

Project Title: Sitka - Marine Service Center Bulkhead Critical Repairs

TPS Number: 57045

Priority: 4

Agency: Commerce, Community and Economic Development
Grants to Municipalities (AS 37.05.315)

Grant Recipient: Sitka

FY2017 State Funding Request: \$7,940,000

One-Time Need

Brief Project Description:

A 2011 condition assessment of the facility noted considerable corrosion and steel material loss, particularly on the steel tie rods which support the bulkhead. The existing bulkhead could fail at any time.

Funding Plan:

Total Project Cost:	\$8,440,000
Funding Already Secured:	(\$500,000)
FY2017 State Funding Request:	(\$7,940,000)
Project Deficit:	\$0

Explanation of Other Funds:

Additional funding required of \$500,000 will be paid by City and Borough of Sitka harbor fund.

CBS will provide 50% matching funds.

Detailed Project Description and Justification:

The City and Borough of Sitka (CBS) requests \$7,940,000 to complete critical repairs to the Marine Service Center Bulkhead. CBS will provide project funds from reserve working capital for this critical infrastructure need.

The Sitka Marine Service Bulkhead is a steel sheet pile structure, which was originally installed in 1976. Located along Katlian Street, the facility is bounded to the east by the Seafood Producers Cooperative (SPC) dock and fish processing facility and to the west by the Petro Marine fuel dock. The bulkhead is 36 feet high by 356 feet long and is a traditional wall design comprised of driven sheet piles. The sheet piles are restrained by two layers of tie rods which extend shoreward to a sheet pile anchor wall located 70 feet behind the face of the bulkhead. The bulkhead is the only facility in Sitka with a hoist capable of unloading/loading large fishing vessels and also presently experiences use as a transient berthing facility for fishing vessels. Overflow moorage use from vessels visiting the adjacent SPC dock is common along the eastern portions of the bulkhead. The facility also serves as a dock for small cruise vessels visiting Sitka a few times each year during the summer months.

A large cold storage building (140 feet long by 15 feet wide) is located 30 feet behind the face of the bulkhead and is supported by the structure. CBS owns the cold storage building. Two local seafood processors lease space in this building to store frozen fish products. It is estimated that 5,500 tons of fish product move through the facility each year at an estimated value of \$32 million. This facility is a critical piece of infrastructure to Southeast Alaska's fishing industry.

The existing bulkhead could fail at any time. A 2011 condition assessment of the facility noted considerable corrosion and steel material loss, particularly on the steel tie rods which support the bulkhead. It is critical that this facility be reconstructed before any of the tie rod supports fail, potentially undermining the cold storage building and rendering the site unsafe for its current use. Securing the state cost

share funding for this project will ensure that this critical piece of harbor infrastructure remains in service to help support a healthy and vibrant commercial fishing industry in Southeast Alaska. It should be noted that this facility is ineligible for funding under the Harbor Municipal Matching Grant Program as that funding specifically excludes bulkheads and sheet pile walls.

Project Timeline:

Begin Design in FY 2014 & Construction in FY 2017.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City and Borough of Sitka

Grant Recipient Contact Information:

Name: Maegan Bosak
Address: 100 Lincoln Street
Sitka, AK 99835
Phone Number: (907)747-1824
Email: maegan.bosak@cityofsitka.org

This project has been through a public review process at the local level and it is a community priority.

CITY AND BOROUGH OF SITKA

RESOLUTION NO. 2015-22

**A RESOLUTION BY THE CITY AND BOROUGH OF SITKA
SUBMITTING CITY AND BOROUGH OF SITKA
FY 2017 STATE LEGISLATIVE PRIORITIES
TO STATE OF ALASKA AND 2016 LEGISLATURE**

WHEREAS, the City and Borough of Sitka advocates cooperating and sharing resources with the State of Alaska to maximize public infrastructure and services for the citizens of Alaska in the most efficient, cost effective manner; and

WHEREAS, the attached City and Borough of Sitka FY 2017 Legislative Requests will enable the municipality and State of Alaska to continue to cooperate to make our communities and state more sustainable; and


WHEREAS, City and Borough of Sitka continues to support cooperation between cities and State of Alaska to achieve our common goals.

NOW FURTHER BE IT RESOLVED that the Assembly of the City and Borough of Sitka, Alaska, adopts the attached FY 2017 City and Borough of Sitka Legislative Priorities and urges the Alaska State Legislature to support them to the maximum extent possible.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska, on this 10th day of November, 2015.


Mim McConnell, Mayor

ATTEST:


Sara Peterson, CMC
Municipal Clerk



CITY AND BOROUGH OF SITKA

2017 LEGISLATIVE PRIORITIES

CBS

HIGHWAY TO SITKA...

PROVIDE EQUITABLE ALASKA MARINE HIGHWAY SERVICE

CBS requests the AMHS provide adequate and consistent service to our 9,000 residents and the visitors of our community. The AMHS acts as Sitka's highway, providing core service critical to our economy. Ferry service needs to be increased to the same level as other mainline ports in Southeast Alaska.

PARKS MATTER...

RESTORE FUNDING ALASKA STATE PARKS IN SITKA

CBS requests the Alaska State Parks Division restore funding for the Sitka State Parks. Funding options include entering into a Memorandum of Understanding granting management rights of Halibut Point State Recreation Site to CBS, by way of a public/private partnership, for \$50,000 per year. These parks provide outdoor recreational opportunities while protecting the cultural and historic resources for all citizens.

QUALITY EDUCATION IS OUR FUTURE...

FULLY FUND BASE STUDENT ALLOCATION

CBS requests the State of Alaska fully fund base student allocation (BSA). Sitka's schools are struggling economically and BSA is critical in determining future staffing, class size and curriculum.

STATE FUNDING FOR STATE FACILITIES...

SUPPORT FOR STATE SERVICES AT SITKA JAIL FACILITIES

CBS requests the State of Alaska to fund the Community Jail Contract at its previous level of \$695,000. By law, the State is responsible for caring for persons charged under State law: 89% of our inmates fall into this category. Costs for personnel, food and laundry services have all risen sharply. Sitka's contract is not sufficient to sustain jail operations.

ENHANCED VISITOR SERVICES...

COMMERCIAL PASSENGER VISITOR FACILITIES- LINCOLN STREET IMPROVEMENTS

CBS requests \$1,900,000 funding from the State of Alaska to complete a capital project to enhance commercial passenger vessel services and passenger safety, and support cruise ship visitor activities. This project includes replacing failing asphalt, curb and gutter and sidewalk along the Central Business District.

ECONOMIC DEVELOPMENT OPPORTUNITIES FOR STATE...

SITKA AIRPORT INFRASTRUCTURE UPGRADES

CBS requests the State of Alaska provide \$2,320,000 to Department of Transportation and Public Facilities (DOT&PF) to relocate DOT&PF and CBS utilities located on Japonski Island along the old access road to the airport and within the airport property. This infrastructure upgrade will create opportunities for additional revenue through new lease space.

LEGISLATIVE LANGUAGE CHANGE NEEDED...

TAXES ON ALCOHOL

CBS requests that the State of Alaska allow legislative language changes to AS 4.21.010 (C)(4) to allow municipalities to tax alcohol at a higher rate than other sales taxes. Municipalities require more taxing authority in order to offset declining state support.

LET THE MUNICIPALITIES DECIDE...

SENIOR CITIZEN'S/DISABLED VETERAN'S PROPERTY TAX EXEMPTION

CBS requests that the State of Alaska fully fund the Senior Citizen's/Disabled Veteran's Property Tax exemption as required in AS 29.45.030(g); or convert this mandatory exemption to an optional exemption, giving control to local governments for those decisions. Sitka's population is aging and thus this mandatory exemption is eroding the local tax base due to this unfunded mandate.

PROTECT ALASKA'S RESOURCES...

TRANSBOUNDARY WATERS TREATY

CBS requests that the State of Alaska work with the International Joint Commission and the Alaska/British Columbia transboundary region to utilize all powers under the Boundary Waters Treaty to ensure that Alaska resources are not harmed by upstream development in BC. Maintaining and protecting healthy wild salmon populations throughout these river systems must be a priority.

HIGH PRIORITY STATE INITIATIVES

CAPITAL PROJECT REQUESTS

WATER AND SEWER ARE ESSENTIAL SERVICES...

ADEC MUNICIPAL MATCHING GRANT (MMG) REQUESTS

The State of Alaska needs to continue to fund the FY 2017 Alaska Municipal Matching Grant program to help CBS complete these essential infrastructure replacement projects: South Lake Street, West DeGroff Street and Marine Street Water and Sewer Replacement, Wastewater Treatment Plant HVAC Replacement, and Channel, Crescent and Landfill Lift Stations Replacement.

Lake and DeGroff Street Water and Sewer Replacement...\$1,000,000 (Grant Request 70%)...\$645,000 (CBS Match 30%)
 Marine Street Water and Sewer Replacement...\$1,000,000 (Grant Request 70%)...\$785,000 (CBS Match 30%)
 WWTP HVAC Replacement...\$1,000,000 (Grant Request 70%)...\$1,905,000 (CBS Match 30%)
 Channel, Crescent and Landfill Lift Stations...\$1,361,500 (Grant Request 70%)...\$583,000 (CBS Match 30%)

SEAFOOD IS INTEGRAL TO OUR ECONOMY...

MARINE SERVICE CENTER BULKHEAD CRITICAL REPAIRS

CBS requests \$7,940,000 to complete critical repairs to the Marine Service Center Bulkhead. The bulkhead is the only facility in Sitka with a hoist capable of loading/unloading large fishing vessels and also is used as a transient berthing facility for fishing vessels. The existing bulkhead is at risk of failure.

Total Project Cost...\$8,440,000 (100%)
 FY 2017 State Funding Request...\$7,940,000 (94%)
 Additional Funding Required (CBS Harbor Fund) ...\$500,000 (6%)

SUSTAINABLE RESOURCES...

NEW SECONDARY POTABLE WATER SUPPLY

The State of Alaska requires communities serving drinking water to more than 1,000 individuals develop an emergency alternate water supply. In 2012, CBS conducted a groundwater investigation in the Starrigavan Valley to determine the viability of a secondary water source. Results showed that the aquifer is capable of supplying sufficient groundwater to satisfy the demands of the water system. CBS requests \$6,304,000 in State funding to develop a secondary potable water source to meet the CBS's needs when water from the primary source of Blue Lake is not available.

UTILIZING OUR HYDROELECTRIC...

CONVERTING CBS FACILITIES TO RENEWABLE ELECTRIC HEAT

CBS requests \$1,820,000 from the Renewable Energy Fund (REF) to support a project which would convert up to six (6) additional CBS buildings, including the Sitka Community Hospital, from oil-fired boilers to clean electric driven heat and to make other energy efficient electrical improvements. This project is designed to effectively utilize the renewable energy from the Blue Lake hydro expansion.

Total Project Cost...\$2,669,000 (100%)
 FY 2017 State Funding Request...\$1,820,000 (68%)
 CBS Funding Committed and/or Expended...\$849,000 (32%)

MAINTENANCE OF CRITICAL HARBOR INFRASTRUCTURE...

MUNICIPAL HARBOR FACILITY GRANT PROGRAM CRESCENT HARBOR FLOAT REPLACEMENT-PHASE I

CBS requests that the state fund \$5,000,000 for Phase I of the Crescent Harbor Float Replacement Project under the Municipal Harbor Facility Matching Grant Program. The Crescent Harbor Float Replacement project has been divided into two phases to spread the costs.

Total Project Cost...\$12,000,000 (100%)
 FY 2017 State Funding Request...\$5,000,000 (42%)
 Additional Funding Required (CBS Harbor Fund)...\$7,000,000 (58%)

SUPPORTING EFFICIENT ENERGY...

SITKA ENERGY EFFICIENCY IMPROVEMENTS FOR THE WASTEWATER TREATMENT PLANT

CBS requests \$667,000 from the Renewable Energy Fund (REF) in conjunction with Alaska Department of Environmental Conservation (ADEC) Municipal Matching Grants (MMG) program to support a project to replace oil-fired boilers at the Wastewater Treatment Plant (WWTP) with heat pumps and to make other energy-efficiency improvements.

Total Project Cost...\$2,905,000 (100%)
 FY 2017 State Funding Request...\$667,000 (23%)
 CBS Funding Committed and/or Expended...\$113,000 (4%)
 Additional Funding Required...\$2,125,000 (73%)



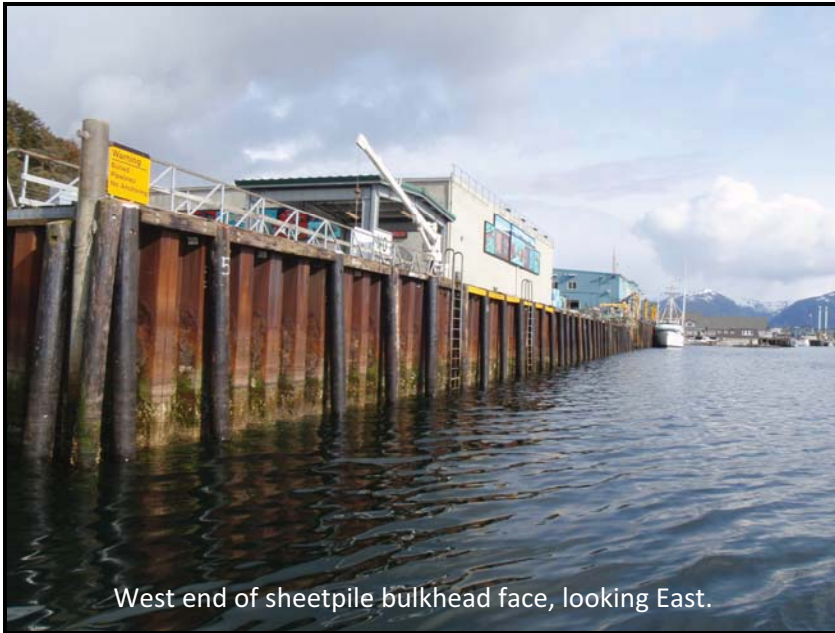


SITKA MARINE SERVICES CENTER BULKHEAD REPLACEMENT
ROM Budget Estimate - Upgraded Facility with Improved Cathodic Protection
Prepared By: PND Engineers, Inc., September 19, 2011

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	\$515,500	\$515,500
2	Demolition and Disposal	LS	All Req'd	\$200,000	\$200,000
3	Sheet Pile Face Wall, Galvanized	LF	360	\$3,300	\$1,188,000
4	Sheet Pile End Walls, Galvanized	LF	40	\$3,500	\$140,000
5	Drilled & Grouted Tie-Rod Anchors	EA	45	\$40,000	\$1,800,000
6	Steel Waler Assembly, Galvanized	LF	400	\$600	\$240,000
7	Shot Rock Fill, Vibrocompacted	CY	5,000	\$60	\$300,000
8	Drainage Improvements	LS	All Req'd	\$75,000	\$75,000
9	C.I.P. Concrete Bulkhead Cap	LF	400	\$1,000	\$400,000
10	Cathodic Protection System (Anodes)	LS	All Req'd	\$100,000	\$100,000
11	Energy Absorbing Fender System	LF	360	\$1,700	\$612,000
12	Area Lighting	LS	All Req'd	\$100,000	\$100,000
ESTIMATED CONSTRUCTION BID PRICE					\$5,670,500
CONTINGENCY (20%)					\$1,134,100
ENVIRONMENTAL PERMITTING, FINAL DESIGN, CONTRACT ADMINISTRATION, CONSTRUCTION INSPECTION & OTHER INDIRECT COSTS (20%)					\$1,134,100
2 YEAR INFLATION (6%)					\$340,230
TOTAL RECOMMENDED PROJECT BUDGET					\$8,278,930

COST INFLATION (2%)	\$8,440,000
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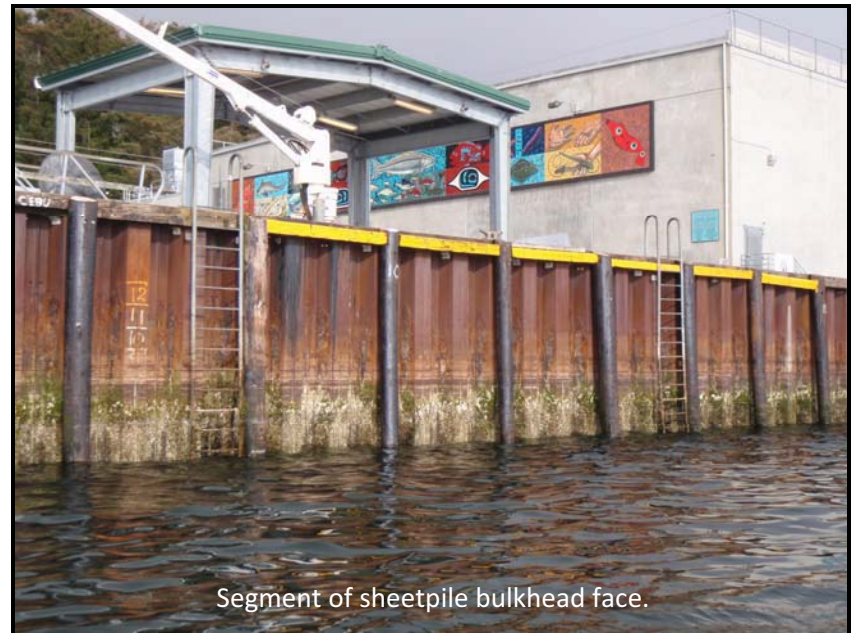
West end of sheetpile bulkhead face, looking East.



East end of sheetpile bulkhead face, looking West.

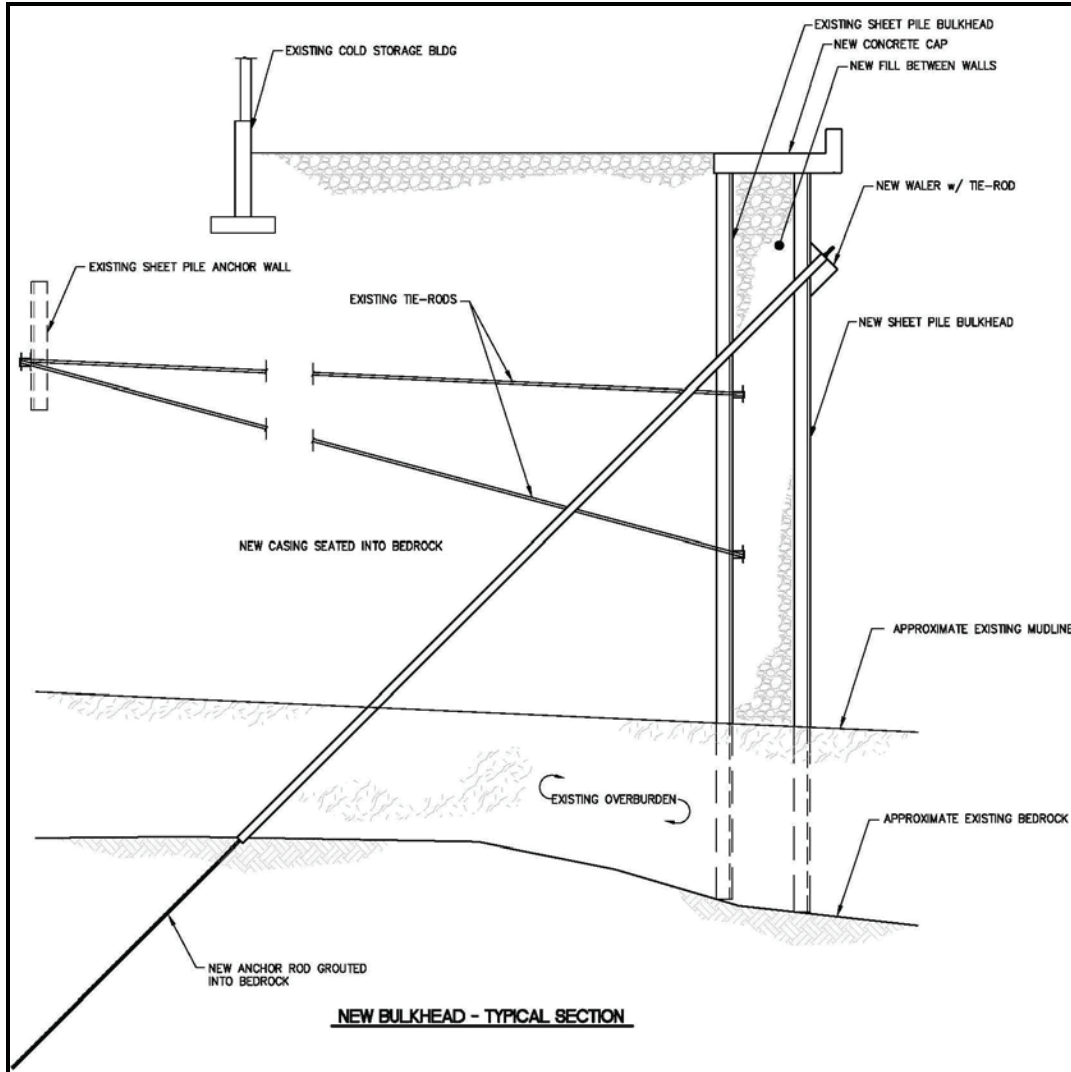


West end of sheetpile bulkhead face.



Segment of sheetpile bulkhead face.

materials and the other provides costs for an upgraded facility with superior materials and improved cathodic protection systems.



(Figure 2 – Typical replacement bulkhead wall section)