

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

### **Kettleston Memorial Library Expansion:**

#### **Milestones this period**

- Material Submittals provided by contractor.
- Contractor stopped work for 4 weeks as structural design issues were resolved and new steel is fabricated.
- Initial change order signed for structural revisions; another change order is anticipated to fully resolve this issue.

#### **Future Milestones**

- Construction to resume the first week of February 2015.
- Framing of new structure to be complete April 2015.
- Construction is anticipated to be complete in 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.

### **Centennial Hall Renovation:**

#### **Milestones This Period**

- The project scope and the size of new additions were reduced and other building design elements were simplified or eliminated to reduce estimated project costs and now project is within budget.
- A revised 65% cost estimate was performed to confirm the revised project is now within the budget- confirmed.
- Construction document production is underway; should be available for review mid February 2015.
- Staff is finalizing the plan for utilizing alternative venues for city/government/non-profit meetings and during the period the HCH will be closed for construction.

#### **Future Milestones**

- Finalize agreement(s) for alternative venues for the construction duration.
- The target bid period is March 18 – April 17, 2015.
- Assembly approval of contract award May 6, 2015.
- Close the building for construction August 1, 2015.
- Target construction substantial completion December 20/15.

### **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 structural steel erected.
- Building roof and 3 walls installed.
- Building roof panels sealed and roof peak installed.
- 24" exterior process water lines installed and passed pressure and bacteria tests.
- Sewer, fire water and domestic water service lines installed.

#### **Future Milestones**

- Interior process piping installation.
- Begin placement of building insulation.
- Begin construction of interior rooms.
- 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

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

#### **Milestones This Period**

- Final design drawings submitted by contractor and reviewed by Public Works.

#### **Future Milestones**

- Review/approve submittals.
- Complete construction before June 2015.

### **Background**

The Crescent Harbor Shelter roof is the original from the 1985 construction of the Shelter and is failing. It will be replaced with architectural shingles and will match the roofs planned for Harrigan Centennial Hall and Kettleon 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 \$105,493 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$225,493.

### **Lake Street / Monastery Street Lift Station Improvements:**

#### **Milestones This Period**

- Material procurement: Electric control huts, valves and piping shipped to Sitka.

#### **Future Milestones**

- Work to resume in February upon arrival of remaining materials. Project scheduled for completion in March 2015.

#### **Background**

The Lake Street and Monastery Street lift stations require an inordinate amount of maintenance and repair by the wastewater staff and are in need of immediate replacement; the pumps are outdated and replacement parts are difficult to find. Access to the Lake Street lift station is dangerous due to the location of the ladder rungs. Current available funding is from the Wastewater Enterprise Fund (\$350,000 for Lake Street and \$420,000 for Monastery Street) and from an ADEC loan for \$1,379,170. The Assembly authorized award of a design-build contract to CBC Construction for \$841,000 on August 12, 2014.

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

#### **Milestones This Period**

- Alaska Department of Transportation continued design efforts with CBS Public Works, Harbor Department and Baranof Property Owner Association feedback.

#### **Future Milestones**

- Provide review/comment for State of Alaska as needed to keep project moving forward.
- Design development through early 2015.
- Construction is anticipated in fall 2015.

#### **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**

- Notice to proceed issued to DOWL January 23, 2015.

#### **Future Milestones**

- Begin design January 2015
- Project kickoff meeting February 2015
- Final design of the project is expected in 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**

- LEI Engineering & Surveying negotiations for design fees and scope ongoing.

#### **Future Milestones**

- Complete negotiations for design fees and scope.
- Request Assembly approval to award design contract at the first February 2015 meeting.
- Phase One, Route Planning of the project is expected to be completed in June 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**

- 65% design submittal provided in January.

#### **Future Milestones**

- CBS and S&S finalized change order that will include a 10-foot-wide asphalt multi-use path along the uphill side of Edgecumbe Drive instead of a 5-foot-wide concrete sidewalk. Change order expected to be signed in February 2015.
- Construction to begin in April 2015. Substantial completion date is August 21, 2015. Final completion date is October 30, 2015.

#### **Background**

The project includes drainage, sidewalk, curb and gutter, road subgrade and pavement improvements on Edgecumbe 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**

- 30 % plans received for review.
- Review meeting with consultant and CBS staff.
- Presented one-way for Monastery Street alternative with sidewalk to Police and Fire Commission for their concurrence.

#### **Future Milestones**

- Final design of the project is expected in March 2015.
- Construction is anticipated as early as summer 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

## **Storm Water Management Plan:**

### **Milestones This Period**

- Storm Water Ordinance was submitted to the Planning Commission for review and comment in December 2014. The Planning Commission unanimously supported the ordinance to be brought to the Assembly.

### **Future Milestones**

- Storm Water Ordinance will be submitted to the Assembly for approval in February 2015.

## **Background**

The first phase of the Storm Water Master Plan was completed in late June 2012 with Tetra Tech Alaska, LLC gathering existing infrastructure data and condition inventory to include in our GIS system along with precipitation analysis and drainage basin delineation as part of the first phase of the project. The second year grant funding (FY13) was approved by the Alaska Department of Environmental Conservation and the grant agreement was authorized by the Assembly in July 2012. The grant amount of \$43,388 requires a forty percent CBS match of \$28,925. This phase included collecting more field data, preparing the Storm Water Management plan, Sitka specific rainfall intensities, recommended Best Management Practices, Capital Improvement Plan and an example Storm Water Ordinance.

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

### **Milestones This Period**

- Next section scheduled for work is the separated pathway along Yaw Drive which will end at the Indian River Trailhead parking lot. Work will continue this winter as long as weather permits.
- Fourth quarter reporting for the Western Federal Lands Access Program will be completed.

### **Future Milestones**

- US Geologic Survey easement agreement and permit reviewed, awaiting final document.
- 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.
- Hire a consulting company for planning, design, and complete environmental and permitting.
- 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**

- A consultant company, Bell & Associates was hired to put together an RFP for the bidding of the curbside recycling and trash pickup, and scrap yard services for CBS. Draft RFP completed January 23, 2015.

#### **Future Milestones**

- Project out to bid February 12, 2015.
- Proposals due March 31, 2015.
- SWAC meeting April 2015 after all proposals have been reviewed.
- Assembly contract award May 1, 2015

### **Background**

The City and Borough of Sitka currently does not have 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**

- Concept float plan, section and cost estimates completed and indicate the project is short funding necessary to complete full electrical installation on the float. Staff continues to look at other funding options to assist with the project.
- The project was submitted to the Port & Harbor Commission on January 14, 2015. Based on feedback from that meeting, Staff has instructed the Consultant to complete the full design and break the work into manageable pieces to allow for a scope that fits the budget.

**Future Milestones**

- Finalize scope and fees for design development through construction documents and initiate contract amendment.
- 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 for the project for a total budget of \$6,150,000.

**Airport Terminal Upgrades:****Milestones This Period**

- Hosted eight Delta Airlines employees as they scoped out space in the terminal to establish a ticket counter and boarding gate on January 15.
- Engaged in conversations with Delta, Alaska Airlines and the State of Alaska DOT to support Delta's efforts to establish daily flights to and from Seattle by May 15, 2015.

**Future Milestones**

- Modify existing lease(s) as needed to accommodate Delta's space requirements at the terminal.
- After Delta's plans have been finalized, host a workshop with the Airport Users Group to develop passenger-flow improvements.
- After improvements are fully developed, MCG will make a presentation to the Assembly with cost estimates and recommendations.

**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**

- None.

**Future Milestones**

- Pre-construction meeting scheduled for February 9, 2015.
- Project construction expected to start in March 2015, depending on the weather.
- 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.

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

### **Milestones this period**

There was no significant progress on this project this period. The engineering of the project remains on hold while ever-evolving changes to the proposed use of the dock facility continue to be considered by the GPIP Board of Directors, and the CBS/DPW 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 haulout 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 is preparing 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. The GPIP Board of Directors had some discussion regarding this project at their joint Work Session with the CBS Municipal Assembly on January 8, 2015; it was that discussion that in large part generated interest in Item #3.

### **Future Milestones**

Further discussion of the direction for this project will be an item on the agenda for the next meeting of the GPIP Board of Directors, in February 2015.

### **Background**

The project is funded by a Designated Legislative Grant, administered by the State of Alaska, Department of Commerce, Community & Economic Development, Division of Community & Regional Affairs. The total amount of the Grant is \$7.5 M. On the local level, the project is administered by Public Works and the Sawmill Cove Industrial Park Director. The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIP Dock Project.

## **Seaplane Base:**

### **Milestones This Period**

- Teleconference with FAA regarding specifics of project and grant funding.

### **Future Milestones**

- Meetings with upland property owners to discuss potential for them to provide tidelands access for new seaplane facility.
- Request Assembly approval for application for grant funding to cover required environmental documents.

### **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.



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

### **Milestones This Period**

- None.

### **Future Milestones**

- Advertisement for professional design services.
- 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.