

## **PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN MAY, 2015**

### **Kettleson Memorial Library Expansion:**

#### **Milestones this period**

- Full settlement for Structural Design Deficiencies Complete. The project contingency will be repaid in the amount of \$482,598.69 by the designer's insurance carrier.
- All structural design issues have been resolved and the required changes are being incorporated into the work.
- Underground Plumbing and Electrical Complete.
- New Additions Structural Framing Complete.
- Roof Framing Started for Central Clerestory.
- Underground Plumbing and Electrical Complete.
- Slab on Grade Complete.
- Roofing material demo 50% complete.

#### **Future Milestones**

- Framing of new structure to be complete June 2015.
- Settlement of Structural Design Deficiency Insurance Claim.
- Construction is anticipated to be complete in late November 2015.

#### **Background**

The State funding of \$5.7 million awarded to CBS is a direct appropriation with no funding match requirements. A private donation of \$400,000 has also been given to the project by the John J. and Eleanor Brust Family and the City has committed \$200,000 in CPET funding and \$357,000 from the General Fund. The Friends of the Library have also raised almost \$90,000. \$350,000 of the budget was allocated to the Centennial Hall Parking Lot Project to relocate the Swan Lake storm drain, leaving a current project budget of approximately \$6.4 million for the expansion and renovation of the Library.

### **Harrigan Centennial Hall (HCH) Renewal:**

#### **Milestones This Period**

- Bid documents were released April 22, 2015 and bids were opened May 21, 2015. Two responsive and responsible bids were received and low bid is within budget.
- There will be an agenda item the meeting scheduled June 9, 2015: 'Assembly approval of contract award for construction of the HCH Renewal Project'.

#### **Future Milestones**

- Close the building for construction August 1, 2015.
- Target construction substantial completion December 20, 2016.

#### **Background**

The 35% design estimated cost for this project was roughly \$16.3 million for the full scope of the remodel project. The rectified 65% design estimated cost for this project was ~ \$18.5 million for the full scope of the remodel project. Scope was reduced to bring the project within its funding of \$16.3 million. The current funding includes four State grants totaling \$11,500,000; a \$1,991,271 FY10 Legislative Grant designated for a lightering facility visitor's center (previously planned for under the O'Connell Bridge), \$1,180,000 FY 11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, and a \$232,620 heat pump grant for a total project budget/funds of \$16.3 million.

## **Ultra Violet (UV) Disinfection Facility:**

### **Milestones This Period**

- Building and interior equipment at 99% complete
- Site grading and exterior equipment at 95% complete
- Facility testing and start up completed for all components
- Facility training completed
- Facility is functional and operational
- Certificate of Occupancy inspection completed and conditional approval given by Building Department
- Substantial Completion inspection and certificate for UV Building

### **Future Milestones**

- Construction completion anticipated by fall 2015.

## **Background**

The Blue Lake drinking water system is a surface water system, which must comply with the EPA Enhanced Surface Water Treatment Rules (ESWTRs). The UV Disinfection Facility will provide the additional microbial and disinfection controls required under the ESWTRs. The current total project cost estimate is \$8,966,000. Funding for this project is provided by State of Alaska Department of Environmental Conservation (ADEC) loans and grants:

- \$4,000,000 FY 2011 ADEC Loan (Includes \$2,500,000 financed with \$1,500,000 subsidized)
  - \$2,550,000 FY 2012 ADEC Loan
  - \$3,500,000 FY 2012 ADEC Grant (30% local match requirement).
  - \$2,061,000 FY 2013 ADEC Grant (30% local match requirement).
- \$12,111,000 Total Project Funding

## **Baranof Warm Springs Dock Replacement:**

### **Milestones This Period**

- Alaska Department of Transportation (ADOT) development of bid documents.

### **Future Milestones**

- Project advertisement in June/July 2015.
- Contract award in August 2015.
- Construction completion spring 2016.

## **Background**

The City and Borough of Sitka (CBS) received a \$1,900,000 FY2013 Alaska Legislature Grant to reconstruct the Baranof Warm Springs Dock. The funding was provided with the understanding that CBS would assume ownership and maintenance responsibilities for the dock once it is reconstructed. The Assembly approved the Administrator to execute a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities (ADOT&PF) for completion of the Baranof Warm Springs Dock Reconstruction and Ownership Transfer. ADOT&PF will be reimbursed the cost of designing and constructing the improvements from the FY13 Legislative Grant.

## **Eagle Way and Old Harbor Mountain Road Utility and Road Upgrades:**

### **Milestones This Period**

- 35% plans reviewed and comments provided to consultant.

### **Future Milestones**

- 65% plans July 2015.
- Final design of the project is expected summer/fall 2015.
- Construction is anticipated summer 2016.

### **Background**

Funding for the project consists of a \$1,500,000 2013 Commerce Community and Economic Development Grant. The project will include a minimum of 24-foot-wide paved road with possible pedestrian amenities and storm drainage and a new water main and services within Eagle Way. The project will also include a minimum of 24-foot wide paved road and storm drain improvements within Old Harbor Mountain Road.

## **Nelson Logging Road Upgrades:**

### **Milestones This Period**

- Conceptual routes shown on aerial photography to allow review and selection.

### **Future Milestones**

- Preliminary cost estimates
- Bridge surveys and begin archeological field work.
- Phase one, route planning of the project is expected to be completed in July 2015.
- Construction is anticipated summer 2016.

### **Background**

This project includes upgrading Nelson Logging Road to include upgrading and/or replacing both inadequate bridges and the roadway to accommodate two-way traffic. The roadway is also to be moved toward the south and/or raised above the winter and spring flooding at the Starrigavan Creek estuary and eliminate sloughing off of the roadway into Starrigavan estuary. Funding for the project is provided by \$2,343,000 2013 Commerce Community and Economic Development Grant.

## **Edgecumbe Drive Street Reconstruction:**

### **Milestones This Period**

- Design-builder provided 95% design drawings for Phase I of the project, stretching from Charteris Street to Peterson Street.
- Public Works and design-builder hosted a construction progress public meeting on May 14, 2015. The next one is scheduled for June 11 at 7 p.m. at Keet Gooshi Heen.
- Design-builder installed the following infrastructure in the Phase I area of the project (Cascade Creek Road to Charteris):
  - curb and gutter along both sides of the road (90% complete)
  - electrical conduit and vaults (100% complete)
  - storm drainage structures and pipes (75% complete)

### **Future Milestones**

- Phase I of the project will be complete except for paving in early June, 2015.
- Construction on Phase II of the project will begin in early June, 2015, once school is out of the summer. Early work includes demolition of curb and gutter and replacement of storm drainage pipes and structures.
- Paving of the travel lanes scheduled for August 2015.

- Substantial completion date is September 21, 2015. Final completion date is October 30, 2015.

### **Background**

The project includes drainage, sidewalk, curb and gutter, road subgrade and pavement improvements on Edgumbe Drive from Peterson Street to Cascade Creek Road. The total project budget is \$5.46M. The Assembly approved award of a design-build contract to S&S for \$4,636,500 on May 27, 2014.

### **Monastery and Baranof Water and Sewer Project:**

#### **Milestones This Period**

- Project bids opened May 19, 2015.
- Project to Assembly for award May 27, 2015.

#### **Future Milestones**

- Construction is anticipated to begin June 2015.
- Construction is anticipated to be substantially complete before school start date August 27, 2015.

### **Background**

The project includes replacement of the water and wastewater systems, new pavement with curb and gutter, storm drain improvements and sidewalk on one side on Baranof Street.

Funding for the project is provided by the following sources:

- \$533,000 FY 2014 ADEC Sewer Loan
  - \$497,000 FY2014 ADEC Water Loan
  - \$763,000 FY 2015 ADEC Grant (30% local match requirement)
  - \$102,000 CBS Capital Improvement Monastery Street FY15
  - \$81,000 CBS Capital Improvement Baranof Street FY15
- \$1,976,000 Total Project Funding

### **Federal Land Access Program (FLAP) Grant: Phases 4&5:**

#### **Milestones This Period**

- The separated pathway along Yaw Drive which will end at the Indian River Trailhead parking lot has been completed.
- Baranof Street Trailhead Access has been completed.
- The construction crew has started on the Pherson Street access point and will continue with the trail to the Baranof Street access point.

#### **Future Milestones**

- The completion date is estimated around November 2015.

### **Background**

The City and Borough of Sitka has been awarded a \$916,897 MAP-21 Federal Lands Access Program (FLAP) Grant for Phase 5 Cross Trail multimodal pathway (Cross TMP), Baranof Street and Yaw Drive connectors, by Western Federal Lands (WFL). The Assembly approved submission of the grant in Resolution 2013-03 in February 2013. Phase 4 of the project, a \$926,000 STIP Grant for a multimodal pathway reconstruction and re-routing from Yaw Drive to the CBS property was funded by the Department of Transportation in the 2009 STIP. DOT planners, with the concurrence of Western Federal Lands (WFL) and CBS, initiated action to combine the two projects as a single \$1.8 million grant and have the project managed by Western Federal Lands for greater efficiency and cost savings.

## **Federal Land Access Program (FLAP) Grant: Phase 6:**

### **Milestones This Period**

- Grant application was submitted and awarded on June 26, 2014 by Western Federal Lands.
- Match agreement signed and sent off to Western Federal Lands for their signature.

### **Future Milestones**

- Secure a reimbursable agreement. Start working on agreement in August 2015.
- Hire a consulting company for planning, design, and complete environmental and permitting sometime in October 2015.
- The completion date is estimated around May 2016.

### **Background**

The City and Borough of Sitka has been awarded a \$250,000 MAP-21 Federal Lands Access Program (FLAP) Grant for Phase 6 Cross Trail multimodal pathway (Cross TMP), connector from Kramer Drive to Alaska Marine Ferry Terminal, by Western Federal Lands (WFL). The Assembly approved submission of the grant in Resolution 2014-06 in April 2014. The Western Federal Lands Access Program application was submitted in April 2014, and then awarded on July 26, 2014. This is listed as a FY16 budgeted project with Western Federal Lands Access Program.

## **Solid Waste Management Plan:**

### **Milestones This Period**

- Bell and Associates, and the CBS are evaluating the request for proposals (RFP) that were submitted by contractors on the Municipal Solid Waste Management Services. Each member of the evaluation team has submitted their review of the RFP's and then tallied up the total points to come with who a letter of intent to award will be sent to. The Municipal Solid Waste Evaluation Report summarizes the evaluation of each contractor and the costs that were proposed.

### **Future Milestones**

- SWAC meeting will be held towards the later part of June 2015.
- Assembly contract award is projected around August 1, 2015

### **Background**

In July of 2014, the City and Borough of Sitka completed a Solid Waste Management Plan to address the current or future needs of the Solid Waste Fund and general operations. As we approach the end of the current collection and off-island disposal contracts in 2015, we believe it is in the best interest of the CBS to be better prepared with a plan that details the goals and direction of our solid waste management backed with data and a financial plan. At the June 6, 2013 Assembly Meeting, the Assembly approved advertising for a Request of Qualifications and select a consultant to develop a Solid Waste Management Plan. The funding for a Solid Waste Management Plan will come from the working capital of the Solid Waste Fund which is approximately \$1.3 million. The Solid Waste Management Plan is a time and materials, not to exceed \$250,000 contract. The total amount is dependent on the complexity of future goals and the amount of public process exploring options.

## **Sitka Transient Float Replacement:**

### **Milestones This Period**

- CBS received Notice of Preliminary Decision from Alaska Department of Natural Resources that they recommend conveyance of tidelands to CBS to accommodate the existing float to include rafted moorage.
- Staff returned comments on the 65% design to PND Engineers on May 2, 2015.
- PND Engineers submitted 65% review of modified electrical design May 22, 2015.
- Development of front-end bid documents by CBS Staff.
- Work with University of Alaska Southeast (UAS) and a local contractor to develop a tunicate eradication plan which would allow the floats to be repurposed rather than demolished and disposed of at a landfill in the lower 48.
- Resubmitted United States Army Corps of Engineers Nationwide Permit application.
- Preparation of Alaska Department of Environmental Conservation Drinking Water Engineering Plan Review application.

### **Future Milestones**

- Development of eradication plan working with UAS and a local contractor. USACE approval of that plan.
- Bid float demo contract in advance of construction contract pending approval of eradication plan by USACE.
- Construction is anticipated to begin in fall 2015.

### **Background**

CBS received a FY15 State of Alaska Municipal Harbor Facility Matching Grant, for the Sitka Transient Float Replacement Project, which will cover 50% of eligible construction costs not to exceed 2,700,000 in match funding. CBS has allocated a total of \$3,450,000 from the Harbor Enterprise Fund and ~\$198,000 from unspent ANB Harbor bond proceeds for the project for a total budget of \$6,348,000.

## **Airport Terminal Upgrades:**

### **Milestones This Period**

- Hosted workshop with Airport Users Group to discuss low-cost options to improve passenger flow on April 30, 2015.
- Worked with Maintenance & Operations Division staff, Delta Airlines and Alaska Airlines to coordinate the shared use of the TSA baggage screening room and baggage make-up area. Delta began providing scheduled flights to and from Sitka on May 15, 2015.

### **Future Milestones**

- After passenger-flow improvement concepts are fully developed, project consultant McCool Carlson Green will make a presentation to the assembly with cost estimates and recommendations, summer 2015.

### **Background**

The original project included design of improvements to the baggage makeup and TSA baggage screening areas, which will primarily be covered by a TSA grant. Funding collected from a previous PFC program amounts to \$275,000 and can be used to scope passenger-flow improvement options.

## **Hollywood & New Archangel Water, Sewer and Road Upgrades:**

### **Milestones This Period**

- Installation of water main on Hollywood Way (100% complete).
- Installation of two sewage manholes, sewer main and two sewer services on New Archangel Street (100% complete).

### **Future Milestones**

- Paving for both roads scheduled for June 2015.
- Substantial Completion date is August 28, 2015.

### **Background**

The project includes water, sewer, storm drain, pavement, curb and gutter and sidewalk improvements on Hollywood Way and New Archangel Street from Halibut Point Road to Marine Street. Funding is available from ADEC Loans (\$750,000), an ADEC Grant (\$552,300) and from the General Fund (\$232,000) for ADEC-ineligible expenses.

## **Lake Street Storm Drain Rehabilitation:**

### **Milestones This Period**

- Working with specialty Cured-in-Place Pipe (CIPP) contractor to acquire Alaska Business License, a requirement for the Washington-based contractor.

### **Future Milestones**

- Select local contractor to assist and oversee CIPP liner installation, obtain Assembly approval to award contract in July 2015.
- Install CIPP liner in summer 2015.
- Depending on remaining budget, take advantage of CIPP contractor's presence in Sitka to address other failing storm water pipes.

### **Background**

The project will repair a 42" culvert passing Arrowhead Creek under Lake Street, near 701 Lake Street. The culvert is corroding and is in danger of collapse. This project was budgeted in FY15 from the General Fund (\$299,000).

## **Seaplane Base:**

### **Milestones This Period**

- Working on steps necessary to prepare grant application to fund environmental process for the Seaplane Base.

### **Future Milestones**

- Request Assembly approval for application for grant funding to cover required environmental documents in summer 2016.

### **Background**

In August 2002, the Sitka Seaplane Base Master Plan was completed and includes a Condition & Needs Assessment and Master Plan Alternatives Report. The plan considered 12 alternative sites for a new seaplane base and found the north end of Japonksi Island, between the Coast Guard Base and the cove behind the SEARHC buildings on Seward Avenue was the best alternative. In February 2009, the Assembly unanimously approved Resolution 2009-35 "Supporting the development of the Sitka Seaplane Base." This approved staff applying for and executing a Federal Aviation Administration Airport Improvement Program grant for up to \$500,000 to develop the siting plan, issues resolution, design, environmental, and permitting phases of the project. Utilizing proceeds from that grant, in

June 2012, an updated Sitka Seaplane Base Siting Analysis was completed which considered a new site and redevelopment of the existing site in addition to the previously recommended Japonski site. The Japonski site was again selected as the preferred site. The findings of this study were presented to the Port and Harbors Commission on April 11, 2012 where they unanimously approved further study of the Japonski Island site. Preliminary discussions with the US Coast Guard (USCG) regarding potential Seaplane Base access from USCG property were encouraging.

### **Hrebar Rifle Range: (Shooting Range Improvements)**

#### **Milestones this period**

- Signage was installed; "Use at Your Own Risk" safety signs installed at each shooting shelter and at the main entrance.
- Four bids were reviewed. Island Enterprise has been awarded the contract for a not to exceed amount of \$6,900.

#### **Future Milestones:**

- Awarding the bid for construction to fix the end berm height for the 100 and 200 yard ranges and to bring the heights of the medians up to a consistent height in between the 100 yd. and the 200 yd. ranges.

#### **Background:**

The City and Borough of Sitka was awarded a \$50,000 Legislative Grant for Tony Hrebar Range Improvements. The project consists of raising the height of berms will significantly improve range safety. Range berms have sloughed and settled and are no longer the standard height. The backstop berms are critical to prevent bullets from traveling downrange, beyond the shooter's target. The interior berms restrict bullets from traveling to adjacent ranges. Any additional funds will be spent to re-surface and improve range drainage. Inadequate drainage has caused washouts of surfacing material and rutting. The uneven surfaces are dangerous. Installing a properly sized drainage system will help preserve gravel surfacing but also keep the range surface even and hazard free thereby reducing tripping hazards.

### **Jarvis Control and Crescent Harbor Shelter Re-roofing:**

#### **Milestones This Period**

- Completed substantial construction at Crescent Harbor Shelter before first cruise ship arrival.

#### **Future Milestones**

- Substantial/Physical completion of Jarvis Control Building before July 2015.

#### **Background**

The Crescent Harbor Shelter roof is the original from the 1985 construction of the Shelter and was failing. It was replaced with architectural shingles to match the roofs planned for Harrigan Centennial Hall and Kettleson Memorial Library. The Jarvis Substation Control Building currently has a flat (low slope) roof. It is leaking, under-insulated, and expensive to maintain, thus a shingled gable roof and added insulation are in this design to reduce annual operating and replacement costs. The Assembly awarded a Design-Build contract in the amount of \$185,500 to CBC Construction for completion of this project during the September 23, 2014 assembly meeting. Total project funding includes \$111,993 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$231,993.



Deteriorated decking was encountered on the east face of the Crescent Harbor Shelter. Additional funds were allocated from the ANB project to make up the \$6,500 needed to complete that work.

### **Jeff Davis Street Water and Sewer Improvements:**

#### **Milestones This Period**

- On hold until funding is secure.

#### **Future Milestones**

- Advertisement for professional design services 2015
- Final design of the project is expected in spring 2016.
- Construction is anticipated summer 2016.

### **Background**

The project will replace approximately ~50-year old undersized water main with new, large diameter pipe within Jeff Davis Street. The project will also remove 3 residences on Jeff Davis from a section of failing 1930's vintage wood stave sewer and connect them to the existing sewer main. Funding for the project is provided by the following sources; \$644,000 FY2015 ADEC Grant and \$812,000 FY2014 ADEC Water Loan.

### **Gary Paxton Industrial Park Dock:**

#### **Milestones this Period**

- In scope development with R&M Engineering – Ketchikan and Moffatt & Nichol to study the feasibility of a floating dock.

#### **Future Milestones**

The engineering of the project remains on hold while changes to the proposed use of the dock facility continue to be considered by the GPIIP Board of Directors and CBS staff.

Possible changes to the original basis of design include (but are not limited to):

- 1) Constructing facilities that will be fully ready and able to accommodate a large (250 ton) sling-type boat haul out device;
- 2) Design/construct whatever configuration is chosen, so that the facility can be easily expanded in the future to accommodate container ships of the sort used in other major Alaskan ports; and
- 3) Relocate the facility to the shallower waters at the head of the cove. CBS staff prepared concept sketches of several possible layouts or configurations to be considered under #3. Please note that Item #3 will exclude the possibility of Item #2. Further discussion of the direction for this project will be an item on the agenda for the next meeting of the GPIIP Board of Directors.

### **Background**

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, Div. of Community & Regional Affairs. The total amount of the grant is \$7.5 million. On the local level, the project is administered by Public Works and the Gary Paxton Industrial Park Director, Garry White. The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIIP Dock Project.

## **WATER**

Water operators responded to 7 callouts last month; several of which were to O'Cain Street, which tested to be groundwater. Three leaks were found on the customer's service lines. A water service leak on the city side of the service line on Halibut Point Road was repaired and the broken fire hydrant and tee in the main line on Sawmill Creek Road were replaced.

The Water Division continued to perform locates for Monastery and Baranof Streets for the upcoming project, and for the current project on Hollywood Way. Locates were also performed daily for State DOT annual ditching work along Sawmill Creek Road. Water staff has been performing daily inspections for the Edgecumbe Drive project. Operators rebuilt and updated the soda ash pumps, they are working well. Water staff worked with engineering and consulting design engineers on plans for Baranof & Monastery Streets, Eagle Way and Old Harbor Mt. Rd.

The new UV facility has been running smoothly in testing/training mode since May 11, 2015. Operators attended half-day classroom training and additional individual hands-on training at the facility. Flow control adjustments are being made based on actual water demand. The goal is to minimize electrical consumption and limit the UV reactors to 4 or fewer on/off cycles per day while maintaining the level in the Gavan Tank at target levels.

TTHM/HAA5, VOC's, nitrates, and nitrites samples were analyzed; all had good results. Water Operators power washed 23 fire hydrants in downtown area in preparation for painting.

## **WASTEWATER**

Wastewater staff used the camel to clean and perform CCTV inspection on the Edgecumbe Drive sewer main after it was accidentally broken during construction. WW Operators continue to perform locates for the contractor as needed.

WW operators began building a temporary liquid hypochlorite addition system that will be used during weekends at the Thomsen Harbor Lift Station. This liquid system will supplement the solid hypochlorite tablets used during the weekdays during summer months. Tablets need to be added to the feeder daily. The new liquid feeder will last over the weekend thus reducing time worked by weekend on-call operators. Hypochlorite addition is needed during the warmer/drier part of the year to partially disinfect the wastewater, reducing fecal coliform bacteria counts in our effluent. Some hypochlorite is added at the WWTP and some is also added at Thomsen Harbor lift station, the main lift station pumping to the WWTP to get an additional benefit of odor reduction.

All WW staff attended half-day classroom training on the operation of the new UV facility. One weekend, the on-call WW operator assisted in the isolation and contractor's repair of the water service at AC Lakeside to repair a hole in their 6" water service.

Camera inspection and sewer service location was performed for a property being developed on Alice Loop. Operators installed an interior drop inlet in a manhole for the property's 4" sewer service. Operators used the Camel to clear a blockage in the Wild Strawberry Lodge's service. A sewer service was located on Burkhart Street, and one dye test was performed on New Archangel Street to confirm a residence was connected to the new sewer main installed by Coastal Excavation.

WW staff worked with engineering and consulting design engineers on plans for Baranof & Monastery Streets, Eagle Way and Old Harbor Mountain Road.