

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH MAY 2019

Wastewater Treatment Plant (WWTP) Rehabilitation (DESIGN PHASE)

Milestones This Period

- Working on completion of the SCADA design for the bid documents.

Future Milestones

- Complete the bidding documents for a July or August 2019 bid.
- Award construction contract and begin construction of the WWTP rehabilitation project September or October 2019, assuming sufficient funding is available.
- Anticipated project completion Spring 2021.

Background

The Wastewater Treatment Plant was built in the early 1980's and most of the building systems, especially the HVAC (ventilation air) systems have failed or are past their useful life and require replacement. The air quality within the building is inadequate and corrosive and the exposed piping and metal within the building are corroded. The building's envelope leaks air and does not allow for proper pressurization of the office areas and other clean rooms. Corrosive air in these spaces results in electronics regularly becoming dysfunctional within months, in addition to creating an unhealthy air quality for the WWTP operators. It is the intent of Public Works to move this project forward as quickly as possible as there are life safety issues that need to be addressed in the existing facility. It is anticipated that the current project funding will be insufficient to rehabilitate the building, correct the life safety, code compliance and non-functional existing conditions. The preliminary total project cost is estimated at \$10 million. Funding for this project is provided by the following sources: \$263,000 in Wastewater fund Working Capital and DEC loans with \$2,832,500 (secured) and \$1,825,000 (approved and pending signed agreement), which totals \$4,920,500, leaving an estimated funding shortfall of \$5,079,500 million to be funded through a third DEC loan, if approved.

Current Contracts: McCool Carlson Green (design) \$835,584

O'Connell Lightering Float Pile Replacement (CONSTRUCTION PHASE)

Milestones This Period

- Permitting completed with U.S. Army Corps of Engineers.
- NMFS IHA permitting completed.
- Review of submittals completed.
- Review of Public Notice approved.
- Pre-Construction Meeting May 31, 2019.

Future Milestones

- USFWS IHA for observing otters required during construction, end of June.
- Materials shipped on barge, arrival scheduled June 8, 2019.
- Mobilize equipment and personnel beginning June 8, 2019.
- Construction scheduled for June 8-14, 2019.

- Substantial Completion by July 30, 2019.

Background

With lightering traffic reduced due to cruise ships mooring at 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 at the facility with new rock-socketed piling 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 amount was insufficient given regulatory agency feedback and timeframes. An additional \$290,000 appropriation from the Harbor Fund Undesignated Working Capital was approved by the Assembly on March 27, 2018, on 2nd reading.

Current Contracts:	PND Engineers (design)	\$35,380
	Turnagain Marine (construction)	\$483,800

Lincoln Street Paving – Harbor Way to Harbor Drive (DESIGN PHASE)

Milestones This Period

- Hosted open house on May 22, 2019, to re-introduce the project to the public and solicit input on mini-plaza options.
- Continued work on design plans and specifications.

Future Milestones

- Presentation to Assembly: June 11, 2019.
- Bid period: July 9 to July 30, 2019.
- Construction anticipated Fall 2019 to Spring 2020.

Background

The project includes replacing non-ADA-compliant curb ramps, failing storm drain, limited curb, gutter and sidewalk and all asphalt pavement on Lincoln Street from approximately Harbor Way to Harbor Drive. Red concrete crosswalks are planned to be bid as an additive alternate. Funding for the project is provided by:

\$1,760,000 – General Fund
 \$105,000 – CPET funding
 \$20,000 – Water Fund
\$20,000 – Sewer Fund
 \$1,905,000 – Total Available Project Funding

Current Contracts:	Professional and Technical Services, Inc.	\$316,854
	(Lincoln portion of Lincoln & Katlian contract)	
	Anderson Land Planning (design)	\$5,000

Katlian Street (DESIGN PHASE)

Milestones This Period

- Final plans received from consultant.
- Preparing construction-slope-storm drain easements and letters to property owners.

Future Milestones

- Finalize easements by June 2019.
- Construction anticipated Spring/Summer 2020.

Background

The project includes replacing non-ADA compliant curb ramps, failing storm drain, and limited curb, gutter and sidewalk and all asphalt pavement on Katlian Street from Halibut Point Road. Currently, funding for the project is provided by:

Total Available Project Funding: \$747,868 (General Fund).

Current Contracts:	Professional and Technical Services, Inc. (Lincoln & Katlian design projects, combined)	\$394,986
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East DeGroff Water, Sewer and Street Repairs (CONSTRUCTION PHASE)

Milestones This Period

- Installed 250 linear feet of storm pipe and 5 storm structures.

Future Milestones

- Install approximately 400 linear feet of water and sewer main, 13 water and 13 sewer services, and 500 linear feet of storm infrastructure between Baranof and SMC by early July 2019.
- Install 750 linear feet of sidewalk, 1,500 linear feet of curb and gutter, and pave DeGroff from Baranof to SMC by July 25, 2019.

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 all pavement, curb, gutter and sidewalk. Scope will also include utility trenching work in Sawmill Creek Road, ahead of an Alaska Department of Transportation project to re-pave SMC in 2019 or 2020. Funding for the project is provided by the following sources: \$2.24 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 (design)	\$144,747
	K&E Alaska (construction)	\$2,170,978

Sitka Seaplane Base (SPB) (PLANNING PHASE)

Milestones This Period

- Published the 'Notice to Airport Consultants - Request for Qualification (RFQ),' to engage a consultant to perform the environmental assessment and the remaining activities to be completed before moving the project into the design phase.

- Completed the Application to DNR for Tide & Submerged Lands for Conveyance to the CBS for the SPB.
- Drafted a *Letter of Intent to Purchase Real Property* (LOI), to the Alaska Dept of Education & Early Development (ADEED) to express and establish the commitment between the parties to purchase/sell the uplands property and some of the basic conditions to be incorporated into a (future) binding Purchase Agreement.
- Researched FAA requirements regarding Land Acquisition AIP funding eligibility for the purchase the upland property from ADEED in order to respond to questions ADEED submitted.
- Daily coordination with our ADO at the FAA as we prepare the documents and perform the required activities for the AIP Planning Grant application, which is for completion of the Environmental Assessment and the remaining planning activities.

Future Milestones

- Obtain a letter of commitment (signed LOI or similar) for the purchase of the property from ADEED.
- Apply for the first AIP grant, for the remaining required planning activities, including performing an environmental analysis (EA), validating existing information for the masterplan and subsequent studies, updating plans as required, and other planning activities as required, July 10, 2019.

Background

Assembly Resolution supporting the acquisition of the preferred location/land parcel for the Seaplane Base, October 9, 2018. The Assembly approved Supplemental Appropriations for FY19, Ordinance 2018-49, for the SPB. Finance Dept. submitted project information to FAA by October 31, 2018 – required step in order to be considered to receive any of the \$1 billion AIP Supplemental funding. Improvement or replacement of the seaplane base has been discussed on and off for the past two decades. The Assembly has made it a priority to look into the development of a new seaplane base for the economic development of Sitka, a key component to making this happen is land acquisition. Part of the due diligence that staff is doing for the Assembly is working on what staffing, money, and land acquisition we need for adequate maintenance, operations and reporting. The seaplane base study, which included an Economic Impact Study, showed that property on Japonski Island was the preferred site for the seaplane base. The AIP grants from FAA could help fund planning, design, land acquisition, and construction costs for the new SPB. \$16 million is the estimated Project Cost submitted to FAA for AIP grant funding, which may require (6.25%) matching funds from CBS unless the project wins a grant from the Supplemental AIP funding, which funds 100% without any required match.

Nelson Logging Road Upgrades (CONSTRUCTION PHASE)

Milestones This Period

- Contractor's punch list work is on-going. Physical Completion is scheduled for late July 2019.

Future Milestones.

- Complete Construction Contract Punch List, June - July 2019.
- Project Construction Contract Closeout, July 2019.
- DNR Survey information provided to Surveyor to prepare easement plan, June-July 2019.

Background

The project includes replacing both inadequate bridges, realignment at HPR intersection to raise the road elevation out of the stream floodplain, upgrading Nelson Logging Road to include drainage improvements, resurfacing, pedestrian amenities and widening. 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 (design)	\$471,120
	K&E Alaska, Inc. (construction)	\$1,544,280

Davidoff Storm Sewer Rehabilitation (CONSTRUCTION PHASE)**Milestones This Period**

- Slip-line pipe manufactured and shipped (due in Sitka June 24).

Future Milestones

- Remove and replace 70 linear feet of corroding 30" culvert, early July 2019.
- Remove and replace 2 corroding metal storm manholes, early July 2019.
- Rehabilitate 261 linear feet of corroding 36" culvert with fiberglass slip-line pipe, early July 2019.
- Re-pave street excavation, late July 2019.

Background

The project includes rehabilitation and/or replacement of deteriorated storm drain infrastructure including 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 by:

\$350,000 – General Fund FY2018
\$150,000 – General Fund FY2019
<u>(\$100,000)</u> – transferred to Peterson Street Sewer Rehab project
\$400,000 – Total Available Project Funding

Current Contracts:	Stephl Engineering (design)	\$37,500
	K&E Alaska, Inc. (construction)	\$289,172

Airport Terminal Improvements (DESIGN PHASE)**Milestones This Period**

- Communications between TSA, design consultants, & airlines to verify statistical data used in the 30% TSA Baggage Design Submittal – i.e. the number of bags and time frames, which directly impacts the baggage screening equipment and

its layout, which impacts all adjacent spaces in the Terminal Improvements Project.

Future Milestones

- Anticipate the formal 30% review meeting to occur in June 2019.
- Continue to await news from ADOT regarding potential FAA AIP funding.
- Other funding sources for terminal improvements beyond the PFC/Bonding and AIP grant requests are being developed for consideration, including airport terminal user fees and TSA grants for screening/security improvements.
- Phased construction has been delayed to 2020 through 2023 due the Federal Government shutdown at the end of 2018.
- Still awaiting and anticipating the State of Alaska DOT sending the CBS information about the upcoming parking lot management changes and options.

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 TSA baggage screening area, as well as problems with congested passenger queuing, screening, baggage, fish boxes, waiting areas and passenger flow. 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. The Assembly approved moving forward to the 65% Schematic Design Milestone for the preferred concept plan that was presented in the Assembly work-session August 8, 2017. Passenger Facility Charges (PFC) were applied for and approved by ADOT and FAA. Collection of the PFCs began May 1, 2018 and will. The total anticipated revenue collection over the 20-year period of collection is \$6,840,000.00, which is anticipated to finance the \$4,025,000 revenue bond along with its fees and debt service.

The current estimated cost for the project as identified is approximately \$15-million. The current funding plan outlines the following components:

- | | | |
|-------------------------------------|--------------|--------------------------------|
| • Passenger Facility Charge Revenue | \$4,025,000 | Bond in progress |
| • TSA Funding | \$3,397,500 | Unsecured |
| • Eligible AIP Grant Request | \$10,283,954 | Unsecured |
| • Potential User Fees & Airline | TBD | – dependent on securing grants |

Current contracts: MCG Architects (design) \$449,069

Crescent Harbor Float Replacement – Phase I (DESIGN PHASE)

Milestones This Period

- Advertise for Design-Build Team, May 10, 2019.
- Pre-Proposal Meeting May 21, 2019.
- Prepare third party cost estimating contract with Moffat and Nichol

Future Milestones

- Receive Proposals June 4, 2019.

- Sign contract with Moffat and Nichol June 2019.
- Select Design Build Team June 12, 2019.
- Construction project Fall 2019 to March 15, 2020.

Background

The physical condition of Crescent Harbor has deteriorated to point where in-house repairs are no longer sufficient to adequately maintain the facility. Harbor Department staff and Public Works Department engineers have determined that the harbor now presents an operational and safety risk due to floats sinking, decay of wooden beams, corrosion of metal fixtures and failure of walk-down ramps to meet ADA accessibility requirements. The project has estimated total cost of \$14,025,000. Of this, the harbor grant will provide \$5,000,000. The Harbor Fund working capital has allocated \$1,000,000 for the project. The remaining \$9,025,000 is planned to be provided with \$8,025,000 in harbor revenue bond proceeds and the use of the Harbor Fund working capital in the amount of \$1,000,000 noted above.

Current Contracts:	Jacobs (project admin)	\$90,090
	Pending Moffatt and Nichol	\$79,948

Peterson Storm Sewer Rehabilitation (DESIGN PHASE)

Milestones This Period

- Project survey completed May 2019.
- Hydrology evaluations completed, May 2019.
- Preliminary design underway.

Future Milestones

- Begin detailed design, June 2019.
- Bid construction project, August 15, 2019.
- Complete construction work, March 13, 2020.

Background

The project includes replacement of deteriorated 60" corrugated metal culvert crossing under Peterson Street, allowing for fish passage. Funding for the project is provided by:

\$150,000 – General Fund FY2019
 (\$50,000) – transferred to Davidoff Street Sewer Rehab project
\$ 60,000 – U.S. Fish and Wildlife Service Fish Passage Program grant
 \$160,000 – Total Available Project Funding

Current Contracts:	DOWL (design)	\$78,072
	Boreal Controls, Inc. (design)	\$87,700

Critical Secondary Water Supply (DESIGN PHASE)

Milestones This Period

- Consultant drafted Sawmill Creek intake and backwash water disposal memos. Reviewed by CBS staff.

Future Milestones

- CBS to request acquisition of GPIP Lot 17 for filter plant construction at June GPIP Board and Assembly meetings.
- Solicit construction bids, August 2020.
- Substantial Completion for secondary water source project anticipated in September 2021.

Background

The project is for design and construction of a secondary water source, for when the primary water source – Blue Lake water treated with ultraviolet (UV) radiation – is unavailable. Blue Lake water will not be available when the Electric Department inspects and maintains the penstock providing water from the dam to the power plant. Blue Lake water may also require filtration – not just UV treatment – if turbidity levels continue to exceed regulatory thresholds. Total project cost is estimated at \$18 million. Funding for the project is provided by:

\$150,000 – Working Capital
\$380,000 – transferred from UV Disinfection project Working Capital
\$17,620,000 – Alaska Clean Water Fund loan
\$18,150,000 – Total Available Project Funding

Current Contracts: CRW Engineering Group, L.L.C. (design)

\$362,780

Brady, Channel and Eagle Way Lift Station Rehabilitation (DESIGN PHASE)

Milestones This Period

- Issued RFP to DOWL for completion of design package.
- Received and reviewed proposal, and provided comments to DOWL.

Future Milestones

- Design notice-to-proceed, early June 2019.
- Bid period: October to November 2019.
- Construction notice-to-proceed, November 2019.
- Rehabilitate lift station, Winter 2019 - Spring 2020.

Background

Eagle Way Lift Station is responsible for pumping all sewage east of Eagle Way toward the Wastewater Treatment Plant (WWTP). Brady Lift Station is responsible for all sewage north of Brady Street. Channel Lift Station is responsible for an apartment complex and one private residence on Halibut Point Road. All three lift stations require excess maintenance due to corrosion and/or outdated pumping equipment. Project will rehabilitate lift stations, re-using existing infrastructure to the extent feasible. Funding for the project is provided by:

Eagle Way Lift Station

\$250,000 – DCCED grant
\$220,000 – Wastewater Fund Working Capital

Brady Lift Station

\$217,400 – ACWF loan

\$165,000 – Wastewater Fund Working Capital

Channel Lift Station

\$300,000 – ACWF loan (left over from larger, four-lift station loan)

\$100,000 – Wastewater Fund Working Capital

\$1,222,400 – Total Available Project Funding

Current Contracts: Boreal Controls, Inc. (design)

\$87,700

Bio-solids Municipal Landfill Expansion (PLANNING & DESIGN PHASE)

Milestones This Period

- Award Design Contract to Stantec.

Future Milestones

- Prepare COE application June 2019.
- COE permit expected, July 2019.
- Construction planned to start, August 2019.

Background

The project is required because the existing limits of the Bio-Solids Landfill are nearing available storage limits. A COE permit is required to expand the limits of the landfill to the current DEC permit. The project is funded in fiscal year 2018 for \$500,000.00.

Current Contracts: Stantec (design)

\$48,019

Gary Paxton Industrial Park Access Ramp (PLANNING PHASE)

Milestones This Period

- Revised Schedule submitted.

Future Milestones

- Complete change order tasks and scoping study, September 30, 2019.

Background

The project includes planning and design for a multipurpose boat ramp for the Gary Paxton Industrial Park. The ramp is to be associated with the new existing barge ramp constructed adjacent to the Boat Building Lot. Project funding of \$40,000 provided in Gary Paxton Industrial Park Budget. Additional funding approved by Assembly March 3, 2019 for \$21,960 for a total of \$61,960.

Current Contracts: PND Engineers Inc. (design)

\$49,716

Police Station Planning Study (PLANNING PHASE)- 99% complete

Milestones This Period

- Awaiting the results of a Title Search for the existing City/State Building and its adjacent parking lot to include in the final Police Station Planning Study before printing final copies.

Future Milestones

- Anticipate printing final copies of the report in July 2019.

Background

The Sitka Police Department and Jail occupies one-third of the first floor in the City/State Court/Office Building. The Sitka Police Offices and jail do not meet current industry standards. It is nonfunctional, unsafe, and severely inhibits the effective delivery of police service to Sitka. 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, are split 34% CBS and 66% State based on the occupancy remaining within the building. Maintenance of the facility and its building systems, along with replacement of non-functional and obsolete infrastructure, has not kept pace with facility needs. Repairs to the facility to address its deferred maintenance 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.

Current Contracts: Stantec (planning) \$57,558

MAINTENANCE ACTIVITIES

Streets

- Brushed intersections for line of sight issues.
- Cold patch asphalt roads.
- Grade gravel roads.
- Ditched and cleaned storm drains.
- Dug test holes on Knutson.
- Helped repair fence at Crescent Park tennis court.
- Buried approx. 20 yards of bio-solids.

Central Garage

- 36 repair items, mostly minor.
- Fabricating equipment rack for de-icing equipment.
- Looking in to repairs for heavy equipment lift

Scrapyard

- Sent out 13 gondolas, totaling of 329,490 pounds (164 tons).

Grounds Maintenance

- Made temporary repair to basketball court.
- Mowing rotation.
- Maintenance on flower beds.
- Maintenance to upper and lower Moller Field, Kimsham, Keet and Vilandre fields.

Building Maintenance

- Worked on numerous preventive maintenance items including fire extinguishers, air handlers, and cleaning rain gutters.
- Ordered new fire alarm panel for City Hall.

HCH

- Quotes for gutters.
- Dishwasher issues.
- Looked at painting of columns.
- Coordinate repairs for damage done to walls.
- Looked at failing finish on exterior of building.
- Install bracket for security camera.

Fire Hall

- Install new light.
- Repaired carpet.

Police Department

- Coordinate contracted services for painting interior.
- Looking at pricing for possible heat pump installation.