

# Kenai Peninsula Borough

## Purchasing & Contracting Department

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### MEMORANDUM

**TO:** Brent Hibbert, Assembly President  
Members, Kenai Peninsula Borough Assembly

**THRU:** Charlie Pierce, Mayor *JCB*

**FROM:** John Hedges, Purchasing & Contracting Director *JH*  
Brandi Harbaugh, Finance Director *BH*

**DATE:** February 4, 2021

**Subject:** Ordinance 2020-19-21, Appropriating General Fund Fund Balance for Design Development of Phase I of the Homer Roof Replacement (Mayor)

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The Homer High School roof was constructed in 1983 and has exceeded its useful life. Periodic system failures have led to increased maintenance costs, interruptions in the programs supported by the facility and degradation of other facility infrastructure. The dilapidated cedar shingle construction further complicates the borough's ability to initiate repairs without further impacting the integrity of the system.

The entire roof system at the high school is in need of replacement. The approximately 33,700 square foot section covering the gym area and the approximately 1,200 square foot section of flat roof covering the loading dock area have been identified as the areas needing the most immediate attention.

A resolution will be proposed on February 16, 2021 requesting that the Borough Mayor be authorized to submit a Bond Reimbursement Application to the Alaska Department of Education and Early Development for the approval of additional projects in the bond reimbursement program for bonds sold in 2014. Redirected 2014 bond funds from the Redoubt Elementary Roof Replacement will then be supplemented by appropriated funds from the General Fund and interest earned on school bonds to provide funding for the Homer Roof Replacement Phase I project.

It is the intent of this ordinance to appropriate supplemental funds necessary to complete the design development process and produce bid ready

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documents for Phase I of a phased approach to the replacement and rehabilitation of the Homer High School roof.

The project is proposed to be funded through the use of \$1,252,552.88 in remaining 2014 School Bond funds transferred from the Redoubt Elementary Roof replacement project, interest of \$25,523.17 and a supplemental amount from the general fund of \$521,923.95 for a total estimated project cost of \$1,800,000. This scope will include design and construction that addresses roof system replacement, insulation, storm water system improvements, roof ventilation, and infrastructure repair/replacement as necessary.

Due to the immediate need to advance on the design development, it is necessary to appropriate the initial design cost. That budgeted portion is estimated at \$180,000. This work will include the design development and the administrative requirements for project approval that must be coordinated with the Department of Education and Early Development (DEED).

Once the project has been approved by DEED and a more substantial design scope has been completed, a more accurate project cost will be provided to the assembly for consideration.

Your consideration of this ordinance is appreciated.

<b>FINANCE DEPARTMENT ACCOUNT / FUNDS VERIFIED</b>	
Acct. No.	<u>100-27910</u>
Amount:	<u>\$ 180,000.00</u>
By: <u>PP</u>	Date: <u>2/4/2021</u>