



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

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City of Homer Agenda

Public Works Campus Task Force Regular Meeting

Wednesday, June 23, 2021 at 4:30 PM

City Hall Cowles Council Chambers via Zoom Webinar

Webinar ID: 990 6794 3833 Passcode: 716429

Dial: 346-248-7799 or 669-900-6833; (Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 4:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA (3 minute time limit)

APPROVAL OF MINUTES

A. Regular Meeting Minutes for May 26, 2021

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VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

A. Memo from Public Works Director Re: Criteria for Evaluating Strategies
i. Criteria Scoresheet

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NEW BUSINESS

A. Memo from Public Works Director Re: Functional Inefficiencies of Existing PW Campus

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INFORMATIONAL MATERIALS

A. Resolution 20-125 Establishing the Task Force and Outlining Scope of Work **Page 14**

B. PWCTF Meeting Schedule

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C. Draft Risks, Evaluation, & Mitigation Spreadsheet

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D. 2021-2026 Capital Improvement Project Sheet - New Public Works Facility **Page 23**

COMMENTS OF THE AUDIENCE (3 minute time limit)

COMMENTS OF CITY STAFF

COMMENTS OF THE TASK FORCE

ADJOURNMENT

Next Regular Meeting is **WEDNESDAY, JULY 14, 2021, at 4:30 p.m.** All meetings scheduled to be held via Zoom in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 21-08, a Regular Meeting of the Public Works Campus Task Force was called to order by Chair Donna Aderhold at 4:44 p.m. on May 26, 2021 via Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. One seat is vacant due to resignation.

PRESENT: MEMBERS ENGBRETSSEN, SLONE, VENUTI, KEISER, ADERHOLD

ABSENT: MEMBER BARNWELL (EXCUSED)

STAFF: RENEE KRAUSE, DEPUTY CITY CLERK

The meeting was delayed to connectivity and device issues.

AGENDA APPROVAL

Chair Aderhold requested a motion to approve the agenda.

ENGBRETSSEN/KEISER MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

APPROVAL OF MINUTES

A. Regular Meeting Minutes for May 12, 2021

Chair Aderhold requested a motion to approve the minutes.

VENUTI/ ENGBRETSSEN MOVED TO APPROVE THE MINUTES OF MAY 12, 2021.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

NEW BUSINESS

A. Memorandum from Public Works Director re: Criteria for Evaluating Strategies

Chair Aderhold introduced the item by reading of the title and invited Ms. Keiser to review the memorandum.

Member Keiser provided the following information:

- The Task Force was directed to develop strategies and then develop criteria to evaluate those strategies.

The Task Force developed the following three strategies:

- Strategy #1 – The Limp Along Plan
 - o The City continues as it has always done and takes no action regarding the Public Works Campus.
- Strategy #2 – Lock, Stock & Barrel
 - o Make the decision to relocate the Public Works Facility as a priority
- Strategy #3 – Long Term Incremental
 - o Recognize that there is an issue and phase the project
 - Site Acquisition
 - Design
 - Funding
 - Construction in Phases

Member Keiser then stated that she developed the Criteria as follows to be applied to the strategies:

- o Criteria #1 – Cost/Benefit Ratio
 - This can be finite or more intuitive
 - Computing the expected costs
 - Quantifying the expected benefits
 - These may support the higher costs
- o Criteria #2 – Supports Public Works Mission
 - Preserves the ability to perform essential functions
 - Assist in Emergency situations
 - Construction Management and Design
 - Repair and Replace city infrastructure
- o Criteria #3 – Funding Strategies
 - Grants, In-house or Loans
- o Criteria #4 – Strategy can be Phased
 - This would allow the strategy to be more feasible and financially viable
 - Limp Along
 - Lock Stock & Barrel

- Long term incremental
 - Criteria #5 – Time is of the Essence
 - How timely could the mitigation be put into place

So taking the three strategies developed at the last meeting and using the criteria that was develop to review and rank them with High, Medium and low point values as follows:

- Low – 1 point
- Medium – 2 points
- High – 3 points

So the higher the number, the more favorable the strategy:

Criterion	Strategy #1 Limp Along Plan		Strategy #2 Lock, Stock & Barrel		Strategy #3 Long Term Incremental	
Cost/Benefit Analysis	Low	1	Medium	2	High	3
Supports PW Mission	Low	1	High	3	Medium	2
Funding Availability	High	3	Low	1	Medium	2
Can be Phased	High	3	Low	1	High	3
Time is of Essence	High	3	High	3	High	3
TOTAL		11		10		13

Chair Aderhold opened the floor to questions or comments from the Task Force.

Discussion was facilitated on the following:

- Noted that there was an error in the point value shown on Strategy #3 under Funding Availability should reflect 2

- The strategies all were scored the same for time is of essence
- From a public perspective with a three point spread difference
 - Out of 15 points available the 3 point spread there is not much difference between the strategies
 - Giving the value of 6 per point would then place the value for Strategy #1 at 66 which if we increased the overall value to 100 the perception could be changed
 - Allowing more points would express the spread and difference in the strategies

- Strategy #3 should be rated high under supports Public Works Mission, instead of medium
- Refining Time is of Essence on the strategies should be refined
- Public Receptivity should be included as a criteria and recommendation made on the following:
 - o Limp along Plan 3 points – no additional costs to the public
 - o Lock, Stock and Barrel 1 points
 - o Long Term Incremental could be rated a 2 points - \$250K land purchase to start
- Public Perception on large expenditures on construction projects is not favorable with the Police Station as an example of the time and effort needed to get that project approved
- Need to define the Ranking Scale
 - o Defining the Cost Benefit Analysis, it stands that the cost of doing nothing is rated high but we need to depict how the benefit is outweighing the cost. Need to define how you get to each of the ranks
 - o Providing a narrative that describes how the scores were developed.
- The current Public Works CIP has included \$50K for creating an implementation plan which would develop and create a plan and phasing
- The recommendation will be based on the information provided by the experts, include the facts with the story
- Narrative can be supplied for the ranking and adding a public perception criteria would be a good thing and will be added to the table.
- Capacity of Public Works, consideration to include the costs for doing nothing
 - o Including a separate memorandum that covers the inefficiencies that are existing currently, the operations and staff that are placed in other facilities that are not appropriate or suitable to reflect that doing nothing is not a viable response
 - Maintenance and repair of equipment increases in some newer equipment so appropriate facilities are required to conduct that business no matter
 - o Defining the benefits to keeping Public Works Departments together and not supporting separation of services.
 - o Include facilities being occupied by Public Works Departments/Personnel

B. Next Steps

1. Draft Report Outline and Content

Chair Aderhold introduced the item by reading of the title and facilitated discussion on the framework for the report and what they should include in the report. The following topics were to be included:

- risk, risk analysis, site selection, site evaluation, criteria, strategy evaluation, recommendations, next steps
- introduction that provides why the task force created and what were they directed or tasked with
- Memorandum of two pages or less with a summary of recommendations to Council and the report will be about 20 pages with the details
- Using the same narrative voice throughout the document

- The memorandum dated April 30, 2021 was submitted to Council and some of the language would be included in the report but it would be attached as an exhibit to the report.
- Executive Summary, Overview, body of the report that speaks to the phases and attached the report would be the memorandums and tables for more details.

Deputy City Clerk Krause inquired if the Task Force would consider canceling the next regular meeting to allow them to work on the draft report. She additionally noted that she would be on vacation for two weeks and that Member Engebretsen as stated that she has a prior commitment and will be unable to attend that meeting as well.

VENUTI/SLONE MOVED TO CANCEL THE JUNE 9, 2021 REGULAR MEETING.

Discussion included points on canceling the meeting would allow a more complete draft of the document to be presented to the Task Force for review; staff commitments and additional absences of members.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Member Keiser volunteered to draft up the Next steps section for the report to have at the next meeting as well.

INFORMATIONAL MATERIALS

- A. Resolution 20-125, Creating the Public Works Campus Task Force and establishing the Scope of Work and Parameters under which the Task Force will Conduct its Work.
- B. Memorandum dated May 12, 2021 from Member Engebretsen re: Site Selection Review
- C. Memorandum dated April 20, 2021 to City Council re: Risk Catalog and Evaluation
- D. Memorandum dated April 22, 2021 from Member Engebretsen re: Short & Long Term Mitigation Costs
- E. 2021-2026 Capital Improvement Project Sheet - New Public Works Facility

Chair Aderhold reviewed each of the items and asked if there were any questions or comments.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE CITY STAFF

Deputy City Clerk Krause commented that she will endeavor to do her best.

COMMENTS OF THE TASK FORCE

Member Venuti commented on the Memorial Day holiday coming up and the importance of the holiday to many folks and wished Deputy City Clerk Krause a safe trip.

Chair Aderhold hoped everyone enjoys the almost month off from the Task Force meetings and have a great Holiday weekend.

ADJOURNMENT

There being no further business to come before the Task Force the meeting adjourned at 5:32 p.m. The next regular meeting is scheduled for Wednesday, June 23, 2021 at 4:30 p.m. at the City Hall Cowles Council Chambers via Zoom Webinar located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: _____



Memorandum

TO: PUBLIC WORKS CAMPUS TASK FORCE
FROM: JANETTE KEISER, PUBLIC WORKS DIRECTOR
DATE: JUNE 15, 2021
SUBJECT: CRITERIA FOR EVALUATING STRATEGIES

- I. **Issue:** The Task Force's mission includes identifying risks related to tsunami inundation, identifying mitigation strategies and identifying criteria by which to evaluate those strategies. The purpose of this memo is to recommend relevant criteria.

II. **Recommended Criteria:**

Criteria should be (a) measurable and (b) easy to define.

Criterion #1: Cost/Benefit Analysis. It's not enough to compute the expected costs of a particular strategy. We must also quantify the expected benefits. It may be the costs are high but the benefits are higher.

Criterion #2: Public Works' Mission. The extent to which the strategy (a) preserves the ability of the Public Works Department to perform its essential mission(s) in emergencies; (b) supports the Department's ability to support the City's maintenance needs over the long term and (c) enables the Department to continue to serve as an integrated system; that is, the various functional units are housed on a single campus. A high score means the strategy allows the Department to efficiently and cost effectively fulfill its mission over the long term.

Criterion #3: Funding. The extent to which funding strategies are available to support a particular mitigation strategy. A high score means a reasonable source of funding is probably available.

Criterion #4: Phasing. This criterion relates to the extent to which the implementation of the mitigation strategy can be phased over time. A high score means the strategy can be phased in a feasible and affordable manner.

Criterion #5: Timeliness. This criterion relates to the extent to which taking action sooner rather than later would add value by generating benefits or avoid lost opportunity. A high score means taking action in a timely manner is important.

Criterion #6: Public perception. This criterion involves the strategy's ability to generate favorable public perception and support. A high score means the strategy can probably be designed to generate public support.

III. The Mitigation Strategies

Strategy #1 – Limp Along. This is the “do nothing” strategy. We continue to operate how we’ve been operating; evacuating the equipment when a tsunami warning sounds and hope for the best.

Strategy #2 – Lock, Stock & Barrel. With this strategy, plan are put into motion to relocate the PW Campus as a priority.

Strategy #3 – Long Term Incremental. With this strategy, the risk to the PW Campus is acknowledged and a long term plan is put in place to relocate the campus incrementally; that is, property is purchased, a campus layout is designed, and the City seeks funding for the project costs, possibly, building features of the facility a step at a time.

IV. Ranking Scale

The criterion have been ranked according to the degree to which the mitigation strategy adds value to the Public Works Department and the Community. As an absurd illustration, adding a hot tub to the PW campus may add value to the Department’s employees, but it does nothing to add value to the Community. Likewise, initiating a 7-12 working schedule, with no lunch break may add value to the Community, but it would create a hardship on employees.

Low –The mitigation strategy scores low for the criterion, meaning the strategy adds little value to the Department or the Community. This yields 0 points

Medium – The mitigation strategy scores in the middle of the range for the criterion, meaning while strategy may value to either the Department or the Community, it does not add value to both. This yields 50 points

High – The mitigation strategy scores high in the criterion, meaning the strategy adds high value to the Department and the Community. This yields 100 points.

Attached: Criteria for Evaluating Strategies Scoresheet

Criteria for Evaluating Strategies				
Criterion		Limp Along	Lock, Stock & Barrel	Long Term Incremental
#1	Cost Benefit Analysis	low/0	medium/50	high/100
#2	Supports PW Mission	low/0	high/100	high/100
#3	Funding Available	high/100	low/0	medium/50
#4	Can be Phased	low/0	low/0	high/100
#5	Timeliness	low/0	high/100	high/100
#6	Would generate favorable public perception & support	medium/50	low/0	high/100
Total Score:		150	250	550



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Memorandum

TO: PUBLIC WORKS CAMPUS TASK FORCE

FROM: JANETTE KEISER, PE, PUBLIC WORKS DIRECTOR/ CITY ENGINEER

DATE: JUNE 16, 2021

SUBJECT: FUNCTIONAL INEFFICIENCIES OF EXISTING PW CAMPUS

The purpose of this memo is to identify other issues related to the functionality of the existing Public Works Campus, besides the fact the facility is located in the Tsunami Inundation Zone.

1. The existing bays in the Mechanics' Shop are too small to accommodate the larger pieces of the City's rolling stock. For example, you cannot fit one of the Homer Volunteer Fire Department fire trucks in the Shop and close the door. Further, there is barely enough headroom for this vehicle. Fire trucks are getting bigger and as they do, working on them in the existing Shop becomes problematic. Also, while the Public Works Department's vactor truck fits in the Shop, but there is not enough room to walk around the vehicle to efficiently work on it. When two of the City's larger vehicles are in the Shop, the working space around them is so limited the working environment is inefficient and a safety hazard.
2. There are not enough working bays in the Shop. There are two working bays in the Shop. A typical day sees both bays occupied by equipment that is under repair. A complete repair could easily take multiple shifts, while the mechanics wait for parts or a diagnosis. This means the damaged vehicle is stuck in the shop taking up space, which adversely impacts efficiency. An extra bay would allow the mechanics to start working on other equipment, while they are waiting to finish the repairs on the one stuck in the shop.
3. There is not enough room for dry, temperate storage in the winter. Some of the equipment, which is crucial for winter road and utility maintenance, needs to be stored where it doesn't freeze – such as the sand trucks and the vactor truck. If these units are left in the open, the sand on the sand trucks and the water in the vactor truck freezes, making the equipment useless. The existing motor bay is too small to hold all of the equipment, which needs warm storage. So, the Mechanic's Shop is often used for this purpose, which means a piece of equipment needing repair must be hauled out of the Shops so a sanding truck can be stored there overnight. This is extremely inefficient and creates safety hazards.
4. The existing Public Works facility houses the water/sewer distribution and collection shop. The W/S Technicians repair pumps, valves and other appurtenances in this space. This ability to make in-house repairs is critical to maintaining a fully functioning system. This space contains spare parts, work tables and tools. The City's water/sewer system has grown with new main extensions and new services, which has increased the need for inventory and work space. This is particularly true because much of Homer's water/sewer infrastructure has aged and needs regular maintenance/repair to keep it functional.

5. Several Public Works functions are currently housed in the HERC building because there is no room for them at the Public Works Campus. Both Building Maintenance and Parks use the HERC building for office, workshop and storage space. At some point, the HERC building will be demolished and replaced with a Community Recreation Center. We don't know where we will transfer these functions when the HERC building is no longer available.
6. The existing Fuel Depot needs to be replaced. The existing Fuel Depot serves all of the City's rolling stock with gasoline and diesel fuel. The underground fuel storage tanks need to be tested every three years. The last time they were tested, the testing engineer opined the system should not be replaced because it was too old and probably corroded. Funds have been appropriated to design/construct a replacement Fuel Depot, but we are loathe to place the new depot in a Tsunami Inundation Zone.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 20-125

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
CREATING A PUBLIC WORKS CAMPUS TASK FORCE AND
ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER
WHICH THE TASK FORCE WILL CONDUCT ITS WORK.

WHEREAS, In 2019, the Alaska Division of Geological and Geophysical Surveys published updated Tsunami Inundation Maps for Homer; and

WHEREAS, The information for these maps was derived by numerically modeling worst-case scenarios of inundation from tsunami waves generated by earthquakes and submarine landslides, including local underwater slope failure scenarios for Kachemak Bay; and

WHEREAS, The maximum landslide-generated tsunami, as modeled, shows the existing Heath Street campus of the City's Public Works Department could be flooded by as much as 16.4 – 32.8 feet; and

WHEREAS, Under some scenarios, the first wave could appear within one hour after the earthquake and further, landslide-generated waves could hit low-lying areas while the ground was still shaking from an earthquake; and

WHEREAS, Currently, when a Tsunami Warning is issued, Public Works personnel immediately begin evacuating major pieces of heavy machinery and other mobile equipment from its campus to higher ground and the evacuation process takes at least forty-five minutes; and

WHEREAS, The Department does not currently evacuate materials and supplies, which would be needed in the event an earthquake or tsunami causes damage to the City's water, sewer or road infrastructure; and

WHEREAS, The estimated costs to properly prepare for such recovery, by creating stockpiles of necessary materials, supplies and equipment, would be substantial; and

WHEREAS, For these reasons, risks of personal injury, property damage and even loss of life could be high, either during the tsunami event itself or during recovery.

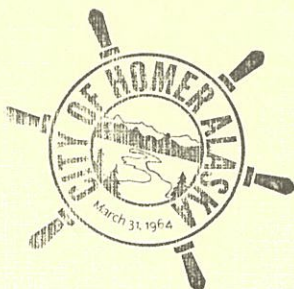
NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby creates the Public Works Campus Task Force for the following purposes:

1. Goal #1 – Evaluate the risks of personal injury, property damage and loss of life in the event a tsunami floods the Public Works Campus.
 - a. Scope of Work –
 - i. Review the findings of the 2019 Updated Maximum Estimated Tsunami Inundation report published by the Alaska Division of Geological & Geophysical Surveys
 - ii. Develop system for evaluating risks
 - iii. Catalog and evaluate risks
 - b. Deliverables – Report of Findings of probable risks
 - c. Timeframe – Report to be submitted by January 31, 2021
2. Goal #2 – Develop strategies for mitigating identified risks
 - a. Scope of Work –
 - i. For each risk identified under Goal #1, identify strategies for mitigation, including estimated short term and long term costs
 - b. Deliverables – Report summarizing strategies and cost estimates
 - c. Timeframe – Report to be submitted by February 28, 2021
3. Goal #3 – Make recommendations.
 - a. Scope of Work –
 - i. Develop system for evaluating strategies
 - ii. Evaluate strategies
 - b. Deliverables – Report summarizing evaluation process and identifying preferred options
 - c. Timeframe – Report to be submitted by March 31, 2021

BE IT FURTHER RESOLVED the Public Works Campus Task Force will be made up of 7 members, with 3 City Residents, 2 Councilmembers, and 2 City Staff.

BE IT FURTHER RESOLVED, The Mayor will nominate appointees to the Task Force from a list of applicants; nominees must be approved by City Council. All appointees shall serve at the pleasure of the Council and may be removed from their position by a majority of the Council at any time without cause.

PASSED AND ADOPTED by the Homer City Council on this 23rd day of November, 2020.

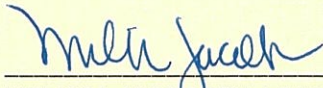


CITY OF HOMER

KEN CASTNER, MAYOR

85 ATTEST:

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89 MELISSA JACOBSEN, MMC, CITY CLERK

90

91 Fiscal Note: Staff time and advertising.



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Memorandum

TO: PUBLIC WORKS CAMPUS TASK FORCE

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK

DATE: APRIL 15, 2021

SUBJECT: APPROVED MEETING SCHEDULE WITH REVISED MEETING TIME

Below is the revised meeting schedule and report timelines as approved by the Task Force.

This schedule reflects the additional worksession as of the April 14, 2021 Meeting date.

Meeting Time	Task	Report Date	Meeting Dates	Status of Meeting
2:30 p.m. ↓	Report of Findings of Probable Risks <ul style="list-style-type: none">- Catalog & Evaluate Risks- Develop System for Evaluating Risks- Review Findings- Draft Report	May 10, 2021	2/10/21 Reg Mtg 2/18/21 WS 2/24/21 Reg Mtg 3/10/21 Reg Mtg 3/24/21 Reg Mtg	COMPLETED COMPLETED COMPLETED COMPLETED
2:30 p.m. 4:30 p.m. ↓	Report of Strategies including Cost Estimates <ul style="list-style-type: none">- Identifying Strategies for Mitigation of Risks Identified<ul style="list-style-type: none">o Short & Long Term Costs for mitigation strategies- Draft Report	May 10, 2021	4/14/21 Reg Mtg 4/21/21 WS 4/28/21 Reg Mtg 5/12/21 Reg Mtg 5/26/21 Reg Mtg	COMPLETED
4:30 p.m. ↓	Report on Evaluation Process and Identifying Preferred Options <ul style="list-style-type: none">- Develop system for evaluating strategies- Evaluate strategies- Draft Report	August 9, 2021	6/9/21 Reg Mtg 6/23/21 Reg Mtg 7/14/21 Reg Mtg 7/28/21 Reg Mtg	

WS draft PWTF
Risks, Evaluation and Mitigation

	A	B	C	D
1	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
2	Environment	Calcium Chloride (CC) storage	Flooding would have localized impact for 1 week to one month. CC causes acute toxicity but would be quickly dispersed by a Tsunami	Store at a higher elevation (easy to replenish in a new location over time). Alternately, accept the loss of sand pile and lose the ability to provide sanding services.
3		Fueling depot for all city vehicles	Could cause a fuel spill	Move fuel depot
4		Toxicity to people and the environment from chemicals stored at PW, and potential impact on salmon, shorebirds and nearby area	Some oil and hydraulic fluids are stored at PW, but in relatively low quantities (its not a tank farm). Could have short term affect but not expected to cause long term damage. Tsunami would dissipate quickly.	None needed
5		RV holding tank storage	Loss of service	Create a new higher elevation RV dump location
6		Sewer treatment plant flooding and raw sewage escapement	Sewage spills, but cleanup of facility is possible	Facility can not be reasonably moved.
7				
8	Workers	All PW administration and mechanics are located on site	All administrative support and operations for PW would immediately need a new location, along with work stations, phones and IT capabilities	Remote work, or re-home administrative functions in other city facilities. Disruptive to PW and citywide operations.
9		Potential loss of life	Early Warning System provides warning, would take time for water to reach PW, and reach a flood elevation.	PW emergency operations protocol could better track who is on site or do a final sweep at evac. Threat is from the evacuation process, injury or accident during evacuation

WS draft PWTF
Risks, Evaluation and Mitigation

	A	B	C	D
1	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
10	Workers	All employees and rolling stock is evacuated during every Tsunami event warning. Takes about 45 minutes.	Staff could be helping with the effort to evacuate the public, freeing up other emergency responders.	In an emergency, injuries are likely and would pull emergency responders away from traffic control and evacuation efforts.
11		Traffic risk for workers and the public as all the rolling stock is evacuated	PW is able to provide its own flagger and traffic control if needed. This is not a pinch point for evacuation operations for staff or the public.	Evacuation goes pretty well because we do it fairly often. Can provide a flagger if needed. Equipment evacuation is smooth; it's the pipes valves tools that cant be evacuated, along with frozen in equipment such as summer parks items. Have started some stashes of water valves etc. but don't have pipe storage, etc.
12		Opportunity Cost. How could PW staff be helping if they were not moving equipment? How could they be helping with response?	Could be providing traffic control! Monitoring water/sewer infrastructure, could be helping dispatch and other emergency responders. Could help evacuate low lying areas, or spit equipment. Could revise emergency management plan so PW is a resource, and better plan for utilities	
13				
14	City operations	Loss of fueling depot	Immediate need to switch to local service stations. Likely to have fuel shortages for our rolling stock, including ambulances and fire trucks.	Backup fuel storage in another location, move fuel island. Needed for all disasters and in case of supply chain disruptions

WS draft P WTF
Risks, Evaluation and Mitigation

	A	B	C	D
1	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
15	City operations	Loss of PW mechanic services due to loss of personal and city tools, parts, materials and shop space	There is substantial investment in the mechanic shop that would be difficult to replace on short notice	Hire out repair services (light vehicles only). Services may not be available or have the expertise needed for emergency vehicles. Short term solution only? No solution?
16		Disruption to sewer treatment operations	Cleanup would be required, but the facility could be repaired	Not looking to relocate because the alternatives are not feasible. The deep shafts would remain... may need repair/electric etc. but the concrete shafts are stable.
17		Loss of all PW administrative offices	Loss of historical files, including all city projects, paper plans are not replaceable... decades of projects.....	Scan plan sheets and institute electronic records management.
18		Radio and communication systems would be impacted	PRV stations/water system impacted. Reduction in city phone service redundancy which could affect non-emergency phone calls to dispatch	Losing electronics for PRV and lift stations means losing the ability to identify leaks, water breaks, and pump water and pump sewers. Would require people on the ground to do it manually.
19		Ability to supply bulk water at Public Works would be reduced	There are currently two private bulk water providers who could supply water trucks if the water system was functional.	If needed, water can be provided via fire hydrants or at the Water Treatment Plant, depending on the nature of the service disruption.

WS draft PWTF
Risks, Evaluation and Mitigation

	A	B	C	D
1	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
20		Loss of rolling stock	Higher value stock rolls first during an evacuation. Lower value stock does not moved - stuff on a trailer, or harder to move like the asphalt machine. Easy to move stuff goes, equipment that does not move does not get evacuated.	Quantify what is not rolling: 20-25% of equipment might not be moveable (repairs, etc.) A few supplies would be frozen in although most are under sheds
21		Parks equipment doesn't move in an evacuation. Loss of lawnmowers, brush cutters, snow blowers, bobcat, traffic signs etc.	We have learned from doing the vaccine events that having enough traffic control people and cones, signs etc. is critical to safe large scale operations.	Mobilize the cone and sign trailer as part of an evacuation. Consider storing some supplies off site.
22	Equipment	Loss of sand pile	Would not be able to sand roads. Use stockpile for road and water and sewer repairs, especially in winter. Would hinder repair capability.	Store sand pile in a different location
23		Loss of other equipment and materials	Loss of culverts and other materials used for repairs	Consider storing some items (say in a connex) on higher ground.
24		Loss of motor pool equipment shop	Elimination of capacity to fix police and fire vehicles, could lose whatever apparatus is currently under repair such as an ambulance	

WS draft PWTF
Risks, Evaluation and Mitigation

	A	B	C	D
1	Impacted Group	Potential Risk/Outcome	Evaluation	Mitigation Options
25		Leaving equipment in an unsecured area after evacuation leaves it vulnerable to vandalism	Currently there are people at PW most of the time, but the site is unsecured. Pipes etc. are more secured (connexes)	Currently the equipment is out of sight, out of mind, so people don't see the equipment. If its moved to Hazel, its much more visible to people. Emergencies bring out the best and worst in people.
26		After initial phase, could equipment go someplace else (mitigation) can we re-house it around the city? Effect on operations?	Fragmenting affect on operations during the response/recovery timeframe, until a new PW facility could be established.	
27				



New Public Works Facility

Project Description & Benefit: The Public Works Department, located at the bottom of Heath Street, has outgrown its facilities. Additionally, the new Tsunami Inundation map shows the potential for a 30' high wave moving through the complex. The Public Works facility and associated heavy equipment is critical infrastructure for response and recovery activities before, during and after a disaster. To be best prepared to safeguard public health and safety, a new site and administrative/maintenance support infrastructure for Public Works should be developed. Building maintenance (located in HERC 2) may soon need a new location as well.

Based on an evaluation of current and future needs (see table), it is expected that a new site containing all Public Works maintenance facilities would require 4.6 acres. Ideally, this site would be located outside the tsunami inundation zone, within or close to the Central Business District, and compatible with adjacent land uses. The facility will be sized to provide for current and future administrative and customer support personnel; road, drainage, building, water, sewer, motor pool maintenance activities; and equipment/materials storage

The existing Public Works site could be converted into public summer use open space (adjacent to the animal shelter, Beluga Slough, and conservation land) and provide space for environmentally sensitive snow storage in the winter.

Plans & Progress: This project will most likely be completed in three phases consisting of concept design and property acquisition, full design and construction. The proposed timeframe is to prepare a concept design in 2020/2021; purchase property in 2025; design facility in 2026/2027; begin construction in 2029, with a new facility ready in 2030. Availability of funding would change these time periods.

Total Project Cost: \$12,027,750

2021-2022 (Concept Design):	\$ 100,000
2026 (Purchase Property):	\$1,150,000
2027-2028 (Facility Design):	\$ 828,500
2030-2031 (Construction):	\$9,949,250

Priority Level: 1



City of Homer existing Public Works facility.

Future Public Works Footprint/Cost Estimates

Use	SF	Constr. Cost
Building - Office	3,000	\$ 1,200,000
Building - Motor Pool	4,500	\$ 2,250,000
Building - Water/Sewer	3,000	\$ 1,275,000
Building - Building Maintenance	2,500	\$ 937,500
Building - Parks	1,500	\$ 562,500
Building - Heated Vehicle Storage	3,000	\$ 750,000
Total Building	17,500	\$ 6,975,000

Parking - Customer & Employee	30,000	\$ 450,000
Large Equipment Storage	20,000	\$ 400,000
Small Equipment Storage	10,000	\$ 250,000
Gravel Storage	7,500	\$ 10,000
Sand Barn	5,000	\$ 875,000
Material Storage	7,500	\$ 75,000
Access Corridors	5,000	\$ 150,000
Watering Point	1,000	\$ 100,000
Total Parking/Storage/Misc	86,000	\$ 2,310,000

Construction		\$ 9,285,000
Design		\$ 928,500
Inspection		\$ 371,400
Furnishings		\$ 200,000
1% for Art		\$ 92,850

Total Design/Construction		\$ 10,877,750
Land Purchase	4.6 acres	\$ 1,150,000
Total Project Cost Estimate		\$ 12,027,750