

**REGULAR MEETING
MEETING AGENDA**

- 1. CALL TO ORDER, 4:00 P.M.**
- 2. AGENDA APPROVAL**
- 3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA** *(Three Minute Time Limit)*
 1. Email from City Resident Larry Slone **Page 3**
- 4. VISITORS**
- 5. APPROVAL OF THE MINUTES**
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 1. Remodel/Renovation/Addition
 - a. Dispatch Connectivity Nick Poolos IT Manager
 2. New Construction
 - B. Funding Mechanisms & Repayment Methods
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- 9. NEW BUSINESS**
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 - A. Project Summary submitted to Star Building Systems and Information on Exterior Materials Used in Constructing Buildings from Star Building Systems by Task Force member Walker **Page 37**
- 11. COMMENTS OF THE AUDIENCE**
- 12. COMMENTS OF STAFF/CONSULTANTS**

13. COMMENTS OF THE TASK FORCE MEMBERS

14. ADJOURNMENT

Next Regular Meeting is Tuesday, **May 23, 2017 at 4:00 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

From: Larry Slone <larryslone543@gmail.com>
Sent: Thursday, May 11, 2017 3:24 AM
To: Larry Slone; Renee Krause
Subject: Police station building task force

Renee,
Please relay to the task force members

May 11, 2017

To Police Station Building Task Force

From Larry Slone

Several comments:

1. To clarify my last meeting remarks about city councilmembers speaking out of turn:
1. Because they were active participants in discussions with the previous task force, they will have significant and relevant factual knowledge.

And because they authorized the psbtf they are the persons most capable of clarifying any issues of intent regarding the authorizing memo.
It can be a fine line, of course, explaining intent versus providing an opinion.

2. I wonder if it would be possible at the Waddell site to plan for a future design where the shooting range and long-term storage would be placed in a "basement" with the gym above that. Perhaps even designed for a potential third-story (first floor a basement). Meanwhile, the building for the other necessary elements would proceed to be built.

I haven't had time to run this idea by PubWorks Dir Meyer, or Chief Robl.

3. It appears to me that the Waddell site could easily accomodate a building footprint of twice that of the current police station.

4. It seems to me that competent architects could be hired by the city as employees for the year or so it might take to design and construct the police building complex. It would certainly be considerably cheaper than retaining a big-name architectural firm at 8% of building cost.

Hope you continue to make good progress.

Session 17-02, a Regular Meeting of the Police Station Building Task Force was called to order by Chair Garvey at 4:02 p.m. on May 1, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: WALKER, LONEY, GARVEY, WEATHERLY, LOWE

STAFF: POLICE CHIEF ROBL
PUBLIC WORKS DIRECTOR MEYER
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Garvey requested a motion to approve the agenda.

LOWNEY/LOWE - MOVED TO AMEND THE AGENDA BY MOVING THE "INFORMATION TECHNOLOGY" PORTION AS ITEM D UNDER PENDING BUSINESS.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

Chris Newby, city resident, commented on the Build to Suit Lease Option and his property located at Kachemak Center being a viable option that would fulfill the requirements and he was interested in working with the City on this project. He cited the necessary footage and connection to natural gas and has done some minor improvements to the lower level. He cited his previous knowledge working with State and government entities and project management experience and believes that they could come to a mutual agreement in relation to the project.

Ms. Lowney inquired if Mr. Newby would be able to provide printed information and pictures of the building for the Task Force to review.

Mr. Newby stated that he will be getting a final plan set from his architect. He noted that the upstairs and downstairs are approximately 25-28,000 square feet. The facility is on a 2 acre site and of course he would like to accommodate his current tenants but could provide a basic set of plans.

Mr. Larry Slone, city resident, commented on reviewing the tsunami hazard plan from the April 18, 2017 meeting he submitted for review to a retired geologist who concurred with the findings in the report that the Waddell property is above the tsunami zone and also the property next to the Public Works facility which is another location that the committee might consider.

VISITORS

APPROVAL OF MINUTES

A. Meeting Minutes for April 18, 2017

Chair Garvey called for a motion to approve the minutes.

LOWNEY/WEATHERLY – MOVED TO APPROVE THE MINUTES OF THE APRIL 18, 2017 MEETING.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

REPORTS

Public Works Director Meyer reported that he did not have information requested due to a hectic work schedule and being out of town but felt confident he could address any questions brought forward as the items are addressed on the agenda.

PUBLIC HEARING

PENDING BUSINESS

A. Facility Space Needs and Requirements

1. Memorandum from Chief Robl dated April 24, 2017 re: Space Needs

Chair Garvey read the title into the record and invited Chief Robl forward to provide any additional comment on his memoranda.

Chief Robl noted that it was a difficult memo to write and requested the consideration from the Task Force that he is not an architect and did not include square footages in the estimates for stairwells, HVAC, etc.

Chair Garvey expressed appreciation for the work that Chief Robl did for their consideration.

The Task Force members reviewed the memorandum and asked for further clarifications on the following:
Under Essential Space Needs

- Vehicle Evidence Processing 360 sf
 - o Square footage allows for one full size vehicle/SUV/Truck to be pulled in and processed for evidence
 - o Homer Police Department currently has qualified personnel on staff and processes vehicles on a routine basis.
 - o The current situation does not offer climate controlled space or area and evidence can deteriorate rapidly if not processed in the time needed.
 - o A climate controlled space, an industry standard, would allow the department to process a vehicle in a timely and orderly manner and maintain the evidence with the least amount of degradation.
- Dispatch, Mail Room, copy, storage, IT, Radios, Soft Interview 1832 sf
 - o Dispatch area allows for four dispatchers currently they strive for two dispatchers on shift

- A trainee will work with alongside a Trainer for up to one year
 - Currently have no back up console for dispatch
- Mailroom, Copy, Storage
 - besides processing normal incoming and outgoing mail, process case files, copier and all appropriate and necessary supplies, administrative and criminal case files
- Information Technology
 - This is a separate room and contains the network servers and associated equipment
- Radio
 - This will house all radio and video surveillance equipment
- Soft Interview
 - This is used for initial filings of complaints
 - Located right off the main Lobby
 - A witness could speak with an officer without the need to go into the main building

These square footages reflected in the memo are the minimum that Chief Robl feels is required to perform their jobs and he opined that a facility should contain the items under the Essential and urgent Space needs and if possible the Important Space Needs listed should at least be configured in if not built out for a later date.

Ms. Lowney appreciated the effort in submitting these numbers to the Task Force and the additional comments. She stated that she did not want to dissect the needs and space as presented, she did not want to tear it apart, that the Task Force is not qualified to determine whether they should have 200 sf not 300 sf. The Task Force needs to make this work as much as possible and deal with it to the best of their ability.

It was noted by Chair Garvey that the square footage was similar to the Petersburg, Alaska facility and requested confirmation from Ms. Walker who confirmed and also noted that the Petersburg Sally Port was actually substantially larger. It was noted that Chief Robl had that listed under Urgent; Ms. Walker then requested confirmation that Sally Ports were used for vehicle processing.

Chief Robl responded that a Sally Port purpose and use is for transfer of prisoners, however he can see where in a situation it might get used for other purposes but by standard they are for prisoner transfers.

Chair Garvey inquired how the Task Force was to take the recommendations from the Chief and translating this into a model. How do they go about assigning this initiative? Ms. Lowney responded that part is the work of an architect who can draw out the spaces once they settle on a location. She added that currently Kachemak Center has enough space.

Mr. Weatherly questioned if the Kachemak Center is available for a lease purchase option or just a lease that he will kick the city out in 20 years. Chair Garvey reported that during his talks with Mr. Newby he was very open to working with the city on a variety of possible solutions. He then asked for additional comments or questions on the space needs as stated in the memo.

Ms. Walker commented that the space should be considered on what the city can afford and the public is willing to pay for, it should be comparable to other cities similar to theirs, she was encouraged hearing that the Harbormaster's Office was built for \$2.1 million dollars and contains the most updated technology that they require for weather and it was paid for.

Mr. Weatherly expressed agreement with Ms. Lowney and he is not sure how close the Petersburg Police building would line up with Homer regarding how busy Petersburg was compared to Homer; he saw some issues with the drawings contained in the packet regarding sight and sound issues of the cell locations. Ms. Walker responded that the architect she spoke with stated the women's and children's were up to Federal Standards. Mr. Weatherly pointed out that the layout did not comply with the sound separation.

Ms. Lowe stated that she believed they would have better success in fund raising if the facilities such as the gym and gun range were shared with the public and at the very least shared with other city employees. She further noted that the more agencies and entities involved the more support for the project and asked if that could be a consideration.

Chief Robl responded that it would be dependent on the final size of the building, location within the building since there are security issues that would have to be addressed.

Ms. Lowney asked for the statistics for Petersburg since they were using it for comparison and as far as she knew the population was half the size of Homer and that they had a Police Force that was half the size too.

Chief Robl stated that he could provide some information on that for the next meeting in response to Chair Garvey broadening the request to include like or similar cities in size, area served and population.

Chair Garvey requested additional information on the Sally Port and agreed with Ms. Lowney and was not intending to be critical of Chief Robl's stated needs. He requested additional clarification on the possibilities of using the Sally Port for Vehicle Evidence Processing.

Chief Robl provided the following information:

- Sally Port was not appropriate or suitable since the time frame for evidence varied for each case
- Dependent on the time interval for the Search Warrant, type of search such as pulling seats
- Average processing time for vehicles is 2-3 days
- Longer times can be 7 or more days
- Estimated processing under 50 vehicles, 24-36 vehicles that had to be processed thoroughly in a year
- When a vehicle is pulled in for evidence processing the space is sealed and only the evidence technician is allowed entry
- Two different spaces are really needed
- A sally port is used for bringing the prisoners in and out in a safe and confined space

Chair Garvey then asked for clarification on the dispatch area regarding the following:

- Space in the new design was to accommodate 4 consoles
- Currently staff for two dispatchers
- Space for four consoles will be needed especially when training
 - o Currently two dispatchers are in one room and third is placed in another room which is not really convenient because if they have two consoles and they are taken up with a trainer and trainee then the third is not aware of and able to assist with calls as needed
 - o Chief advocated for building out for the four consoles versus three then in the future they could equip the fourth console. Otherwise it would be detrimental to try to increase the area in the future if the population and service requirements showed a need to increase to four dispatchers on duty. In the initial build there is incorporated the necessary space to accommodate wiring, etc.
 - o Minimal square footage is required to accommodate a fourth console in contrast to three consoles that are needed now

- Jail cells required and how they would be determined
 - o 4 two bed cells for men
 - o 1 2 bed cell for women
 - o Appropriate sight and sound requirements met
 - o A juvenile holding cell that is separate but within the cell area that meets the same sight and sound requirements

A brief discussion ensued on the size of the Petersburg Police facility and a representation of the possible square footage sent to obtain some ballpark figures between Chief Robl and Ms. Walker.

Chief Robl then addressed the question posed by Chair Garvey regarding the Borough Dispatch compared to our needs by responding it is not an apples to apples comparison. The Borough Dispatch performs dispatch services only where in Homer, the Dispatchers also provide administrative duties and work with female prisoners as required performing pat downs and such. The dispatchers also provide Customer Service related duties when the Public visits the Department. He was unaware of the exact number of consoles in the Borough Dispatch center but believed there to be around 12.

B. Site Selection

1. PSBRC Memorandum 14-163 Recommendation for Site Selection

Chair Garvey introduced the item by reading of the title into the record. Deputy City Clerk Krause stated that this contained the requested information for how the HERC site was selected. Chair Garvey noted that the members can discuss the different sites or request input from staff.

Discussion by the Task Force and Public Works Director Meyer included the following points:

- The Waddell property is well above the Tsunami or flood line, this is a city owned lot that is 1.5 acres
- Vacant Property to the East of Public Works facility has a conservation easement and thus not suited for consideration
- Test core samples were conducted on the road corridor but not on that specific acreage but the Public Works Director did not expect to find anything outside the expected norms.
- Previous consideration to purchase the Borough Maintenance and vacating Heath Street and would that be a viable option to consider.
 - o Inherent issues with private property involved in vacating Heath Street
- Existing Parcel does not offer room for expansion unless they build up portions of it
- Historical issues regarding the existing parcel not being brought up to grade to drain properly
 - o Clarification on rebuild or remodel on site would require extensive site and grading to address drainage

Ms. Walker provided the Task Force with the following information and consultation that she has done on the project:

- Consulting with local contractor onsite assured that drainage issues were addressable by installing culverts and ditching up the road from the existing parcel. Drainage on the parcel in the back could be fixed through construction of a two story addition to house storage and a Sally Port explaining that would eliminate the shed and all the junk.
- Alleged by local persons the building was originally constructed and used as a residence that was remodeled for a police department
 - o Chief Robl confirmed that the building was constructed and designed as a Police Station in 1979 then the second story was added in 1981-82.

Ms. Walker continued explaining her two proposed considerations would be total demolition of the existing building and design of a project that would best accommodate the existing parcel after all appropriate site work was completed. Her second idea to use the existing building, gut and construction and addition.

Ms. Walker contacted the modular pre-fab companies to get pricing and plans for the Waddell property which is attractive due to the access on three sides.

She has a contractor that is interested in carry a note on a lease purchase or Build to Suit and the price is really good.

Chair Garvey restated the ideas proposed by Ms. Walker and requested clarification on the use for the pre-fab and steel building was for which site. Ms. Walker responded that they would work for either site. Chair Garvey then brought forth the idea of reviewing other sites such as Kachemak Wholesale, the Bowling Alley or the other sites recommended and inquired if the Task Force would like to consider those sites.

Mr. Weatherly acknowledged that they would need to have an engineer review the Kachemak Wholesale building since he recalled that the building would not be suitable due to many structural issues. Mr. Weatherly stated that the square footage was there but he did not feel that the building was suitable for a 40-50 year facility.

Chair Garvey stated that the contractor would be responsible for ensuring the building is suitable and that this method is cost effective since the city would not own the building. The top level of Kachemak Wholesale would more than cover the space needs at over 25,000 square feet and the Bowling Alley is over 10,000 square feet. He has been approached by a council member to consider these options as well as several individuals in the community to consider these sites for the police station. He would like feedback on these sites from the Task Force.

Ms. Walker stated that she has lived in the community 27 years and the building (Kachemak Wholesale) has always had issues with water and she would prefer not to spend money on an engineer. She opted for money going towards something that the city will eventually own. She has had a contractor state that the building would not be suitable and in her opinion is a dilapidated building.

Ms. Lowney stated that she did not want to exclude the HERC site from consideration, there has been too much money, time and effort that has gone into this site.

Ms. Walker opposed the idea of the HERC site since her opinion is that they will spend too much money getting the HERC site ready to use.

Ms. Lowe interjected that she has posed this question before and has not received an answer but questioned before any more time is spent on the HERC, if someone asked the neighbors such as the Bidarka, schools how they felt.

Chair Garvey felt that was an appropriate thing to ask and Ms. Lowney questioned if they did it for the HERC site then they need to conduct the same questions to the neighbors of the other sites.

Chair Garvey noted that what Ms. Lowe cited was the importance of community input and acceptance he noted that they each had an opinion on the HERC site and proceeded to note several reasons that have been proposed against not using the HERC site as follows:

- Proximity to schools
- Personal opinions on the historical aspects and attendance at the former school
- Impression of visitors to Homer seeing a Police Station upon arrival into Homer
- Current Recreational Use
- The Mayor has questionable thoughts on use of the location

Ms. Lowe queried the use of the Transportation Plan as mentioned by Mr. Meyer and working at the school she sees how the traffic backs up and perceives the potential to do the same at the HERC site and speculated how important that consideration is and should the Task Force consider this on moving forward and requested input from Chief Robl.

Chief Robl stated that they do have issues now especially during the release of students for the day but use of sirens and lights helps solves the problem.

Ms. Lowe expressed more concern with the Safe Routes for the younger students, especially passing by that area in the dark and did not think there was much concern for the High School Students. This is a huge concern for her and asked if it was for Chief Robl. He responded that how the use of the HERC site is designed the patrol would exit out on to the Sterling Highway and he did not see as much of a traffic problem as they have now.

Ms. Lowe stated she has been stuck on that road waiting to make a right turn to get into the parking lot of the school. Chief Robl acknowledged that it does get busy.

She questioned Mr. Meyer if the Task Force should review the Transportation Plan and if it would be impactful on their review of the existing site.

Mr. Meyer wasn't too sure if it would be beneficial since right now there should be a Traffic Signal installed at the intersection of Pioneer and Sterling Hwy according to an intersection study performed. Mr. Meyer noted the same study recommended that there should be traffic controlling devices at Lake Street and Pioneer, Heath Street intersections but they are too close together, he mentioned the difficulties when streets are not aligned at 90 degrees and then Mr. Meyer asked if the Task Force has been provided the maps for the sites that were previously considered including the Borough property.

Deputy City Clerk Krause responded that the Task Force was not provided those maps they are available on the city website for their review.

Ms. Walker observed that the Waddell parcel would present less traffic and chaos to the city. Mr. Meyer responded that it would initially.

Chair Garvey would like to hear some feedback from the Council members and the City Manager on the use of the HERC site since it was vetted intensely but everyone knows his personal preference and opinion. He is operating from the people he has heard from which amounts to a couple of thousand and he wanted to know if there is value in considering the HERC site or removing it now from consideration.

Deputy City Clerk Krause stated that the minutes and public input information was available on the website for review as all meetings are public. Chair Garvey requested a summary of the public input if that was possible. Deputy City Clerk Krause responded that in accordance with procedure the Council or City Manager could provide the information at the end of the meeting during Audience Comments. She explained that it is not a standard for the audience to provide comment during the agenda that is the time for the members of the Task Force to discuss and work on the item.

Ms. Lowney remarked that she did attend a number of the former committee's meetings and originally was in opposition of vacating a facility that was greatly used by the community, not the building as a whole but specifically the gym. She also commented on the concerns for the proximity to the school and the skateboard park and the basketball courts heavy use and the first impression a visitor would have of Homer seeing a police station. She opined that the area being as large as it is could make a good marriage between the community and public safety. In her circle the people were not opposed to the site in general just the loss of the gym. In response to a question regarding the number of gyms in town by Mr. Weatherly she stated that all the other gyms were owned and operated by the school district or private/commercial businesses. She did not believe the issues were insurmountable and could be overcome. She further noted that it could very well be their \$9 million option. Ms. Lowney advocated for the opportunity to consider the site.

Ms. Walker expressed that she wanted to save money and would like a project that was \$6 million preferably less than that, she did not want to go for the \$9 million. She opined that if they can keep under \$6 million they may have a chance of getting that and she just recently learned about the city have about \$2 million just sitting there from the Valdez Oil Spill that could be used. She did find out too that if they paid off the Library loan would save over \$1 million in interest and that \$1.2 million is owed and would apply to the police station and surely they could scratch a \$1 million from the cash that the City Manager likes to keep, since there is \$5 million available, then that would mean they would only have to come up with \$2 million of less to get their police station built. She further annotated the financial conditions of the residents of Homer and that they need to consider that and shooting for the moon with the HERC.

Ms. Walker would like to recommend that they do not waste time on the Kachemak Center or the Bowling Alley, they are supposed to put a plan before Council on May 30th however they won't put the Task Force before a firing squad if they don't have a recommendation ready; she prefers a new facility on the Waddell Heath parcel which has the benefit of three road frontages. She opposes the use of the HERC site because of the perception of visitors upon entering the city, traffic and the congestion factors when school is in session and tourists in the summer.

Ms. Walker requested direction on how to remove the two parcels. Deputy City Clerk Krause responded that she just makes a motion to remove the two.

WALKER/LOWNEY – MOVED TO RECOMMEND THE TASK FORCE REMOVE THE KACHEMAK CENTER AND THE BOWLING ALLEY PARCELS FROM CONSIDERATION.

Discussion ensued with Chair Garvey objecting to the motion, he is not opposed to striking them entirely but he considers them on the same plain as the HERC option, as a place that they would have to go through a lot of added expenses as compared to owning them for now.

He is okay for removing the HERC building since a couple of councilmembers have requested that they look at other options and a couple of members of the public have suggested looking at other options. He believes it would be remiss of the Task Force removing these two parcels since it was requested that they consider other sites.

Chair Garvey reiterated that he is fully supportive of removing the HERC site. He further stated that he prefers remodeling the existing site or building on the Waddell site. He is fine to narrowing down to those two but finds the Kachemak Wholesale, Bowling Alley and the HERC on equal terms and they could strike all three from their list.

Ms. Lowney stated that she is opposed to narrowing it to a \$6 million dollar project since they were tasked with coming up with both a \$6 million and \$9 million project and the HERC could represent that \$9 million project with no more additional work. She does not oppose eliminating the Kachemak Wholesale or the Bowling Alley but feels that in fairness to allow for a visual presentation from those parties would be a better avenue but agrees with Mr. Weatherly that it would take a substantial amount to bring those sites into useable condition.

Chair Garvey stated that both people have presented the build to suit option with a lease or lease to purchase to him, he prefers one of the other two as stated, but believes that the lease purchase options would both be less expensive than the HERC. If they consider the HERC they should consider these other two options also.

Ms. Lowe commented that she loves the community sharing aspect of a project at the HERC and proceeded to read aloud a statement in Chief Robl's memo regarding many of the officers being unable to attend the local clubs due to harassment at all levels and she did not feel that statement reflected the philosophy of the department and would like to hear frankly from Chief Robl on the idea of a shared facility.

Ms. Lowney understood the comment in the memo to reflect a different aspect and provided a similar experience with her husband who was a vet and herself as a teacher and getting stopped by the public everywhere they went which thankfully being retired is much less frequent. As far as a shared facility she believes that would require programming between the department and public.

Ms. Lowe understood that experiencing that aspect herself as a teacher and would like Chief Robl to explain the philosophy of the department since "harassment" which she believed was very different in context.

Chief Robl responded that Ms. Lowney interpreted his comments quite well and further explained that it is very difficult for them to attend or visit public venues, he provided a few examples and that it is hard to explain unless you experience it. He acknowledged that the use of the word harassment may have been a bit strong.

Deputy City Clerk Krause called for a point of order since there is a motion on the floor to remove the two sites from consideration and there has been a deviation to focus on the HERC and other topics.

Chair Garvey stated that he sees community members saying come and build here with regard to the Bowling Alley and Kachemak Wholesale while he only hears a divided community on the use of the HERC. Again he advocated for keeping the two sites as options.

WALKER/GARVEY - MOVED TO AMEND THE MOTION TO REMOVE THE HERC BUILDING, KACHEMAK CENTER AND THE BOWLING ALLEY SO THAT TIME, ENERGY AND MONEY CAN BE SAVED AND GET THIS DONE BY THE END OF MAY.

Discussion ensued on the HERC presenting as a \$9 million dollar option and presenting another \$9 million at another location and viewing corporate buy-in would it equally pass or be approved. The impression some members of the Task Force and audience input provided is that a project presented using the HERC facility would not pass; the Waddell property is 1.5 acres not 2 acres and may not accommodate a \$9 million dollar project. There is a limited use for the HERC building and that could be portrayed as an overuse of the space for the needs required by the department. Further points discussed were community use of a shooting range next to a school and having the children exposed to guns and ammunition. Reiteration of the HERC site as a viable option, the HERC building cannot be used for fulltime uses only temporary uses; previous sites were not vetted thoroughly according to conjecture; planning for the future of the building; doing away with the 4.2 acre site since it is not required at this time; Council members and the City Manager have stated the Waddell property is available for consideration and in the future if the Fire Station needs to be expanded it could expand into the vacated Police Station property.

Ms. Lowney requested the motion to be read. Ms. Krause read the motion on the floor.

Mr. Weatherly agreed with Ms. Lowney on keeping the HERC as an option. He commented on details in construction methods.

Ms. Lowney requested a call to order that they have a motion on the floor. She further noted that they are using hear-say to drive a decision of the Task Force and they each have different opinions which is driving their decision and she would like to emphasize caution.

Chair Garvey called for the vote.

VOTE. YES. LOWE, WALKER, GARVEY

VOTE. NO. LOWNEY, WEATHERLY.

The motion carried.

C. Construction Options

1. Phased Construction

Memorandum re: Design Cost Estimates dated January 2016

Chair Garvey read the title into the record. Deputy City Clerk Krause informed the Task Force that this information was provided to Council in January of last year and that Mr. Meyer could provide additional information on the line items that were removed since the project was split from the Fire Station. She noted this is document that they requested.

Chair Garvey stated that he found the document irrelevant and did not see what value could be gained. He inquired if there was any desire for discussion. There was none indicated by the Task Force members.

2. Remodel/Renovation/Addition

a. Memorandum re: Temporary Space Connectivity Requirements

Chair Garvey read the title into the record. Ms. Walker preferred to see the old options before discussing the new options. Chair Garvey requested clarification on her statement. Ms. Walker wanted to address item 4 under C. Deputy City Clerk Krause explained that a motion to amend the agenda to change the order was required during the approval of the agenda. Chair Garvey noted the similar action by Ms. Lowney.

Chair Garvey then requested clarification if dispatch could be temporarily contracted out. Chief Robl note that it would be difficult in itself and present a cost that will probably present a big dollar amount. He added that moving dispatch is just not the best option.

Chair Garvey inquired if there was no other option but to relocate dispatch into temporary location such as working around them or contracting out the service or even another option that has not been thought of. Chief Robl was sure that anything was possible but he was unsure and would have to see the proposed design, talk with the contractor, etc.

Deputy City Clerk Krause stated that in consideration of the Task Force looking at remodeling the existing facility she requested the Information Technology (IT) Manager and asked him to write up a memo that could provide a brief insight into the requirements and costs involved with that aspect of the project whether remodel or new facility. Mr. Poolos will be glad to attend the next meeting to answer any questions or provide further clarification.

Ms. Walker also mentioned in considering a remodel what would they do with the cells and prisoners, rewiring, etc.

A brief discussion on the inherent difficulties that come with remodeling and retrofitting an older building. Ms. Walker inquired if the Task Force would like to discuss removing Remodel form consideration.

Chair Garvey stated he would like to have some clarification from the IT Manager Poolos on if the equipment would be reusable in as much as \$525,000 build one next to the existing one then shut down and relocate to the new section and if the “old” equipment would be reusable. He went on to further indicate that expending half a million dollars would probably put them way over budget unless it was reusable. Ms. Walker provided a proposed remodeling scenario and building a new dispatch area above the proposed new Sally Port to the property line. Ms. Lowney stated that the Task Force is getting into a discussion that would require the services of an architect to review that existing facility and the needs of the department and recommending how to make the necessary and required changes and renovations including placement of services. Without those services the task force does not know what they are building. The Task Force discussed vetting the remodel aspect and getting the Council in a good position to consider that option and at what point do they involve an architect. The following information is needed to make a determination:

- The current state of the existing building
- Department requirements
- Connectivity

Mr. Meyer was asked to provide input on involving an architect.

Mr. Meyer provided the Task Force with the information that the city currently has on contract an architectural firm, Stantec and a Contractor, Cornerstone to work on this project. He reiterated that the funding was provided by Council to provide the services that would be needed for the project.

LOWNEY/WEATHERLY - MOVED TO ENGAGE AN ARCHITECT TO EVALUATE THE CURRENT POLICE STATION, CONSIDER A REMODEL AND CREATING A DESIGN THAT WOULD INCORPORATE THE ESSENTIAL SPACE NEEDS AND ALTERNATIVE FOR FUTURE GROWTH THAT INCLUDES THE URGENT AND IMPORTANT SPACE NEEDS FOR GROWTH.

Discussion on excluding the contractor

WEATHERLY/LOWNEY – MOVED TO AMEND THE MOTION TO INCLUDE THE CONTRACTOR.

There was a brief discussion on clarification of the intent of the motion.

VOTE. (Amendment) YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Discussion continued on the following points:

- the costs involved to get the advice and design from the architect and contractor
- Task Force is to rely on staff to contain costs and provide the information that they need to make their decision
- the current architectural firm and contractor are qualified and willing to fund the project up front
- Costs for new construction per foot is easy to obtain remodel is a little different since there are so many variables and unknowns
- Request for the Clerk to read the motion on the floor as amended
 - o MOVED TO ENGAGE AN ARCHITECT AND CONTRACTOR TO EVALUATE THE CURRENT POLICE STATION FOR A REMODEL/RENOVATION AND CREATE A DESIGN THAT WOULD INCORPORATE THE ESSENTIAL SPACE NEEDS AND PROVIDE ALTERNATIVE DESIGN TO INCLUDE THE

URGENT AND IMPORTANT SPACE NEEDS FOR FUTURE GROWTH AS SHOWN IN CHIEF ROBL
MEMORANDUM DATED APRIL 24, 2017.

- Clarification of the motion to designate the square footage in relation to the essential space needs at 10,435 sf +/- and the design including the urgent space needs square footage to include the additional 1986 +/- sf
- Recommendation from Council member Smith to obtain evaluation from an engineer to use the existing building and the ability to renovate and/or remodel the building.
- It will take longer than the time allotted for the Task force to present recommendations to Council that are detailed enough to say here is a \$6 million dollar and \$9 million projects that could be submitted to the voters.
- Not relying on conjecture and make a decision based on facts and they do not have the facts that the existing building is useable or not
- Fire Marshall will review a public safety differently as the city found out with the remodel on the fire station facility.

Further discussion on how to proceed to get the essential information required for a conceptual design with a ballpark figure with a large contingency since there are so many unknowns.

Ms. Lowney pulled her motion from the floor for consideration. Mr. Weatherly agreed to the action. Ms. Lowney requested the language for the motion from Mr. Meyer.

LOWNEY/WEATHERLY - MOVED TO REQUEST CONCEPTUAL DESIGNS OF A POLICE STATION TO INCLUDE ESSENTIAL AND URGENT SPACE NEEDS AT THE EXISTING LOCATION UTILIZING REMODEL/RENOVATION CONSTRUCTION METHODS AND THE WADDELL SITE UTILIZING NEW CONSTRUCTION METHODS.

Discussion centered on the pricing for a design that is focused on specific square footage based on the space needs outlined in the memorandum from Chief Robl with preference of a price on 8,000 and 12,000 square foot conceptual design.

GARVEY/LOWE – MOVED TO AMEND THE MOTION TO DEFINE THE REQUEST FOR AN 8,000 SQUARE FOOT CONCEPTUAL DESIGN AND A 12,000 SQUARE FOOT CONCEPTUAL DESIGN FOR EACH SITE.

Mr. Weatherly inquired where the figure of 8,000 sf come from, Chair Garvey responded that this figure reflected overall discussion on determining square footage for various aspects of the design during their continued discussion. Clarification on one of the points highlighted in explaining where the reduced square footage was derived and the intent was to request a more defined response. Ms. Lowney and Walker advocated for use of the square footage that was represented in the memorandum, 10500 sf and then an additional 1986 sf. Chair Garvey advocated for very detailed conceptual designs even if it included the essential, urgent and important.

Mr. Meyer requested that the Task Force not to limit the request to a specific footage since there are many facets that are not included such as the hallways and closets.

It was noted that this direction would provide a base to work from and that they cannot ignore the important space needs when designing for the future since it may show that the Waddell site is not sufficient.

Staff further added some items that will be considered within the design is placement of services to allow room from expansion, however did not believe they will attain that level of detail at this point. At this point it will be difficult to make a motion to request what he could provide in the time allotted.

Chair requested the motion to be read. Deputy City Clerk Krause read the motion and noted the amendment that is currently on the floor for discussion. Chair Garvey requested to pull that amendment and offer a new amendment as follows:

GARVEY/LOWNEY – MOVED TO AMEND THE MOTION TO REQUEST TWO SEPARATE CONCEPTUAL DESIGNS ONE DESIGN WITH JUST ESSENTIAL SPACE NEEDS AND ONE DESIGN WITH ESSENTIAL AND URGENT SPACE NEEDS FOR EACH SITE USING THE REMODEL/RENOVATION CONSTRUCTION METHOD AT THE EXISTING LOCATION AND NEW CONSTRUCTION METHOD AT THE WADDELL SITE LOCATION.

There was no discussion.

VOTE. (Amendment) YES. WALKER, LOWNEY, GARVEY, WEATHERLY, LOWE

Motion carried.

LOWNEY/WEATHERLY - MOVED TO REQUEST TWO SEPARATE CONCEPTUAL DESIGNS OF A POLICE STATION TO INCLUDE ONE DESIGN WITH JUST ESSENTIAL SPACE NEEDS AND ONE DESIGN WITH ESSENTIAL AND URGENT SPACE NEEDS FOR EACH SITE USING THE REMODEL/RENOVATION CONSTRUCTION METHOD AT THE EXISTING LOCATION AND NEW CONSTRUCTION METHOD AT THE WADDELL SITE LOCATION.

There was no additional discussion on the motion.

VOTE. (Main) YES. WALKER, LOWNEY, GARVEY, WEATHERLY, LOWE.

Motion carried.

3. New Construction

It was determined that the Task Force included discussion of new construction under the previous item.

4. Modular or Pre-Fab

- a. Star Sales Brochure
- b. ModSpace Manufacturing Video
- c. Maximum Security Systems Price Quote on a Pre-Fab Cell & Specifications

The Task force viewed a sales video that showed the manufacturing process for manufactured buildings that can be trailered and erected on foundation. That would cost \$400 per square foot. They reviewed the brochures supplied by Ms. Walker and commented on the variety of colors that are available. The Task Force discussed the cost to ship these items to Alaska and Ms. Walker can provide that information for the next meeting. It was noted that the costs to ship a pre-fab cell to Alaska from the port of Washington was unknown since the estimate/quote only provided costs from the manufacturer to the Port of Washington and that was \$149,000 for 7 jail cells. Mr. Weatherly did some research and the cost to barge it to Alaska is unknown what he was able to find out was that to have one company barge it to the port of Homer would entail a cost of a minimum of \$80,000 in addition to the barge costs and required 2-140 ton cranes, 1 crane would have to be onsite for a minimum of 2 weeks at least in order to get it off the barge and then at the site this is for new construction, modular.

He also spoke with Linden and they would not stop in Homer, Whittier is out as the tunnel is not wide enough, which then will require trucking from Anchorage which requires pilot cars, etc and they have a width limit of 15 feet.

A brief discussion on the options available for the construction of the cells was limited and they will have to take the hit there.

Discussion progressed on the various aspects of constructing modular, pre-fab, and details of location of service such as dispatch provides additional services such as customer service, female prisoner management.

LOWE/LOWNEY – MOVED TO ELIMINATE THE MODULAR CONSTRUCTION OPTION.

There was no further discussion.

VOTE. YES. LOWE, LOWNEY, WEATHERLY WALKER AND GARVEY

Motion carried.

D. Additional Facility/Maintenance Costs to Overall City Budget

Deputy City Clerk Krause provided input to the limit of her knowledge on this item. She does not have the specifics as to what additional information Council would like so it is assumed that the additional cost to maintain the new police station in the HERC was \$144,000 so it can be assumed that a smaller building would present a smaller cost of maintaining would be subjective.

Councilmember Smith provided input on why this was tasked to the group since there is an inherent cost in addition to the current facility a new facility will add to the annual budget. He provided clarification that the \$144,000 on the proposed building using the HERC was in addition to the existing budgeted amount for the current police station facility. The Council's intent was to be able to provide the total cost of a new facility to the voter.

Ms. Lowney recommended that the Task Force table to item until...Mr. Smith interjected that the Task Force should add this to the list of tasks for Mr. Meyer since the Architect can provide a "ballpark" figure regarding the costs to cover maintenance, furniture, etc.

LOWNEY/WEATHERLY - MOVED TO POSTPONE THIS PORTION OF THE TASKS UNTIL THE INITIAL INFORMATION IS RECEIVED FROM MR. MEYER AND THEY KNOW WHAT DIRECTION THEY WILL BE GOING WITH THE PROJECT.

Ms. Lowe requested clarification if this information would be determined by square footage methodology. Mr. Meyer stated the he believed it was and he would be able to get those numbers. Ms. Lowe did not believe that they needed to table this item since Mr. Meyer could provide it.

Deputy City Clerk Krause pointed out that the use of the word table was inappropriate and recommended postponement. Ms. Lowney agreed to the minor correction to the motion.

VOTE. YES. WALKER, LOWNEY, GARVEY, WEATHERLY, LOWE.

Motion carried.

E. Funding Mechanisms & Repayment Methods

- a. Memorandum dated April 24, 2017 re: Possible Funding Sources
- b. Memorandum dated April 26, 2017 re: Revenue Options
- c. Lease/Build to Suit Information from Public Works Director

Chair Garvey read the title into the record.

Mr. Meyer was unable to provide information on the Lease/Build to Suit option in a timely manner due to work obligations.

The Task Force reviewed the various options and Ms. Walker was only able to find one gentleman who could provide the land, fund the construction and hold the note which would have to be negotiated with the city.

Chair Garvey requested the Task Force to focus on the memorandum from City Manager Koester. It was noted that there are not many options available to the city in the way of grants due to the demographics.

Ms. Walker asked about submitting the recommendation to pay off the library loan and then use those funds to pay on the Police Station. Councilmember Smith provided information that the Council is already considering paying off the library loan to reduce the budget needed.

Deputy City Clerk Krause suggested that when it comes to the recommendation to Council it will motion that it recommends Council can fund the Police Station by the following means and list paying off the loan on the library.

Chair Garvey then brought forward the option of a bed tax. Ms. Walker and Chair Garvey were adamantly opposed to recommending a bed tax and presented a supposition of a 1% bed tax using the average reported nightly stay of \$175.00 in Homer would amount to \$1.75 per night which for 7 night would add an additional \$12.25 for a weekly stay. The opposition is that it adds up.

Chair Garvey reviewed the options presented and inquired if there were any additional comments and or questions on the other options.

Councilmember Smith offered the information on the actions of Council to pay for the proposed bond last October was to institute a seasonal sales tax of .65% which would end when the bond was paid. Since it was seasonally implemented it would capture the revenue expended from visitors, summer residents and tourists to Homer. That minimal amount would produce enough revenue at the \$12 million mark and if it is \$6 million it would be less than ½% the seasonal sales tax was the most acceptable by the public.

Further discussion was needed on options to recommend to Council.

Ms. Lowney wanted to get further input from Council on this part of the recommendation.

Councilmember Smith called out from the audience and it was not captured on audio or caught by the Clerk in her notes.

LOWNEY/GARVEY - MOVED TO SUPPORT COUNCIL DECISION (WHAT WAS THE DECISION?).

A brief discussion on a question posed by Ms. Lowe regarding a possible funding option by selling city owned land, that they should put more in to the game.

VOTE. YES. LOWE, WEATHERLY, GARVEY, LOWNEY, WALKER.

Motion carried.

Ms. Lowe wanted to inquire if the City sells any of its land and Mr. Smith responded that they have occasionally designed land that serves no purpose for the city for sale but there are usually drawbacks to the land that is offered for sale and as such they are not sold and are still available. It is the goal of the city to get most land back on the tax roll.

Deputy City Clerk Krause explained that the Task Force can include in their final recommendation to Council that they offer for sale available parcels and designate the proceeds to fund the Police Station.

Chair Garvey noted the next item on the agenda of Build to Suit information from the Public Works Director but there were no items in the packet. Mr. Meyer explained that he did not have time to write anything up but proceeded to explain the process and standard benefits to a Public Private Partnership or otherwise known as a P3 and are becoming standard operating processes to fund capital improvements and all costs or aspects of the projects are negotiated and can include operation maintenance, funding, etc.

He then proceeded to explain that the city is obligated in as much as they have a contract and if they decide to end that agreement then they will have to start over again by issuing a RFP and go through the bidding process all over again. This will negatively impact the work they have completed and not only add time but additional costs.

He provided additional information on the procurement process of the city and how government cannot just select a contractor or architect to build something for them that all capital projects must be competitively bid or procured.

Stantec and Cornerstone were selected as the most qualified and competent.

Ms. Walker commented on why they expended so much time and effort in getting costs if they were going to be using that architect and contractor. They just wasted a lot of time and energy.

Chair Garvey requested a recess at 7:35 p.m. The meeting was reconvened at 7:38 p.m.

Ms. Lowney would like to know the disadvantages of the option to Build to Suit.

NEW BUSINESS

- A. Conducting a Meeting, Applying Roberts Rules and Providing Reports to City Council
 - a. Understanding Parliamentary Procedure

Chair Garvey read the title into the record and really appreciating having this information provided by the Clerk. He thanked Ms. Krause since this has been really very helpful.

Ms. Krause explained that due to the Clerk's office being very busy and the impending City Clerk retiring it has been very hectic. She also explained that for the Task Force to seek input from the audience is not standard protocol and that no Council member was appointed to task force.

Chair Garvey provided some input that he considers this the same as when his boss assigns him a task and he has a question regarding what outcome do you want and how do you want us to proceed.

Councilmember Smith did not see a problem where the members of the Task Force could consider the members of Council as a resource for information the same as staff.

Ms. Krause added that Council has appointed members of the public to this task force so that the recommendation and project is vetted by the public with the recommendation to Council to consider. Council provided the parameters that the Task Force is to operate under and having input from Council while allowed is highly subject unless they are reporting on actions taken by Council as a body. She further added that they could obtain the opinion from every Council member but in that same theory they should obtain input from every resident. She is not quite sure how to answer the question in that they were assigned and tasked to report to Council not have Council direct their recommendations.

Ms. Lowe reminded the Task Force members that by seeking input from Council members they fall under the hearsay and making recommendations upon hearsay not facts. Ms. Lowney agreed stating they have made decisions tonight based on hearsay and that it is concerning. The feedback received by the former committee was not representative of the whole community and perhaps they should slow down and take proper consideration of the facts. They do have the minutes of the previous meetings and it is daunting to read through those 2.5 years but there is valuable information within those minutes.

Ms. Lowe clarified that she does not feel that the decisions made tonight have been based on hearsay but on information presented by Council. She is not concerned that decisions tonight have been made on hearsay personally.

Ms. Lowney thanked the Clerk for providing the materials in the packet.

INFORMATIONAL ITEMS

A. Municipality & Borough of Petersburg, Alaska Police Station & Municipal Project Information

Chair Garvey introduced the item into the record and inquired if the group had any discussion they wanted to entertain on this information.

There was a brief discussion on the funding that Petersburg was able to accumulate in preparation for their project. There were comment regarding the grant monies received from the State. Chair Garvey liked the use of revenue received from land sales.

B. Operating Costs Budgeted for the HERC 2017

There was no discussion on this item.

C. Chapter 2 – City of Homer Comprehensive Plan re: Demographics

Chair Garvey thought it was very interesting read and was unsure how recent this information was compiled. Deputy City Clerk Krause stated that it was 2016. Reflecting some of comments on the population growth it is stated that increase is at a “leisurely” pace. He commented on the information projected in the tables provided. He did note a possible typographical error or that the figures represent stagnant growth, Ms.

Krause will look into that information and report back at the next meeting. Chair Garvey stated that taking it as a stagnant growth then reducing the footprint would be the right direction for the overall project.

Ms. Walker commented on Homer being a “hot” residential destination but with the increase in property taxes that may not be correct.

Chair Garvey commented on the fiscal challenges and opined that the person who prepared this information was being pretty reasonable in recognizing Homer decline in income levels and paying increased taxes and fees for services. This fits right in with their discussions on the requirement of an economical and affordable solution.

COMMENTS OF THE AUDIENCE

Joe Singleton, resident for 10 years, commented that it may be easier when making their comparisons that instead of trying to get Architects and engineers to get the costs to the group they could get a magnitude of estimate and that is what Mr. Meyer was trying to tell them. There is enough information to get a ballpark amount and as time goes by those numbers can get refined. This is a good way to do it too but it costs a lot of money and there was half a million dollars spent up to where they could make a presentation but to get to 35% level was half million bucks and there was still major systems that were not designed, they were costed out but he does not believe that Mr. Meyer will get into the order of magnitude with the Task Force so he thought he would mention it as there is lot of information in that man.

Larry Slone, city resident, stated in regards to soliciting input from the audience he doesn't see a problem with it at all as long as it is staff since the information they provide will be factual; with regards to soliciting input from City Council he would be circumspect; he believed that as Renee indicated as they would be providing their opinions and it would be appropriate that they should seek the input of the remaining 5000 residents in order to be fair. On the other hand it would be beneficial to hear the input from the Council that attended the meetings and provide information in context but not opinion since it would be appropriate to have the separation between the Council and the Task Force. He agreed that Homer would continue a very modest growth rate and did not believe that the Chief's space needs was based on that moderate growth but assuming that it was then they are not going to get away with change the space needed as shown in the Chief's memo and taking into account the space needed for hallways, storage, HVAC and such they will end up with a 15,000 sf building and at \$400 per sf cost that comes out to \$6 million dollars. Mr. Slone went on to comment on removing or postponing certain features of the important needs at a later date and that it may all fit on the property north of the Post Office. There may be an additional couple million once you add in the ground work and such and as for the architect due to the short nature of the time you are tied into the current architect.

Heath Smith, resident, stated that he has tried to keep his opinion separate from his comments as Council and he did express one opinion for the most part they are tasked with something that is relatively pressure packed as far as the time frame goes and the expectation is that they will meet the time frame as well as they can; if it not at all possible they will move on from there; he continues to have concerns with a build lease option and as a council member they will have to show him the savings before he votes in favor of it; the P3 as Carey explained it is basically a way around needing voter approval for bonding; one of the problems in Homer is that they do not have a way to pay for it even if they get it built; they need a way to pay the monthly bill to operate; there is not going to be an option to go around the voter on this. The costs have to show how they are going to pay for it, maintain it for him to approve it. As far as dispatch Council has agreed that

Dispatch will stay in Homer. Central Dispatch has 5 consoles and a Clerk. He doesn't want to challenge the Chief but he wants to be able to provide the service and provide for moderate growth over time and size does matter.

COMMENTS OF STAFF OR CONSULTANTS

Carey Meyer commented that it was valuable to speak on the context of getting them where they are now and a time not long ago you would put 20 projects on a Capital Improvements List and could pretty much count on the State funding 3 or 4 them and that is where they were when they started this project and in a way drove them towards the HERC which could be used as a match for the funding. This is part of the reason why the project was separated from the Fire Station was the committee realized things were changing. Mr. Meyer did not believe that the environment was done changing yet. He mentioned the probability of losing half the PFD amount and having to pay income taxes. He also notified the Task Force that he has been reluctant to involve the architect up to this point due to the funding being limited.

Chief Robl and Deputy City Clerk Krause had no comments.

COMMENTS OF THE TASK FORCE

Ms. Walker commented on the Council providing a deadline of May 30th but that it wasn't do or die and that an extension could be made and then the issue will go on the ballot next fall. She likes to know that they are doing it correctly and doesn't want to rush just because they have a deadline. Ms. Walker stated she likes to be expedient when given a task and wants to be exact, and not slapped dab together when done.

Ms. Lowney apologized for missing the first meeting but feels that she is pretty well caught up, complimented the Chair on a good job tonight; she appreciates the desire to take on the task and find a path through this by the task force and looks forward to the next meeting in two weeks with the next effort.

Chair Garvey stated that he seconded Coletta's statement that he does want to respect the Council's wishes and provide them with something of quality and not just throw something to them and to that end he appreciates the staff, Chief Robl, Renee, Carey and the City Manager for helping them to meet those deadlines and getting them up to speed and if they keep up they will be able to meet their deadline or extension of some sort.

Mr. Weatherly thanked everyone for attending and Chief Robl for his update and appreciated the explanation from Carey, he understands it better now, he appreciates everyone's input and help on this project.

Ms. Lowe thanked everyone for their time and the education she is receiving.

ADJOURN

There being no further business to come before the Task Force Chair Garvey adjourned the meeting at 8:14 p.m. The next regular meeting is scheduled for Tuesday, May 16, 2017 at 4:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

POLICE STATION BUILDING TASK FORCE
REGULAR MEETING
MAY 1, 2017

UNAPPROVED

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved:_____



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

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Memorandum

TO: POLICE STATION BUILDING TASK FORCE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: MAY 11, 2017
SUBJECT: Comparison Information on Police Stations

This information was requested from Police Chief Robl to provide information on demographics from Petersburg, Alaska Public Safety and any other similar cities that are comparable to Homer.

I also have an old report from 2015 that reflects Skagway, Alaska which started on a new Public Safety Facility there at that time. This project was slated to break ground in February or March of 2016 and should have recently been completed for around \$13 million. This community bonded for the project and the year round population is 920 according to the recent census information. The combined facility was slated to be approximately 12500 sf. The conceptual drawings have been included.

Recommendation

Informational only. No Action Required.



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

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

MEMORANDUM

DATE: May 5, 2017
TO: Building Task Force
FROM: Mark Robl, Chief of Police
SUBJECT: Petersburg Police Department Statistics

Petersburg has a staff of 5 dispatchers and 10 officers, including the chief and jail officers.

Homer has a staff of 7 dispatchers, 12 police officers, 3 full time jail officers and 1 part time jail officer.

Our statistics for 2016 compare as follows:

	Homer	Petersburg
Cases	8353	4096
Arrests	332	78
Jail - man days served	843	549.5
Prisoners housed	510	97

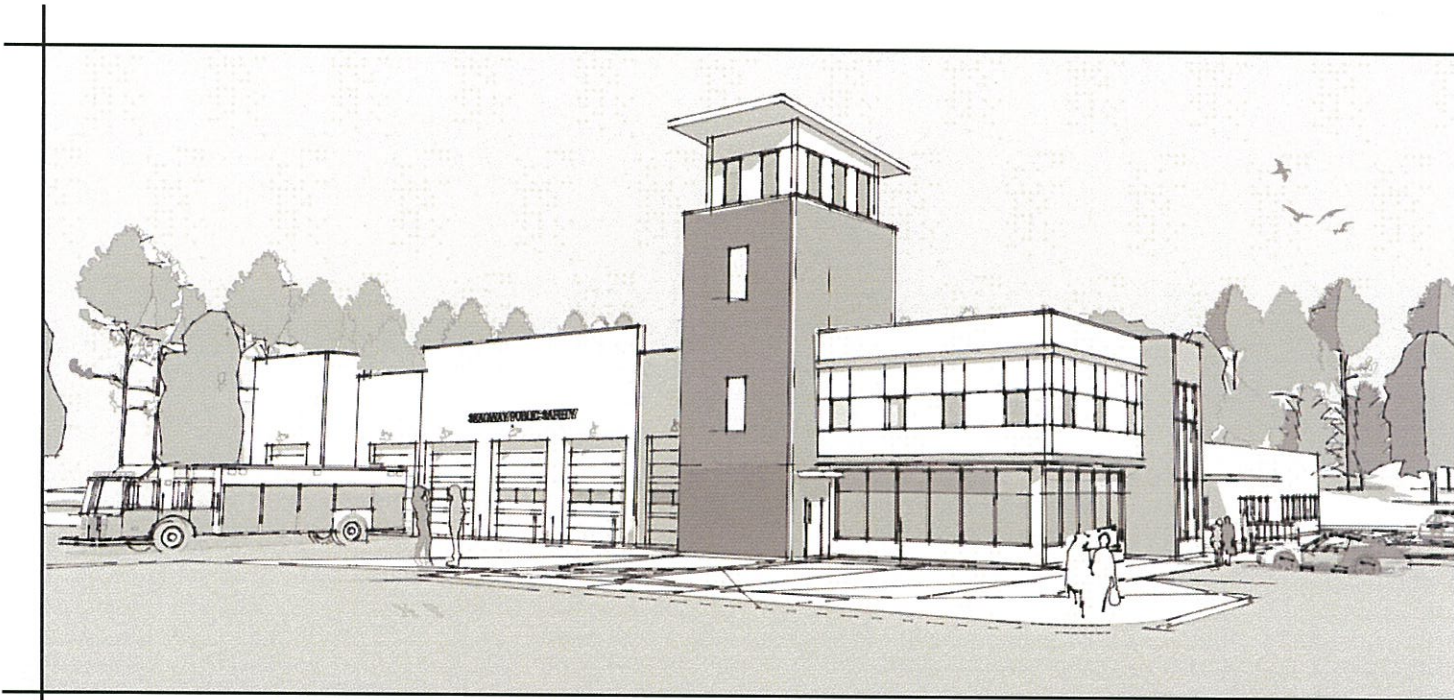
One difference between our operations that has to be considered is in the jail. Homer's jail is a maximum ten day hold facility. Anyone sentenced to more than ten days is typically transported to Wildwood Pre-Trial within a day or two of being booked in. Petersburg is a 15 day maximum hold facility. Prisoners with longer sentences have to be flown out of Petersburg. Prisoners are typically held for most of the 15 days prior to being flown out. Bad weather sometimes delays flights resulting in prisoners staying past 15 days. This difference accounts for the relatively high number of man days served in the Petersburg jail by a smaller number of prisoners.

CALLS FOR SERVICE	2011	2012	2013	2014	CALLS FOR SERVICE	2011	2012	2013	2014
ABC VIOLATION	0	0	1	0	HARASSMENT	12	1	7	3
ABANDONED VEHICLE	22	19	11	14	HIGHWAY CONDITION	21	40	51	25
AIRPLANE CRASH	0	0	0	1	HOMICIDE	0	0	0	0
ALARM, BURLARY	4	22	10	11	ID CARD ISSUED	44	46	60	63
ALARM, FIRE	101	261	239	547	INDIGENT AID	2	2	1	2
ALARM, ROBBERY	0	0	1	0	INFORMATION	1024	852	732	852
AMBULANCE CALL	118	165	127	95	LOCKOUT	45	54	46	39
ANIMAL ABUSE/NEGLECT	3	3	5	6	LOST/FOUND	325	368	348	266
ANIMAL COMPLAINT	64	98	133	129	MENTALLY DISTURBED	1	0	1	0
ANIMAL IMPOUND	10	18	14	7	MIP TOBACCO	0	0	0	0
ARSON	0	0	0	0	MISSING PERSON	13	7	18	7
ASSAULT	3	1	10	3	MUNICIPAL CODE VIOLATION	129	129	116	220
ASSIST AGENCY	289	375	381	408	NIGHT SURVEILLANCE	0	0	0	0
ASSIST BUSINESS	62	90	73	102	NOISE GENERAL	55	37	42	31
ASSIST CITIZEN	194	385	311	250	OPEN DOOR	32	42	71	56
ASSIST MOTORIST	16	16	7	4	PERMIT,PARKING	7	9	4	22
ATTEMPT BURGLARY	1	0	0	0	PERMIT PROPERTY	5	10	1	1
ATTEMPT KIDNAPPING	0	0	0	0	PAPER SERVICE	17	52	42	57
ATTEMPT MURDER	0	0	0	0	POSSESS STOLEN PROPERTY	0	0	0	0
ATTEMPT RAPE	0	0	0	0	PROTECTIVE ORDER	0	1	2	5
ATTEMPT ROBBERY	0	0	0	0	RECKLESS ENDANGERMENT	0	0	1	0
ATTEMPT SUICIDE	0	1	0	0	ROBBERY	0	0	0	0
ATTEMPT THEFT	1	1	1	1	SECURITY CHECK	74	52	53	23
BARRICADED PERSON	0	0	0	0	SEXUAL ASSAULT	0	1	0	1
BEAR CALL	121	35	2	64	SEXUAL MISCONDUCT	0	0	0	0
BOMB THREAT	0	0	0	0	STOLEN VEHICLE	6	1	3	1
BURGLARY	4	0	0	4	SUSPICIOUS CIRCUMSTANCES	40	19	48	43
CAMPING PERMIT	116	220	235	62	SUSPICIOUS PERSON(S)	16	43	22	26
CHILD ABUSE	0	0	0	1	SUSPICIOUS VEHICLE(S)	12	13	14	19
CIVIL MATTER	4	10	6	7	TERRORISM INTEL	0	0	0	0
COURT APPEARANCE	3	11	23	11	THEFT	56	51	37	53
CRIMINAL MISCHIEF	25	6	10	8	TITLE & REGISTRATION	630	770	816	848
CRIMINAL TRESPASS	8	3	6	3	TITLE 47	0	1	7	0
CURFEW	0	4	0	0	TRAFFIC ACCIDENT,PROPERTY	10	10	12	14
DEATH INVESTIGATION	0	6	2	1	TRAFFIC ACCIDENT,FATALITY	0	0	0	0
DFYS COMPLAINT	0	0	0	0	TRAFFIC ACCIDENT, HIT& RUN	7	3	6	11
DISABLED VEHICLE	6	11	9	8	TRAFFIC ACCIDENT, INJURY	1	4	1	2
DISORDERLY CONDUCT	9	4	4	10	TRAFFIC CITATION	196	97	73	93
DOMESTIC DISPUTE	5	12	8	9	TRAFFIC COMPLAINT	82	9	98	67
DOMESTIC VIOLENCE	2	2	4	6	TRAFFIC COMMERCIAL VEHICLE	0	0	0	0
DRIVERS LICENSE	418	355	469	475	TRAFFIC WARNING	359	432	521	455
DRIVERS LICENSE CDL	185	271	230	198	UNDER 21 ALCOHOL	6	1	3	0
DRUG INTEL	0	1	0	1	VEHICLE INSPECTION	0	1	1	3
DRUG INVESTIGATION	0	0	1	1	WARRANT ARREST	1	1	0	2
DUI	3	3	48	4	WARRANTS	1	7	3	2
FIRE GENERAL	30	29	37	28	WEAPONS GENERAL	2	0	1	0
FISH & GAME COMPLAINT	29	10	45	17	WEATHER EMERGENCY	1	0	0	7
FOLLOW-UP	96	95	105	72	WELFARE CHECK	1	8	7	14
FORGERY	0	0	0	0	UNCLASSIFIED	199	433	249	690
FUGITIVE FROM JUSTICE	0	0	0	0	TOTAL	5384	6150	6086	6591

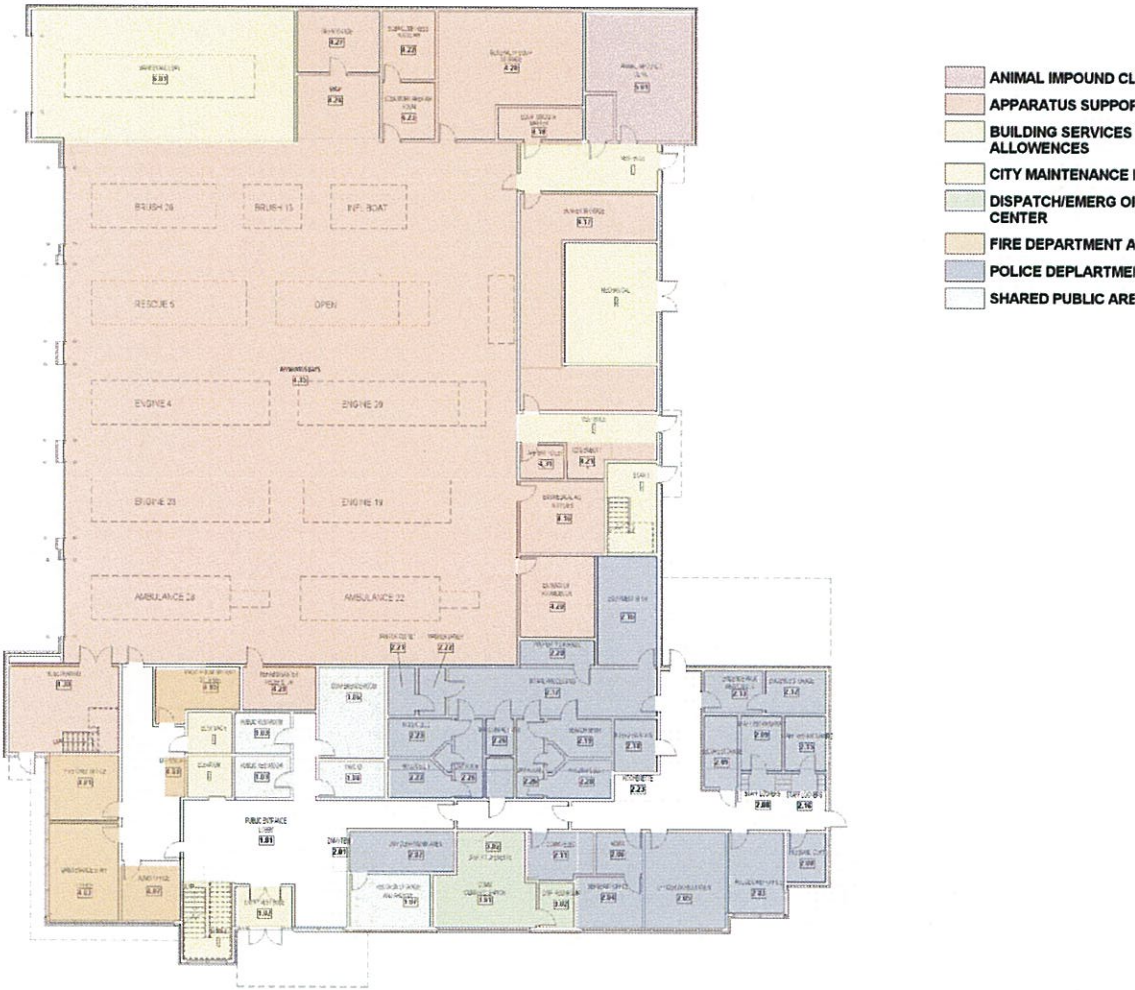
Borough of Skagway

REPORTS TAKEN	2011	2012	2013	2014					
	35	59	50	34	ARRESTS	2011	2012	2013	2014
						13	9	23	12
					CITATIONS	2011	2012	2013	2014
911 CALLS	2011	2012	2013	2014	PARKING	160	65	58	86
					REGISTRATION VIOLATION	4	6	1	0
FIRE GENERAL	14	14	14	16	DRIVER LICENSE VIOLATON	0	4	4	0
PROVIDER CALL	65	62	40	46	SPEEDING	6	23	3	5
POLICE CALL/CITIZEN ASSIST	85	61	64	68	MOVING VIOLATION	10	4	1	0
AMBULANCE CALL	17	61	52	39	ADULT SEATBELT	0	0	0	0
HANG UP / MISDIAL	307	456	595	646	CHILD SEATBELT	0	0	0	0
TOTAL	488	654	765	815	OVERSIZE VEHICLE	0	0	0	0
					DUI / DWI	4	1	5	0
DISPATCH CENTER	2011	2012	2013	2014	DOG	0	0	0	0
					MIP	0	0	1	0
					MISCELLANEOUS	9	5	4	0
WALK INS	N/A	5541	5117	5211	SKAGWAY MUNICIPAL CODE	7	4	0	5
PHONE CALLS	N/A	10068	10616	10145	TOTAL	200	112	77	96
RADIO TRANSMISSIONS	N/A	7799	8493	7832					

Borough of Skagway



BETTISWORTH NORTH T C A ARCHITECTURE-PLANNING INC. INTEGRUS ARCHITECTURE



May 11, 2017

Josh Garvey – Chairman
Homer Police Station Task Force

RE: Proposal to Lease New Police Facility

Dear Mr. Garvey:

Thank you and the other members of the Police Station Building Task Force for taking the time to consider the following idea to accomplish the goal of delivering a new, high quality facility for the Homer Police Department. Cornerstone General Contractors, together with our experienced design and engineering team are prepared to develop an attractive, functional facility using the latest in “Green” technologies and project methodology. We are committed to partnering with the City of Homer and as such, we have connected with our lending and other business contacts to present this scenario, under which the project can be financed.

Please consider the following:

- Format: COH would Lease the building from a to be formed Development entity consisting of principals for Cornerstone General Contractors and others. The Lease form would be Triple Net (NNN) to the developer entity, meaning that COH would be responsible for all utilities, refuse, insurance, state/local taxes and maintenance not covered by Contractor and/or supplier warranties.
- Lease Term: 25 years. Commencement date to be the date of completion of the project.
- Monthly Rent: Would be a function of the Project final costs. Please see the below that provides a range of estimate:
 - o Project cost of \$6,000,000 -> NNN Lease Rate per Month \$60,000
 - o Project cost of \$9,000,000 -> NNN Lease Rate per Month \$90,000
 - o Project cost of \$12,000,000 -> NNN Lease Rate per Month \$120,000
- Option to Purchase: The COH would have the right to exercise an Option to Purchase at any time after the 5th anniversary from the date of the lease commencement.

These are basic, broad terms and should not be considered an offer to lease. However, they are broad generalities from which an agreement could be developed and executed.

I wish to thank you on behalf of Cornerstone General Contractors for this opportunity to work with the City of Homer. We appreciate the opportunity and hope to discuss this idea with you soon. If you have any questions, please do not hesitate to contact me.

Sincerely,



Joseph Jolley
President

Cornerstone General Contractors



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: POLICE STATION BUILDING TASK FORCE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: MAY 11, 2017

SUBJECT: Draft Recommendation to Council

This item is on the agenda for the Task Force to start work drafting their recommendations to City Council.

Recommendations are to be made in the form of a motion and will be forwarded to Council by the Clerk's Office in the packet. The city Manager will be copied on the memorandum also.

Motions required will be needed for the following:

1. Method of constructing the project such as phased construction, remodel or renovating and new construction
2. Site selection
3. Public Private Partnerships (P3)
4. Funding Mechanism for repayment and the additional costs to the budget for a larger facility

Copies of the minutes of the Task Force will also be provided as backup to support the recommendations made by the Task Force and to display the processes the Task Force employed to reach their recommendations to City Council.

If it is determined that the Task Force would like to request an extension to perform their due diligence on the project then a motion will be needed.

Recommendation

Motion that the Police Station Building Task Force recommends construction be accomplished by _____ method and that it be no larger than _____ square feet and further recommends the _____ site and the following funding mechanisms be used _____.

Move to request City Council extend the due date for recommendations on the Police Station Building Project to allow the Task Force to complete its due diligence no later than June 20, 2017 for the June 26, 2017 City Council meeting.

DRAFT Public Safety Buildig

Narrative of why the new public safety building is being presented without architect drawings.

The voters did not approve the bond for construction of the HERC remodel. The city spent \$ 490,000.00 to prepare drawings of the proposed remodel. The drawings were completed to 35 percent level however the heating system, electrical system and portions of the security systems were presented at a lesser percentage of completion.

A new committee was tasked to evaluate additional sites and building to house public safety.

OPTION 1 \$6,000,000

The group started by reviewing the design requirements for the HERC building. The group found that the growth of Homer looking at the last ten years is less than the growth projected for the HERC building this discovery effects the space requirement needs and the operation costs. The building proposed is a standard steel building which means it has been pre- designed and can be adapted to Homer snow loads and wind conditions, built in a factory with existing quality control in place with 6 copies of plans to construct the building.

The floors will be zoned radiant heat attached to a boiler. The slab will be graded to tolerance of 1 tenth using 5/8 minus crushed rock. The base will be covered by 2 inches of insulation and a rebar matt, the pex tubing will be placed in zones. The slab will be 6 inches thick and extend throughout the Sally Port. The slab in the Sally Port will have a separate boiler because it will only operate in the winter.

It is a small boiler like a hot water heater.

The site selected is 1.5 acres in size. It is located behind the Homer post office in the Wadell subdivision. It is located at the intersection of Heath street and grub stake avenue. The property is owned by the City of Homer. The property was originally thought to be in a Tsunami flood area but a review of State of Alaska reports proved that inaccurate.

The building will be positioned on the lot in a manner that it could be expanded in the future. There is multiple access to the road way, the sewer and water are

stubbed out which eliminates any work in the roadway to hook up the utilities. The building site and parking lots need to be graded out and selected NSF material placed in both areas to bring the fill to designed elevation. There will be adequate lighting to illuminate the parking and walk ways.

The security will be designed by an architect that specializes in the design of security. The architect will have copies of all documents from the Federal Government proving approval of work on Federal facilities. The security items such as cells, hardware, cameras, partitions and any other security items.

There will be seven holding cells. Five cells for adult prisoners with one cell for females and one cell for kids, the cells will be holding cell with 2 beds in each cell. The Sally port will be designed with water spigots, broom closets lockers, hose storage, emergency eye wash station. There will also be a separate locker storage for gear. The building will be 8000 square feet in size with attached 1500 square foot Sally port.

This option is number 1 and will not exceed \$6,000.000.00

Picture of location lot __ Wadell subdivision.

Picture of building (Color photos from internet)

Picture of interior (Petersburg)

Pictures of security system and specifications

Needs discussion of FFE may be easier to state same quality as harbor office building.

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EXPOSED FASTENER SINGLE-SKIN METAL WALL PANELS



7.2 METAL WALL PANEL

When a design calls for a commercial or industrial thru-fastener panel, the 7.2 Panel offers versatility and functionality. The 7.2 Panel is a 36" wide panel with symmetrical 1-1/2" high ribs on 7.2" centers. This rugged panel also offers excellent spanning capability.



PBR METAL WALL PANEL

The PBR Panel is used for a wide variety of architectural, commercial, and industrial applications. PBR is a structural panel with exposed fasteners used on wall applications.



PBU METAL WALL PANEL

The PBU Panel is an exposed fastener system that can be used both horizontally and vertically for wall applications. It can be installed directly over purlins or joists and gives designers a contemporary appearance for their building project.

PANEL SPECIFICATIONS

7.2 PROFILE: Traditional high rib height at 7.2" o.c.

PBR PROFILE: 1-1/4" rib height at 12" o.c.

PBU PROFILE: 3/4" rib height at 6" o.c.

WIDTH: 36"

LENGTHS: 5'-0" to 50'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester Coating

FASTENING: Exposed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



PBC METAL WALL PANEL

The PBC Panels are attached to a building structure with exposed fasteners. It can be installed vertically or horizontally, but most commonly used in horizontal wall applications.



PBD METAL WALL PANEL

The PBD Panel is an exposed fastener wall panel with symmetrical ribs from top to bottom.

PANEL SPECIFICATIONS

PBC PROFILE: 3/4" rib height at 2'-0" o.c.

PBD PROFILE: 3/4" rib height at 2'-0" o.c.

MODULE WIDTH: 32"

LENGTHS: 5'-0" to 50'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Exposed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



NUWALL® METAL WALL PANEL

NuWall® by Metl-Span combines the ease of installation in both new and retrofit applications with the pleasing aesthetic appeal of a clean, uninterrupted wall. For retrofit construction, all installation work is performed outside with no disruption to the interior workplace. The NuWall® Panel can be installed over an existing R panel wall; other panel profiles may require the use of subgirts.

PANEL SPECIFICATIONS

PROFILE: 2-½" deep panel with ½" deep fluting

MODULE WIDTH: 12"

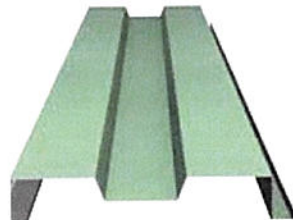
LENGTHS: 5'-0" to 40'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



SHADOWRIB™ METAL WALL PANEL

The ShadowRib™ Panel by Metl-Span is a proven performer and versatile tool for designers. The panel has superior structural strength that does not sacrifice appearance or design flexibility. The deep flutes featured on this panel create distinctive shadow lines on your structure.

PANEL SPECIFICATIONS

PROFILE: 3" deep panel with 1-½" deep by 5-¼" wide fluting

MODULE WIDTH: 16"

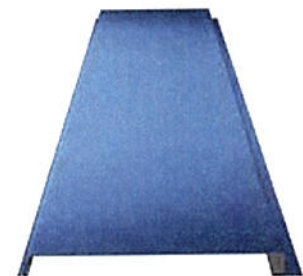
LENGTHS: 5'-0" to 40'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



ARTISAN® SERIES METAL SOFFIT PANEL

The simplicity of the Artisan® Series Soffit Panel by Metl-Span is its best design feature. Uniform dimensions and clean appearance allow the designer to plan modules, eliminate complicated pieces and follow wall curvatures. The Artisan Panel can be vertical, horizontal, perpendicular or skewed to the building line, allowing the designer multi-dimensional freedom to create.

PANEL SPECIFICATIONS

PROFILE: Flat panel

MODULE WIDTH: 8", 10" or 12"

LENGTHS: 8" Panel: 4'-0" to 20'-0"; 10" Panel: 4'-0" to 20'-0"; 12" Panel: 4'-0" inquire about longer lengths

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements

COLORS FOR THE COMMERCIAL & INDUSTRIAL MARKET

STANDARD I EXTERIOR COLORS

Polar White Sandstone

Standard I & II Colors in 22 Ga. will incur an additional material charge. Please inquire.

STANDARD II EXTERIOR COLORS

Regal Gray Brownstone Almond

PREMIUM I EXTERIOR COLORS

Harbor Blue	Pacific Blue	Colonial Red	Brite Red	Slate Gray
Tundra	Snow White	Natural Patina	Spruce	Hunter Green
Classic Green	Medium Bronze	Terra Cotta	Smoke Gray	Aegean Blue
Gallery Blue				

PREMIUM II METALLIC & PEARLESCENT EXTERIOR COLORS

Weathered Zinc*	Copper Metallic*	Silver Metallic*	Champagne*	Dark Gray Metallic*
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STANDARD SP EXTERIOR COLORS

Winter White	Light Stone	Ash Gray
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POLYESTER EXTERIOR COLORS

Igloo White**	Polyester Polar White
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PREMIUM SP EXTERIOR COLORS

Hawaiian Blue	Crimson Red	Fern Green	Saddle Tan	Desert Sand
Burnished Slate	Koko Brown	Charcoal Gray	Rustic Red	Solar White

Prices will vary by color, coating system, gauge, and quantity of metal. Please contact your Metl-Span representative for complete information. All colors shown here approximate actual finish colors as accurately as possible.

* Metallic paint finishes will exhibit color shift, shade variances, striations, and longitudinal patterning that are inherent characteristics and are not a product defect or cause for rejection.

** Igloo White is standard interior color for all panels.

Not all colors displayed are available for Single-Skin Panels. To determine color availability, please visit metlspan.com.



PIONEERING INSULATED
METAL PANEL TECHNOLOGY



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TOLL-FREE: 877.585.9969
TEL: 972.221.6656
FAX: 972.420.9382
EMAIL: panel@metlspan.com
WEB: metlspan.com

COATINGS & SURFACINGS

To ensure a lasting quality appearance, the exterior face sheet of all Metl-Span® insulated wall, CFR, and ThermalSafe® panels is treated with a base primer, followed by a premium, full-strength 70 percent PVDF fluoropolymer coating. A siliconized polyester coating is available in a limited palette of standard colors for projects where economy is the primary consideration. **For specific information about our available colors and coatings, visit metlspan.com for a comprehensive selection.**

AVAILABILITY & COST

Metl-Span panels are available through a network of independent representatives, independent contractors, and design-build companies. Since cost is a factor that varies with each installation based on panel profile, insulation thickness, coatings, and quantity, contact Metl-Span for the name of your nearest representative for pricing. For more complete information on panel specifications, technical data, detail library, and the location of your nearest sales representative, please visit us online at metlspan.com.

WARRANTY

Metl-Span insulated wall, CFR, and ThermalSafe panels are warranted to be free from defects in material and workmanship for a period of two years from the date of substantial completion. Ensuring watertightness and/or vaportightness is a function of the installer and is not covered by the warranty from Metl-Span. Complete standard limited warranty information is available upon request.

Metl-Span is not responsible for selection and application of colors, coatings, or other products, and reserves the right to substitute, delete, or change gauges, widths, thicknesses, finishes, profiles, and colors on its products at its discretion – at any time and without notice.



