

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH NOVEMBER 2017

South Lake – West DeGroff Water, Sewer and Street repairs:

Milestones This Period

- Completed DeGroff Street utility installations from Lake to Hollywood
- Installed curb, gutter & sidewalk on DeGroff Street from Lake to Hollywood.

Future Milestones

- Surface DeGroff Street with recycled asphalt pavement (RAP) from Lake to Hollywood for the winter. Close this section of DeGroff to through traffic.
- Pave DeGroff from Lake to Hollywood and landscape entire project in Spring 2018.

Background

The project includes replacement of aging, failing water, sewer and storm drainage infrastructure in Lake Street from the roundabout to DeGroff Street, and DeGroff Street from Lake Street to Hollywood Way. The project will also replace pavement, curb, gutter and sidewalk, which will be demolished during the utility replacement. Funding for the project is provided by the following sources; \$1,000,000 FY2017 ADEC Grant, \$715,800 FY2015 ADEC Water and Sewer Loans, \$200,000 from FY2017 General Fund, \$50,000 from the 2017 Water Enterprise Fund and \$50,000 from the 2017 Wastewater Enterprise Fund.

Current Contracts:	PND Engineers	\$232,526
	K&E Alaska, Inc. (formerly Coastal Excavation)	\$1,478,440

Gary Paxton Industrial Park Dock:

Milestones this Period

- Impact installation, rock anchor and primary grout for south dolphin kingpin pile completed. South dolphin installed ~50 feet shallower than anticipated so will now require rock anchors in both batter piles. CBS will not be responsible for any associated costs under the structure of the Design-Build contract.
- Rock anchor and primary grout for north dolphin kingpin pile completed. North dolphin installed 20 feet deeper than anticipated so additional pile material and full penetration splice welding required. CBS will not be responsible for any associated costs under the structure of the Design-Build contract.
- Initial assembly of transfer bridge on floating dock deck.
- Backfill around abutment completed to include associated electrical work.
- Floating dock moved into position and pile hoops installed.
- Installation of fenders and finishes underway.
- Project is ~90% complete with a construction value of ~\$6.2 million completed to date.

Future Milestones

- Install transfer bridge December 2017.
- Drill rock anchors and grout south dolphin batter piles December 2017.
- Complete installation of fenders and finishes December 2017.
- Install electrical and fire suppression systems December 2017.

- Substantial completion is anticipated in December 2017.

Background

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, and Division of Community & Regional Affairs. The project is administered by Public Works and the GPIIP Director, Garry White. The total amount of the grant is \$7.5 million. The Assembly approved establishing a project contingency of \$250,000 utilizing \$125,000 from the Bulk Water Fund and \$125,000 from the GPIIP Enterprise Fund on December 13, 2016. A design/build contract was awarded to Turnagain Marine Construction on November 22, 2016. Substantial completion is anticipated in December 2017.

Current Contracts:	Delphi Maritime	\$47,000
	Turnagain Marine Construction	\$6,915,934

O'Connell Lightering Float Pile Replacement:

Milestones This Period

- Final bid documents received from design consultant.
- CBS request to regulatory agencies for reconsideration of anticipated 7000 meter (4.35 mile) marine mammal observation and shutdown zone was denied which will make the project impractical without an Incidental Hazard Authorization permit. That process will take a minimum of 9 months with substantial cost impacts to obtain and comply with the permit. No mobilization cost savings will be realized either now as a Contractor will have to mobilize a crane and barge with drill gear to Sitka specifically for the 6 piles at the O'Connell Lightering facility.
- Harbor Staff initiated discussions with a consultant to perform an economic market analysis to assist with setting rates for the facility. Rate recommendations are anticipated by December 31, 2017.
- Should the Assembly decide to appropriate additional funds to make the project possible, Staff recommends making the permitting the responsibility of the Contractor to reduce risk to CBS.
- The facility will not be available to yachts in 2018 and potentially part of the 2019 summer season depending on the timing of rate recommendations, appropriation of additional project funds, subsequent timeframe required to obtain permit, permit requirements, material procurement and mobilization to Sitka.

Future Milestones

- Complete final bid documents December 2017.
- Obtain rate recommendation from Harbor consultant December 31, 2017.
- Request additional project funds from Assembly January 9, 2018.
- Bid project February 2018.
- If possible, complete permitting and construction by March 15, 2019 allowing for 9 months from contract award for permitting and an additional 3-4 months for procurement, mobilization, and pile installation before annual USACE in-water work restrictions March 15-May 15, 2019. If not, likely require completion by June 30, 2019.

Background

With lightering traffic reduced due to cruise ships choosing to use Old Sitka Dock, and what lightering remains shifting to the Crescent Lightering Facility near Harrigan Centennial Hall, Harbor Staff have found O'Connell to be a popular moorage location for yacht owners. However, the existing piling at the O'Connell Lightering Float were installed too shallow to support yacht moorage as evidenced by several piles being displaced during a storm event. This project will replace all piling on the project with new rock-socketed piling ~10' deep specifically designed to support large yachts. The Assembly approved an appropriation of \$280,000 from the Harbor Fund Undesignated Working Capital on September 12, 2017 on 2nd reading. This is insufficient given regulatory agency feedback. Additional funds will be required in order to complete the project.

Current Contracts: PND Engineers	\$35,380
Solstice Alaska Consulting Inc.	\$11,040

Sitka Wayfinding Signage

Milestones This Period

- Working with Chamber and Consultant to improve/design and produce bid documents December 2017.

Future Milestones

- Bid Project December 2017 - January 2018.
- Substantial signage installation anticipated May 2018.

Background

Wayfinding signage was identified as one of the key projects in the 2010 Sitka Passenger Fee Fund Implementation Plan. On June 25, 2013 the Assembly approved a request from the Tourism Commission and Destination Sitka Working Group to move the Wayfinding Signage Project forward by funding the project utilizing Commercial Passenger Excise Tax proceeds. The Sitka Convention & Visitors Bureau (SCVB) was tasked to manage the project at that time. Later The Sitka Chamber of Commerce managed the project while the Consultant, Great Destinations Strategies (GDS), completed the design intent drawings and general specifications. With these complete, the project management has shifted to Public Works to oversee the fabrication and installation of the signage. The Assembly approved a budget appropriation of \$282,300 from CPET Funds, General capital projects Fund, for the purpose of designing and constructing Wayfinding signs.

Current Contracts: Axia Creative	\$25,910
----------------------------------	----------

Police Station Planning Study

Milestones This Period

- Executed a Professional Services Contract with Stantec, a full service engineering and architectural company, to perform the Sitka Police Station Study

based on the revised proposal addressing space needs and adjacencies, site selection, rough magnitude of cost estimates, and potential funding sources.

Future Milestones

- Finalize a Stakeholder Group
- Launch Study – Late February 2018.
- Prepare a rough magnitude cost estimate for the existing deferred maintenance and infrastructure obsolescence at current facility.
- Present findings to the Assembly in May 2018.

Background

The Sitka Police Department and Jail occupies 1/3 of the first floor in the City/State Court/Office Building located on Lake Street across from the Sitka Fire Department near the round a bout at Lake Street and SMC Road. The City/State Building was built in 1974-76 in partnership with the State of Alaska. The City owns the land including the parking lot and is joint owner with the State of the building. Expenses for maintenance and operations per agreement December 1993, when the CBS moved to 100 Lincoln Street, are to be split 34% CBS and 66% State based on the occupancy remaining within the building. The building is roughly 40 years old and over this time period maintenance of the facility and its building systems, along with replacement of non-functional and obsolete infrastructure has not kept pace resulting in significant deferred maintenance and critical needs. It is known that repairs to the facility to address its deferred maintenance will have significant costs. The order of magnitude of these costs are conservatively estimated to exceed \$1 million. How these costs are to be shared is to be determined, and is complicated by the shared ownership of the facility with the State of Alaska. Given Alaska's current fiscal status, reaching a timely cost sharing agreement is a point of significant concern. These estimated costs do not include any physical or design improvements to the Police Department. As stated by the Chief of Police, the building does not meet current industry standards. It is nonfunctional, unsafe, and severely inhibits the effective delivery of police service to Sitka.

Current Contracts: Stantec

\$57,558.00

Airport Terminal Improvements:

Milestones This Period

- TSA Baggage Screening start-up: The design team was onsite with CBS Staff at the Sitka Airport (SIT) Terminal for two days of existing conditions investigation of building systems and structure as well as TSA space and equipment.
- Processing a Change Order for added design services for the other terminal areas not eligible nor included in the TSA design grant.
- Submitted the 'Final Draft' Passenger Facility Charge (PFC) application to FAA for a final review prior to submitting the Final Application. FAA review of the final draft application is to help ensure approval of the actual application, which if not approved, means starting over.
- The REQUEST FOR INFORMATION (RFI) posted by the State of Alaska Department of Transportation & Public Facilities (DOT-PF) Statewide Aviation Leasing (SWA) *'seeking information on how an interested contractor could*

manage the Sitka Airport parking lot, closed on 11/30/2017. Per the RFI, the SWA *'is interested to know what capabilities are available for contracted parking lot management, and what terms and conditions a contractor would find necessary to fully manage the parking lot, including, but not limited to, **charging for parking, monitoring, patrolling, and enforcement**.....'* One reply from a parking management contractor was received.

- Talks continue with DOT-PF regarding CBS taking over the parking lot management from the State and being the entity contracting the parking management out. DOT expressed the desire for CBS to control and manage the parking lot and the terminal curbside access. The State intends to get out of the day to day parking lot management and is closing the South-40 long-term lot (trespass lot). Airport parking (long-term) is identified as potential revenue source to fund terminal improvements. It may be possible to take over the lot and enter into a Concessioner Agreement with parking contractor and collect revenue for terminal improvements. Any revenue collected by CBS can only be used for airport improvements. If the revenue is collected by the State through contracted services, the revenue goes into the State fund and is not dedicated back to the Sitka Airport.

Future Milestones

- FAA review of the final draft PFC application prior to submittal of the final PFC Application signed by the Administrator.
- If the PFC Application is approved, collection of PFCs is anticipated to begin March 1, 2018 and end February 28, 2038. The estimated total PFC revenue of \$4.50 per enplanement, with 77,000 annual enplanements, over 20 years, equals total PFC revenue of \$6,840,000.
- Schedule *Airport Terminal Improvement Financial Planning Work* with CBS Finance, PW, and the Consultants via GoToMeeting mid November 2017-February 2018 to be followed by Assembly work sessions and public meeting.
- Develop an amendment for Sitka ordinance 4.17 DRIVER FACILITY CHARGE to bring the levy of charge into normal Airport Facility Charges, rates to produce revenue for facility improvements for Assembly consideration.
- 35% design complete and Assembly presentation in June 2018.

Background

The Airport Terminal Improvement Project is intended to remedy some of the existing critical problems identified in the Airport Terminal Master Plan 2008-2011, including working conditions in the baggage make-up area and in the TSA baggage screening area, as well as problems with congested passenger queuing, screening, baggage, fish boxes, and waiting areas, or passenger flow. The Airport Terminal Improvements Project is funded from prior Passenger Facility Charges (PFC) collected for terminal improvements. Currently PFCs are not being collected to fund design and construction of terminal improvements, but a new application will soon be submitted.

CBS accepted a TSA design grant in the amount of \$158,569.25 to design specific improvements to the TSA Baggage Screening Area. Other areas impacted by these

design changes are ineligible for the TSA design funding and need to be funded by other sources, like funds collected through Passenger Facility Charges.

The Assembly approved moving forward with the design from the current 10% Concept Design to the 65% Schematic Design Milestone for the preferred concept plan that was presented in the Assembly work-session August 8, 2017.

Current contracts: MCG Architects \$317,413.13 (2013 to Present)
(CO #7 currently in process and not included in the amount noted above)

GPIP Shoreline Stabilization 2017:

Milestones This Period

- Bus Area Shoreline Stabilization completed
- Boat Company Building stabilization completed.
- Substantial Completion issued

Future Milestones.

- Final project clean up and unusable material haul off

Background

The project includes stabilizing eroding shoreline at the Gary Paxton Industrial Park. The Assembly appropriated \$250,000 from the Environmental Fund on April 11, 2017.

Current Contracts: K & E Alaska \$115,650

Nelson Logging Road Upgrades:

Milestones This Period

- 95% design review.

Future Milestones.

- Receive USFS comments on final design.
- Bid project December 2017 – January 2018.
- Construction is anticipated to begin in Spring 2018 and run through Fall 2018.

Background

The project includes replacing both inadequate bridges, realignment at HPR intersection, upgrading Nelson Logging Road and pedestrian amenities as funding allows. The scope may also include road realignment(s) and widening to accommodate two-way traffic. Funding for the project is provided by a \$2,343,000 State of Alaska Department of Commerce Community and Economic Development Grant.

Current Contracts: LEI Engineers & Surveying \$415,390

Lincoln Street 2018:

Milestones This Period

- Design Consultant Contract approved and Notice to Proceed Issued

- Storm drain pipes cleaned and camera work completed

Future Milestones.

- Public meeting in January
- Consultant arrives for preliminary investigation week of 12/4/17
- 65% plans due February
- Construction scheduled for between end of 2018 tourist season and beginning of 2019 tourist season

Background

\$950,000 General Fund – Lincoln 2018.

\$20,000 Water Fund – Lincoln 2018

\$20,000 Sewer Fund – Lincoln 2018

\$990,000 Total Project Funding

Current Contracts: PTS \$147,960

Cross Trail (Granite Creek to Ferry):

Milestones This Period

- Design consultant worked on 35 percent design package, which was due in mid-November.

Future Milestones

- 35 percent design package deadline extended to December 15, 2017.
- NEPA environmental permitting to be completed in partnership with the Forest Service by this winter.
- Sitka Trail Works will apply for Corps permit on behalf of the City after USFS wetlands delineation. The Corps permit will be in place by 2018.
- Sitka Trail works to submit Letter of Inquiry for Rasmuson Foundation grant to meet our Western Federal Lands grant match requirements in Spring 2018.
- Construction anticipated in early 2019.

Background

The City and Borough of Sitka was awarded a \$250,000 MAP-21 Federal Lands Access Program (FLAP) Grant for planning, design and permitting of Phase 6 Cross Trail multimodal pathway – a connector from Kramer Drive to Alaska Marine Ferry Terminal – by Western Federal Lands. The Assembly approved submission of the grant in Resolution 2014-06 in April 2014. Sitka Trail Works (STW) is overseeing the design work alongside CBS via a Memorandum of Agreement. Received a \$1.93M construction grant from Western Federal Lands in October 2017, which cannot be spent until CBS and Sitka Trail Works secure the required match funding.

Current Contracts: none (LEI is performing design work for Sitka Trail Works)

Harrigan Centennial Hall (HCH) Renewal:

Milestones This Period

- Work on Warranty Items. Work will continue over the next few months.
- Working on building signage revision and implementation.
- Comparing predicted energy use with actual. Costs are higher than predicted due to the electrical rate increases, so we are working with the consultants and

contractor to confirm the actual energy use and whether there is a reduction in energy use per the predictions.

Future Milestones

- Complete the FF&E procurement, signage, installation art 'pulls' planks.
- Support operations and address warranty items that occur during the warranty periods.
- Ongoing and future work expected to be completed in August 2018.

Background

The project 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 FY11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, \$232,620 heat pump grant, and \$66,000 from the Sitka Historical Society for a total project budget/funds of \$16.4 million.

Current Contracts:	MCG Architects	\$1,553,024
	McG Constructors/DCI Inc. – Joint Venture	\$13,625,793

East DeGroff Water, Sewer and Street repairs:

Milestones This Period

- Design consultant submitted 95 percent design package for CBS review.
- CBS reviewed plans, specifications and cost estimate and provided design review comments.

Future Milestones

- Design scheduled for completion in December 2017.
- Project will be bid over the winter, and a construction contract will be awarded in February 2018.
- Construction to be completed in Spring and Summer 2018.

Background

The project includes replacement of aging, failing water, sewer and storm drainage infrastructure in DeGroff Street from Hollywood Way to Sawmill Creek Road. The project will replace pavement, curb, gutter and sidewalk that will be demolished during the utility replacement. Scope will also include utility trenching work in Sawmill Creek Road, ahead of Alaska Department of Transportation project to re-pave SMC in 2019. Funding for the project is provided by the following sources: \$2.1 million from FY2015 ADEC Water and Sewer Loans, \$175,000 from the FY17 Water Enterprise Fund and \$45,000 from the FY17 Wastewater Enterprise Fund and \$300,000 from the FY18 General Fund.

Current Contracts:	PND Engineers	\$144,747
--------------------	---------------	-----------

Davidoff & Peterson Storm Sewer Rehabilitation:

Milestones This Period

- Received proposal from potential design consultant selected from the Professional Services Roster.

Future Milestones

- Award design contract for limited engineering support of storm drain rehabilitation bid package, December 2017.
- 65 percent design package due March 2018.
- Award construction contract April 2018.
- Rehabilitate and replace where appropriate storm infrastructure, Summer 2018.

Background

The project includes rehabilitation and/or replacement of a 60" corrugated metal culvert crossing under Peterson Street, and two 30" and two 36" metal culverts and two metal storm structures adjacent to Davidoff Street, between Charteris and HPR. Funding for the project is provided in the FY18 General Fund, at \$350,000.

Current Contracts: none