to accommodate a seating/waiting area for planning. The building storage was flipped over to the other side. He further offered additional design option that uses the space better which included a reception counter. It was requested that the waiting area be outside the office area similar to the clerks. The larger open central space will be used for storage, Plat tables, counter space, etc.

Mr. Worthington addressed the changes to the second floor and it was agreed to remove the shower and just enlarge the restroom area. The small restroom in finance would be removed and the area turned in a small coffee drink service area. The current public restroom will be closed off and designated for employee use. The restroom in the Public Space will be accessible from the new lobby waiting area.

A portion of the reception desk will be remodeled and lowered to accommodate a sitting/wheelchair accessible counter for persons needing to sit or are in a wheelchair.

JOHNSON/WYTHE – MOVED TO REMOVE THE SHOWER FROM THE PLANS.

There was no discussion.

The motion to remove the shower was approved by consensus.

Mr. Steiner pointed out that removal of the shower will save approximately \$5000 but the items requested such as the renovations of the small bathroom etc., add approximately \$10,000.

WYTHE/ROBERTS – MOVED TO NOTE THAT EVEN THOUGH THEY ARE SHOWN ON THE DRAWINGS THE COST OF THE PARTITIONS ARE NOT INCLUDED IN THE CONSTRUCTION COSTS.

There was a brief discussion on the partitions and costs involved.

There was no vote noted or approval by consensus of the motion.

A brief discussion on the cost of a proposed door from the existing council chambers to the new conference room in the planning department. This would be to allow council access to a quiet, close place to hold discussions in executive session. The cost is estimated to be approximately \$1500-\$2800.00 dollars. Doors may make the room less user friendly for Planning. Mr. Worthington offered suggestions on door placement.

A lengthy discussion on using the small conference room in the Public Space is designated as the Mayor's office ensued. It was agreed that it was best as a conference room and could be used as office in the future if needed.

It was noted that the existing door (V3) into room 206 (new finance office) be left as is to save funds for something else.

A discussion was held on the exterior entrance to the planning department and approach from the parking lot, the new parking lot configuration, drainage, green space, entrance into the parking lot from Kachemak Way will be reduced to one; storm drainage will be green space that is maintained, removal of the concrete curb and gutter to allow sheet flow which aides in snow removal also; the proposed rain garden could be better located in two other locations that were preferred by the Soil & Water Conservation. The patio area suggested outside of planning would be preferred relocated near the breakroom; location of the Fuel Oil tank was still to be determined; possible pedestrian connection to the college from the city hall with an approximate cost of \$15,000; and dumpster enclosure.

The Task Force discussed setting dates for the next two meetings and agreed to May 16, 2011 and June 13, 2011 as recommended by Mr. Meyer.

Mr. Steiner wanted confirmation on the additional monies required before proceeding to the 65% design. He is required to submit to the Fire Marshal in a few weeks and he wants to know that the funds are available for the building they are designing since they are expecting to break ground the first of June. Ms. Wythe deferred to the City Manager who recommended that an Ordinance be presented at the May 9, 2011 Council Meeting to appropriate the funds necessary for the project. Council did discuss this point and there was only one dissenting vote at the time on using the funds.

There was no further discussion.

B. 35% Conceptual Design Budget

There was no discussion on this agenda item. Any questions and discussion was included in New Business.

INFORMATIONAL MATERIALS

A. Memorandum dated April 13, 2011 Re: proposed Project Schedule and Meeting Agenda Items

There was no discussion on the informational materials.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF THE CITY STAFF

There were no comments from City Staff.

COMMENTS OF THE CHAIR

Chair Abboud commented that if they needed the Task Force prior to the next meeting to give them adequate notice and they can meet to discuss anything that is needed.

COMMENTS OF THE TASK FORCE

Ms. Roberts commented that meeting in one month was adequate; she thought they were accomplishing a lot at these meetings and was satisfied with two more meetings to finish their process.

Ms. Mauras commented that she wanted to thank the design team for all their hard work; that it was really nice to conceptually see everything and including all the staff input.

Ms. Wythe echoed Ms. Mauras comment that the design team has done a great job; and they have plenty of task masters and putting together all the information; they have done a very good job taking the essence of that and transferring it into the drawings and providing input and visuals are a big help.

Ms. Johnson agreed that the design team has listened to the staff and they are right on task. Thank you.

ADJOURN

There being no further business before the City Hall Renovation and Expansion Task Force Chair Abboud adjourned the meeting at 6:53 p.m. The next Regular Meeting is scheduled on May 16, 2011 at 5:00 p.m. at City Hall, Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

Renee Krause, CMC, Deputy City Clerk I

Approved: _____

Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I



491 E. Pioneer Avenue
Homer, Alaska 99603-7624
(907) 235-3130

(907) 235-8121
Extension: 2227
Extension: 2224

Fax: (907) 235-3143
Email: clerk@ci.homer.ak.us

STAFF REPORT

TO: CITY HALL RENOVATION AND REMODEL TASK FORCE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: May 12, 2011

Since June 6, 2011 is proposed to be the final meeting of the Task Force, it having completed the tasks outlined in Resolutions 10-57(A) and Resolution 11-018 and as a member of your staff I wanted to focus the Task Force members once more on the 1% for the Arts project requirements.

During the March 21, 2011 Regular Meeting of the Task Force the Public Arts Committee Representative Michele Miller spoke about the 1% for the Arts program citing her understanding of the program and the amount allocated under this program should be at \$18,704.90.

Since the Task Force is to make recommendations to City Council. I would like to make the following arguments:

1. Project Amount designated as 1% for Arts Program.

Homer City Code Chapter 18.07.030

(a.) "Plans and specifications for the original construction, remodeling or renovation of municipal buildings and facilities resulting in proposed capital expenditures exceeding the sum of \$250,000.00 shall contain and provide for the inclusion of works of art of a value of one percent of the total cost of the construction, remodeling or renovation project."

(b.) "If there is a change in the total cost of the project resulting from a change order or amendment to the project budget after the time of the award of the contract, the amount of funding for the artwork will not be changed."

(c.) states "expenditure of sums required to be allocated to works of art under subsection 18.07.030 (a) shall be limited to all costs associated with design, construction, acquisition and royalties for the works of art, excluding all contract administration and project administration costs."

The amount of the Project inclusive of the Expansion Construction line item and the Renovation Line Item is \$1,513,471.00. This translates to the amount of \$15,134.71 for the 1% for the Arts.

This amount displays an increase in the Expansion Construction Line item of \$3,000.00 at the February 22, 2011 meeting. The Original Budget estimate was \$1,500,000.00 for Expansion and Renovation.

The sum allocated for the 1% for the Arts is not taken from the bottom line of the Project Amount which includes Project Administration, Preconstruction Services, etc.

Recommendation:

Make a motion recommending the amount City Council designates for the 1% for the Arts Program on this project.

2. Establish the Jury (selection committee) for the Project.

Homer City Code Chapter 18.07.050 Selection.

(a) ...such works of art shall be selected and recommended to the Council for approval by a jury of at least three members consisting of the architect or project designer, a representative of the user department, a representative of the Public Arts Committee and any other persons as may be designated by regulation and recommended to the Council for approval.

Excerpt from the PAC Administrative Guidelines, under the topic of Jury:

- 1. The Public Arts Committee will submit to the Council for its approval members of a new Jury for each eligible project. Appointments will be made as early as possible in the construction process to encourage integration of art into the architecture of the building and design of the outdoor spaces.*
- 2. A Jury will be composed of at least five (5) members, including*
 - a. One member from PAC (Michele Miller)*
 - b. One Artist*
 - c. One member from the architectural/design team*
 - d. One member from the user department*
 - e. Director of building in question or his/her designated representative.*

As outlined above the jury should be appointed "as early as possible in the construction process..." The Public Arts Committee (PAC) has not met since the regular meeting on February 10, 2011. Michele Miller was appointed as the PAC representative. During the PAC meeting it was recommended to appoint the departmental members of the Task Force to the jury. No decision on issuing an RFP was made. The item was requested to be on the next agenda. There was a lack of a quorum for the May 12, 2011 regular meeting. A Special meeting is scheduled for June 9, 2011.

At the March 21, 2011 meeting of the Task Force no decision was made on the selection or appointment of members of a Jury for the project.

Recommendation

Make a motion to recommend to the Public Arts Committee that the representatives currently on the Task Force, the City Manager, Ms. Miller, Todd Steiner and/or Scott Worthington comprise the Jury or selection committee under the 1% for the Arts Program.

3. Recommendations for Locations and Issuing Request for Proposal

Excerpt from the Public Arts Committee Administrative Guidelines under Jury:

Responsibilities of a Jury.

a. Jury members will suggest the most suitable locations for artwork within the building or on the site, often in discussion with the architect or chief designer. It is also appropriate to allow artists to submit proposals for locations not identified by the jury.

During the March 21, 2011 meeting the Task Force members suggested a number of locations and forms of artwork that would benefit the users of the building and public but no recommendations were made. It was agreed that further discussion was needed and decisions made and it was preferable to make these decisions during the design and construction period of the project.

Recommendation

Make a motion to recommend the preferred locations within the building or on the site to be included in the Request for Proposal and direct staff to start the proposal process with the Public Arts Committee for the 1% for the Arts program.

Attachments

A – Meeting Minutes from the February 10, 2011 Regular Meeting of the Public Arts Committee

B – Meeting Minutes from the March 21, 2011 Regular Meeting of the City Hall Renovation & Expansion Task Force

Staff Report Attachment A -

Excerpt from the February 10, 2011 Regular Meeting Minutes for the Public Arts Committee regarding the 1% for the Arts Program for the City Hall Renovation & Expansion project.

Chair Newby stated that they held a discussion on the selection committee jury during the worksession and Michele Miller volunteered to be the PAC member for the selection committee. The committee reviewed the requirements for the makeup of the selection committee. Chair Newby noted they needed a representative from each department plus an artist. Comments made by the Committee members were noted offering the opportunity to each department. Staff stated that the department heads were on the Task Force and could be the members on the selection committee.

A brief discussion ensued on proposed design, locations for each department in the building and that this project was part of the 1% for the Arts Project due to the dollar amount involved in the renovations and building addition but the \$15,000 allocated would not purchase much. Suggestions included one signature piece or proper display of existing artwork in the building. Ms. Miller will be invited to attend the City Hall Renovation & Expansion Task Force meeting on March 21, 2011. Along with other members appointed to the selection committee. Staff explained that the expedited schedule for design and construction start added additional obstacles such as composing the selection committee, issuing a request for proposal for art and then review and selection, all before final design. This item was requested to be on the agenda for the next regular meeting.

Staff Report Attachment B –

Excerpt from the March 21, 2011 Regular Meeting Minutes for the City Hall Renovation & Expansion Task Force regarding the 1% for the Arts Program

NEW BUSINESS

A. 1% for the Arts Program

Chair Abboud requested a motion to bring this to the floor for discussion.

WYTHE/ROBERTS – MOVED TO BRING THE 1% FOR THE ARTS INFORMATION TO THE FLOOR FOR DISCUSSION.

There was no discussion.

The motion to discuss was approved by consensus.

Ms. Wythe requested confirmation on item 2, Project Budget, Procedures for 1% for the Arts Program, Page 18 of the Packet. She then read the paragraph into the record, "Project Cost is defined as the cost of the original contract awarded, excluding land acquisition, site investigation, environmental clean-up or remediation. Subsequent change orders and amendments to the contract do not increase or decrease the amount of funding available for artwork. Her question is that when contemplating use of the depreciation funds for the renovation part of the project, the 1% for the Art project amount is only based on the upper amount of \$1,870, 490. She considers the use of the depreciation funds after the fact and was not included in the original contract. Mr. Meyer stated he was not real familiar with this program, but that was his understanding. He further commented on the program in relation to the Library project.

Michelle Miller introduced herself and stated that a Jury would be selected and currently she is the only member of this jury. Ms. Miller noted that her understanding was the budget allocated to the 1% for the Arts would be \$18,704.90 now increased from the original \$15,000. She read from page 19, item 2, under Jury section in the packet, the additional members to be appointed to a jury would be a member of the Public Arts Committee, which was herself; one artist, a member of the architectural/design team; one member from a user department and the director of the building in question. Ms. Miller further commented that she was a member of the Arts Commission in Anchorage and worked on a number of projects and stated that the Fire Station #1 was the last project she worked on and it was already built when they selected the art for the building. There is nothing set in stone particularly with this ordinance that says you must do it before or after or during the renovating or expansion of a project, however she thinks it would be nice to do this during if possible but it doesn't have to be that way. She agreed that there were a number of questions to be answered before issuing an RFP. Mr. Meyer commented referencing the Library project, an RFP was issued requesting the Artist to recommend how art could be incorporated into the project.

Chair Abboud stated that he considers something placed outside that the public could also enjoy would be nice. Ms. Wythe would like to see consideration for the areas that are being renovated, art could be incorporated into the structure such as something done with the new siding in an artistic way, or something done with the new public areas or her preference would be a new council table.

Mr. Hogan inquired if furniture can be considered art. Ms. Miller responded stating that a table that was created for the Fire Station was considered part of the 1% for art program. Mr. Meyer offered a suggestion of a mural. He closed by saying they will be working with the Public Arts Committee in creating the RFP and they did receive some really unique proposals for the Library. Ms. Wythe noted that during the work on the proposed new City Hall project the suggestions of using open beam work, murals in the walls or sidewalks, a council table, was an interesting aspect on how you can use art and it was informative on how you could use your art money to incorporate back into the building cost

TALKING POINTS
City Hall Renovation and Expansion Task Force
 May 16, 2011

1) Progress to Date

- Design team proceeds with 65% design
- Continued meetings with design team/staff
- 65% drawings prepared
- 65% cost estimate prepared
- Conditional Use permit determined not to be required (informal Planning Commission presentation set for May 18).
- Connex's moved. Overhead relocation coordinated with utilities (Done 3rd week of May).

2) Discussion About 65% Drawings

- Floor Plan (room layout and access)
- Civil Site Plan (parking, drainage, landscaping)

3) Discussion About 65% Cost Estimate

- Overall comparison with 35% budget
 - 1) Building Expansion
 - 2) Renovations

4) Where do we go from here?

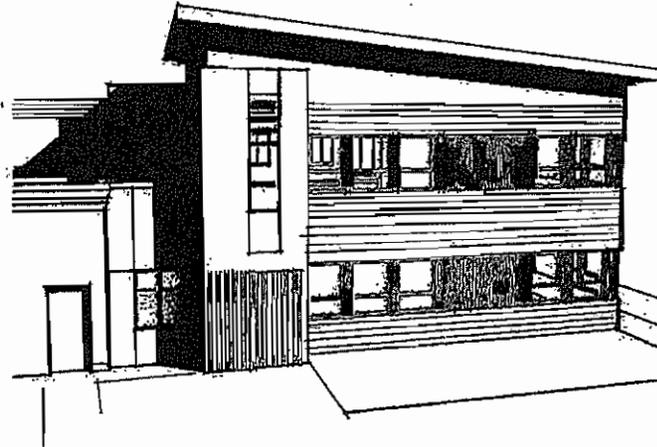
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Pre-Construction Services Agreement Signed/NTP	February 1, 2011	Done
Preliminary 10% Design Complete	February 21, 2011	Done
Final 10% Design Complete	March 1, 2011	Done
35% Design Complete	April 11, 2011	Done
Task Force Meeting (65%)		Done
Foundation/Site Civil Construction Begins	June 1, 2011	May 22, 2011
Task Force Meeting (95%)		June 13, 2011
100% Design Complete	June 27, 2011	June 30, 2011
Building Expansion Begins	August 1, 2011	July 15, 2011
Building Shell/Utility Service/Heat Complete	October 15, 2011	October 1, 2011
Expansion Complete - Occupancy Ready	February 15, 2012	April 1, 2011
Renovation Complete – Occupation Ready		June 15, 2011

HOMER CITY HALL RENOVATION AND EXPANSION

HOMER, ALASKA

65% DRAFT DESIGN

MAY 11, 2011



OWNER

CITY OF HOMER
481 EAST PIONEER AVE
HOMER, AK 99603
(907) 226-8121
CAREY MEYER, PUBLIC
WORKS DIRECTOR
(907) 325-3170

GENERAL CONTRACTOR

STEINER'S NORTH STAR CONSTRUCTION
P.O. BOX 1708
HOMER, AK 99603
(907) 235-7100
TODD STEINER
steiners@acspialaska.net

ARCHITECT

BEZEK DURST SEIBER ARCHITECTS
3330 C ST SUITE 200
ANCHORAGE, AK 99503
(907) 562-8076
SCOTT WORTHINGTON
scottw@bdsak.com

STRUCTURAL ENGINEER

REIO MIDDLETON
4300 B STREET, SUITE 302
ANCHORAGE, AK 99503
(907) 503-3430
DAVE STIERWALT
dstierwalt@reio-middleton.com

MECHANICAL / ELECTRICAL

RSA ENGINEERING, INC
2522 ARCTIC BLVD, SUITE 200
ANCHORAGE, AK 99503
(907) 276-0521
MONICA DALE BALDRIDGE - ELECTRICAL
mbaldridge@rsa-ak.com
JOSH HILTABBIDDLE - MECHANICAL
jhiltabbiddle@rsa-ak.com

NOT FOR
CONSTRUCTION

BDS
BDS

Bezek Durst Seiber Inc
3330 C Street, Suite 200
Anchorage, Alaska 99503

Homer City Hall
Renovation
and Expansion
MECHANICAL
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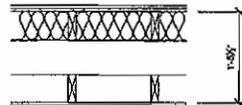
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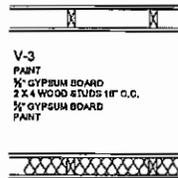
VERTICAL ASSEMBLIES
1" = 1'-0"



V-1
CEMENTITIOUS PLANK OR PANEL, SIDING
WEATHER BARRIER
3/4" SHEATHING
2 X 8 WOOD STUDS 16" O.C.
BLOWN-IN INSULATION
6-MIL. VAPOR RETARDER
5/8" GYPSUM BOARD
PAINT



V-2
CEMENTITIOUS PLANK OR PANEL, SIDING
WEATHER BARRIER
3/4" SHEATHING
2 X 8 WOOD STUDS 16" O.C.
BLOWN-IN INSULATION
6-MIL. FLAME RESISTANT VAPOR RETARDER
2 X 8 WOOD STUDS 16" O.C.
5/8" GYPSUM BOARD
PAINT

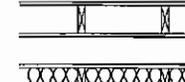


V-3
PAINT
5/8" GYPSUM BOARD
2 X 4 WOOD STUDS 16" O.C.
5/8" GYPSUM BOARD
PAINT

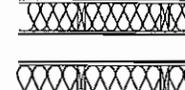
V-3a
ADD 3/4" SOUND ATTENUATING
BATT INSULATION



V-4
EXISTING WALL
AIR SPACE (SEISMIC JOINT)
2 X 4 WOOD STUDS 16" O.C.
PLYWOOD SEE STRUCT.
5/8" GYPSUM BOARD
PAINT



V-5
PAINT
5/8" GYPSUM BOARD
2 X 8 WOOD STUDS 16" O.C.
5/8" GYPSUM BOARD
PAINT

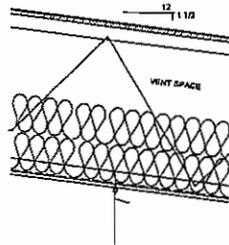


V-5a
ADD 3/4" SOUND ATTENUATING BATT
INSULATION

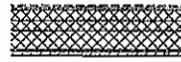


V-5b
PAINT
5/8" GYPSUM BOARD
2 X 8 WOOD STUDS 16" O.C.
7" SOUND ATTENUATING BATT
INSULATION
5/8" GYPSUM BOARD
PAINT

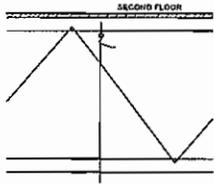
HORIZONTAL ASSEMBLIES
1" = 1'-0"



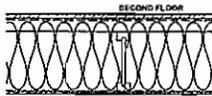
H-1
MINERAL CAP BUILT UP ROOF MEMBRANE
3/4" SHEATHING, SEE STRUCT.
3/4" DEEP OPEN WEB TRUSSES, SEE STRUCT.
R-60 DOWN IN FIBERGLASS INSULATION WITH BAFFLES
6-MIL. VAPOR RETARDER
5/8" GYPSUM BOARD, TAPED



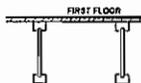
H-2
BUILT UP ROOF MEMBRANE
1/2" COVER BOARD
RIGID INSULATION (R-40)
VAPOR RETARDER
3/8" PLYWOOD SHEATHING, SEE STRUCT.
J-OISTS OR OPEN WEB TRUSSES, SEE STRUCT.



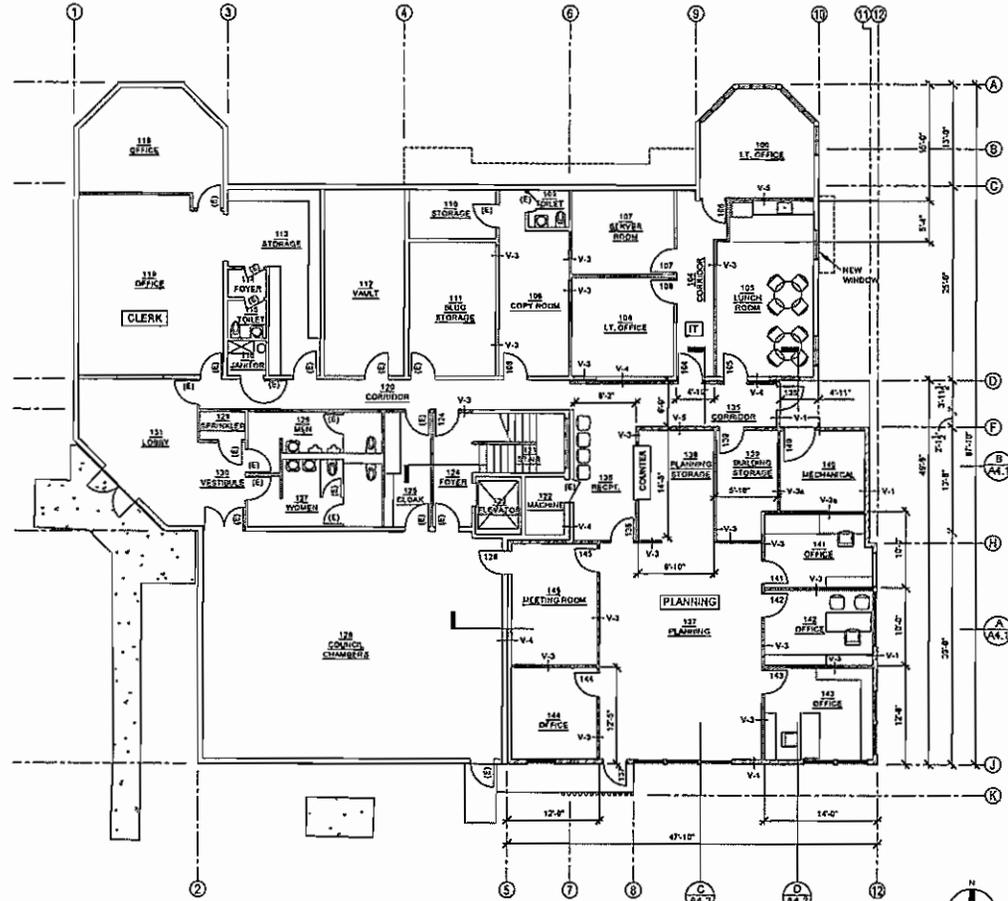
H-3
FLOOR FINISH
3/4" SHEATHING
1 1/2" DEEP OPEN WEB FLOOR JOISTS, SEE STRUCT.



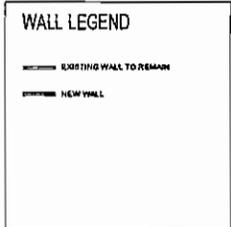
H-4
FLOOR FINISH
3/4" SHEATHING
CANTILEVERED TOP CHORD OF TRUSSES, SEE STRUCT.
6-MIL. VAPOR RETARDER
1 1/2" (1" J-OISTS OR 2X STUDS AT 24" O.C.)
R-40 INSULATION
AIR INFILTRATION RETARDER
5/8" ROUGH SAWN PLYWOOD GOFIT



H-5
FLOOR FINISH
3/4" SHEATHING
1 1/2" WOOD JOISTS 16" O.C.



FIRST FLOOR PLAN
1/8" = 1'-0"



NOT FOR
CONSTRUCTION

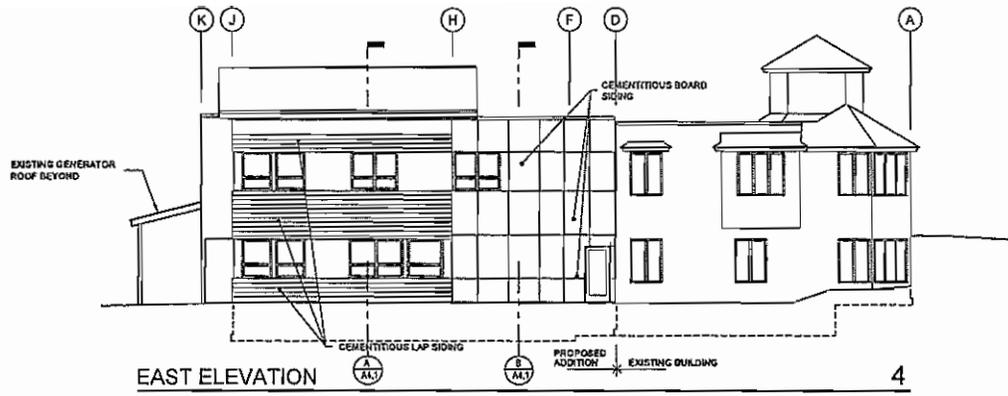
BDS

Esak Daniel Squire, Inc.
1330 E. State St., Suite 208
Anchorage, AK 99503

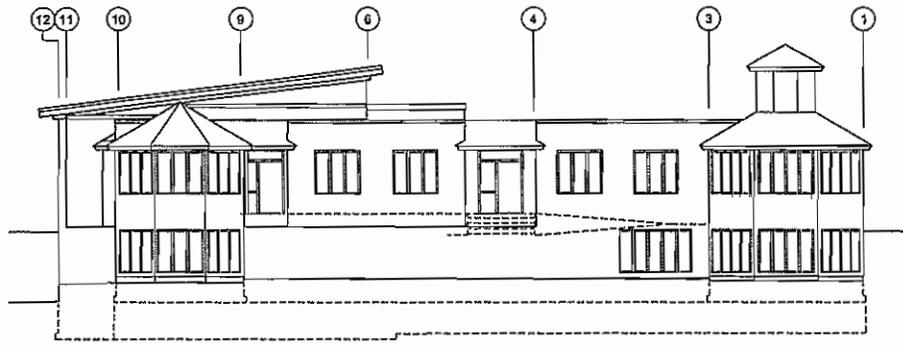
PROJECT
**Homer City Hall
Renovation
and Expansion**
101 Franklin Ave.
01101

DATE: May 11, 2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]

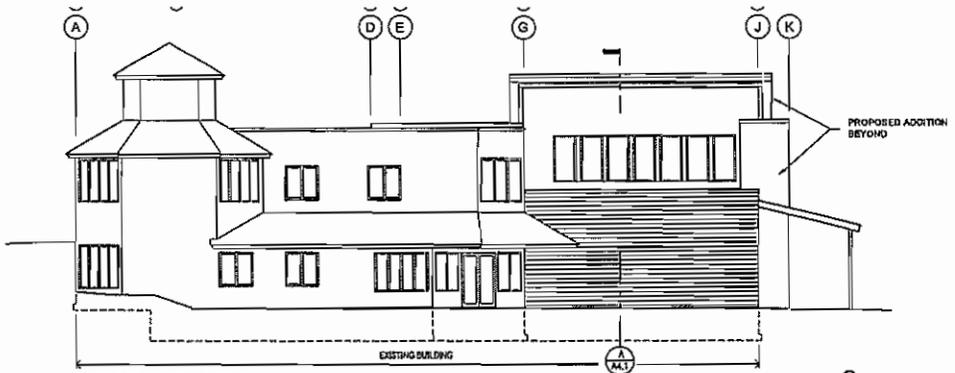
**FIRST FLOOR PLAN
A2.1**



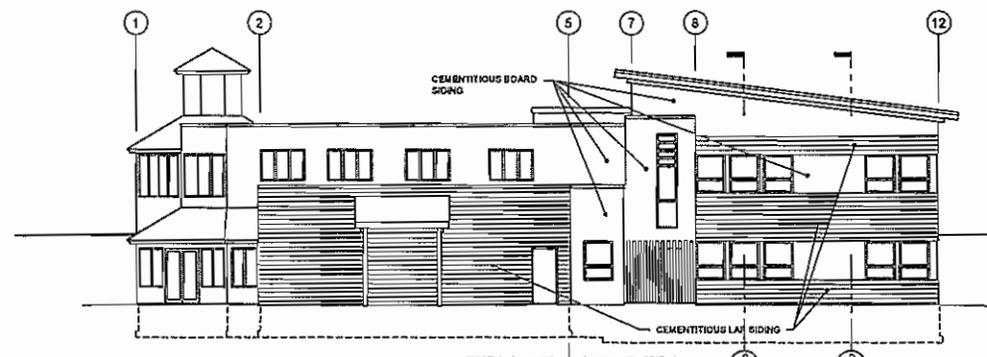
EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$
 4



NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$
 3



WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$
 2



SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$
 1

NOT FOR
CONSTRUCTION

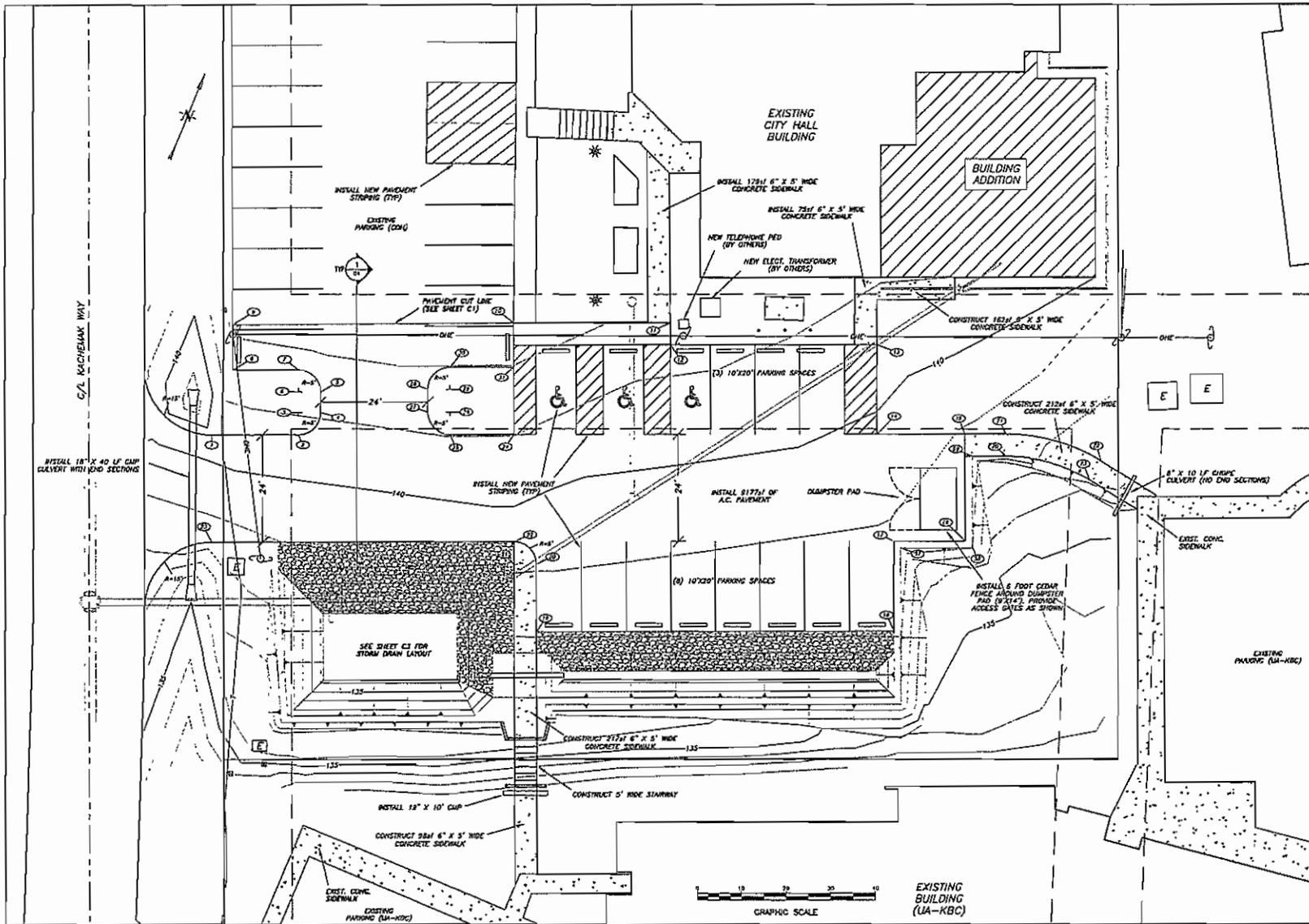
.....

Baker Donut Baker, Inc.
 3320 G Street, Suite 200
 Anchorage, Alaska 99503
BDS

PROJECT:
**Homer City Hall
 Renovation
 and Expansion**
 SPEC. NUMBER: 611001

DATE: May 31, 2011
 DRAWN BY: Draft 65/MC/edg
 CHECKED BY:

**BUILDING
 ELEVATIONS**
A3.1



David S. Bowers, Inc.
 3305 C Street, Suite 210
 Anchorage, Alaska 99503
BOS

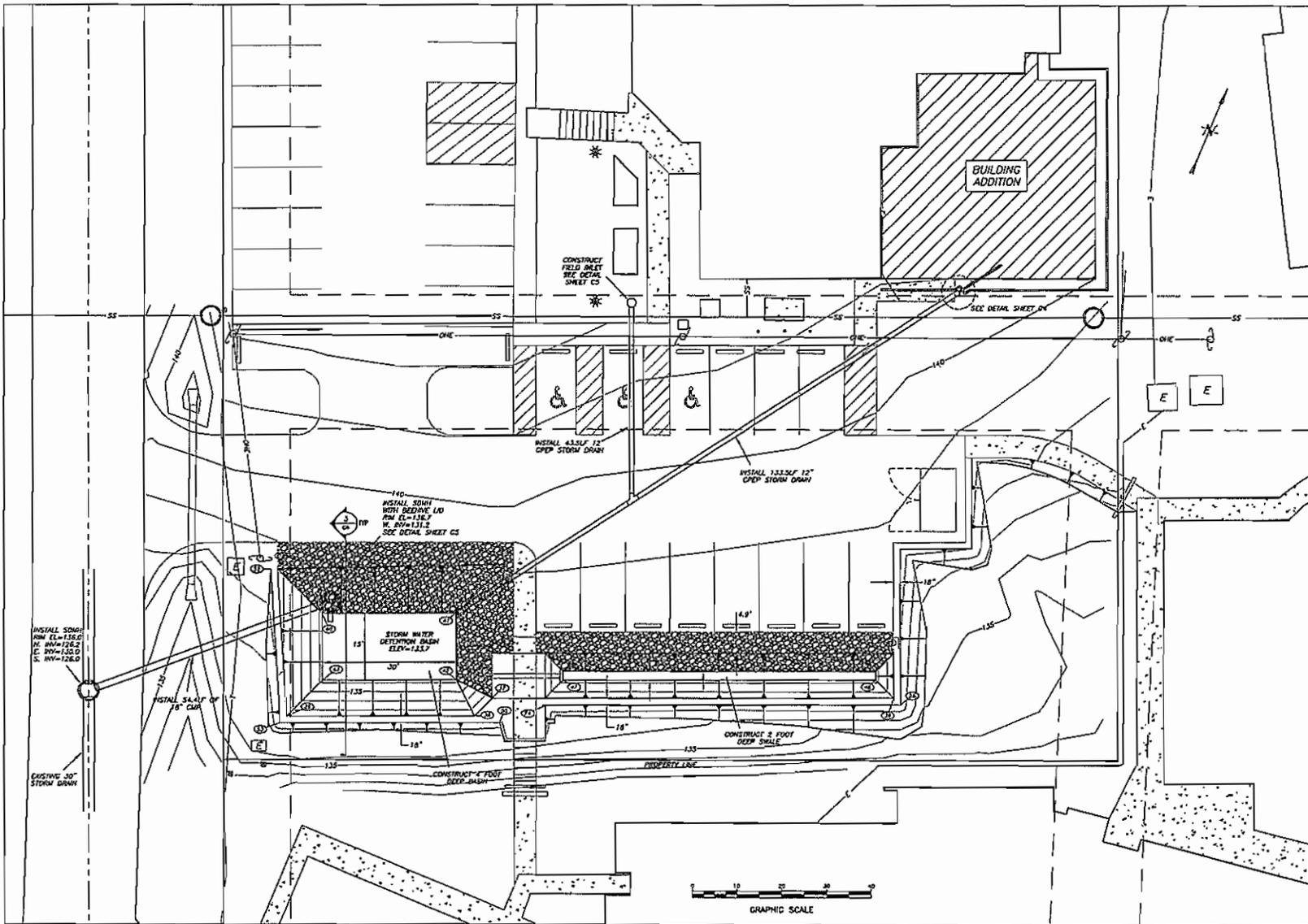
PROJECT:
**Homer City Hall
 Renovation
 and Expansion**
 SHEET NO:
C2

DATE:
 April, 2011
 DRAWING TITLE:

C2
 Civil Parking and
 Site Improvements



EXISTING
 BUILDING
 (UA-KBC)




 1976
 STATE OF ALASKA
 PROFESSIONAL ENGINEER
 CE-432

.....

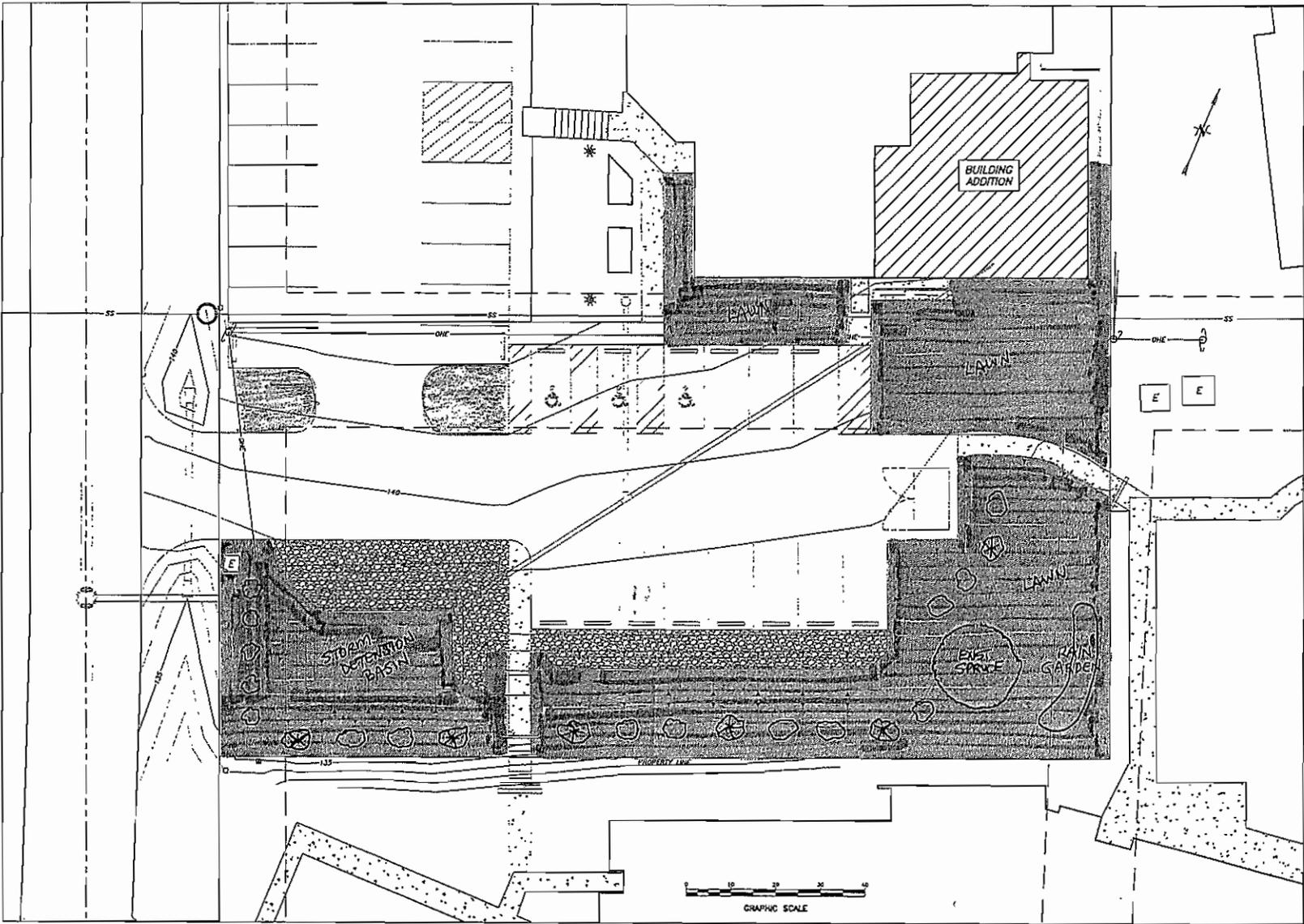
Bristol Crane Survey, Inc.
 2320 C Street, Suite 202
 Anchorage, Alaska 99503
BDS

For name:
**Homer City Hall
 Renovation
 and Expansion**
 see PROJECT NO.
 111001

DATE:
 MAY 2011
 DRAWING NO.:

C3

**Drainage
 Improvements**




 David J. Baker, Inc.
 3130 C Street, Suite 700
 Anchorage, Alaska 99503
 BDS

Project:
**Homer City Hall
 Renovation
 and Expansion**
 Job #2007-010
 611401

Date:
 April, 2011
 Revised: N/A

C6
 Landscaping
 Plan

