

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN NOVEMBER 2014

Kettleton Memorial Library Expansion:

Milestones This Period

- Material submittals provided by contractor.
- Concrete shear walls being formed and poured.
- Exterior demolition including roof, walls, and windows started.
- Site utility installation continuing.
- Storm sewer installation continuing.
- Backfill and site grading continuing.

Future Milestones

- Framing of new structure to be complete January 2015.
- Construction is anticipated to be complete October 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. Construction completion is anticipated by Fall 2015.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- Basement walls poured and forms stripped.
- Upper floor poured.

Future Milestones

- Excavation for upper floor.
- Form and pour upper floor.
- Christmas break December 15, 2014 to January 8, 2014.
- 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

Centennial Hall Renovation:

Milestones This Period

- In order to keep the scope of the project within the project funding of \$16.3 million, the full phase new construction is being reduced by approximately 3,000 square feet. The museum addition has been cut to roughly the size of the original Phase 1 size. Additional museum area may be bid as an additive alternate. The new Assembly meeting and storage addition has been slightly reduced and all of the back stage small additions have been eliminated. The revised building area is now below the size threshold which triggers additional fire protection requirements, which saves construction costs. Other building design elements are being modified or eliminated to reduce estimated project costs and keep the project within its budget.
- The drawing set modifications are underway and when completed, the production of the construction documents will resume. The project will bid in the spring of 2015.
- Finalize the plan for utilizing alternative venues for city/government/non-profit meetings and events and the Harrigan Centennial Hall (HCH) staff when the HCH will be closed.

Future Milestones

- Finalize project scope reduction, additive alternates list, revised cost estimate, & revised schedule.
- Finalize agreement(s) for alternative venues for the duration of construction.
- Completion of construction documents winter/spring 2015.
- Begin construction summer/fall 2015.
- Target construction completion is under review.

Background

The adjusted 35% design estimated cost for this project was \$16.3 million for the full scope of the remodel project. However, the rectified 65% design estimated cost for this project is ~ \$18.5 million for the full scope of the remodel project. 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.

Jarvis Control and Crescent Harbor Shelter Re-roofing:

Milestones This Period

- Issued a Notice to Proceed October 24, 2014.

Future Milestones

- Begin design and submittal set November 2014.
- Review/approve engineered systems and other submittals December 2014.
- 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 Kettleson Memorial Library. The Jarvis Substation Control Building flat (low slope) roof is leaking, under-insulated, and expensive to maintain, thus a shingled gable roof and added insulation will be constructed 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

- Received ADEC approval to construct.
- Constructed access road to new Lake Street lift station pad. Installed force main pipe within easement in front of 805 Lake Street. Installed new gravity sewer main from existing wet well in front of 805 Lake Street to new pad on 807 Lake Street.
- Contractor began procurement of materials needed to complete the job.

Future Milestones

- Construction completion is anticipated by the end of February 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 into 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 awarded a design-build contract to CBC Construction for \$841,000 on August 12, 2014.

Baranof Warm Springs Dock Replacement:

Milestones This Period

- The Alaska Department of Transportation and Public Facilities are continuing with design effort.

Future Milestones

- Provide review/comment for State of Alaska as needed to keep project moving forward.
- Design development through fall/winter 2014.
- 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.

Jeff Davis Street Water and Sewer Improvements:

Milestones This Period

- As-built survey of existing roadway and adjacent properties completed by consultant and reviewed by CBS.

Future Milestones

- Advertisement for professional design services.
- Final design of the project is expected in fall 2015.
- 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

Eagle Way & Old Harbor Mountain Road Utility and Road Upgrades:

Milestones This Period

- Five proposals were received and are under review by Public Works staff.

Future Milestones

- Review and select design team early December 2014.
- Request Assembly approval to award design contract December 2014/January 2015.
- Final design of the project is expected in summer/fall 2015.
- Construction is anticipated summer 2016.

Background

The Eagle Way project will include a minimum of 24-foot-wide paved road with possible pedestrian amenities and storm drainage within the right of way (ROW). The existing sewer main is in good repair, and only requires bringing two buried manholes to grade. The project will include a new water main and services within the Eagle Way ROW.

The Old Harbor Mountain Road project will include a minimum of 24-foot wide paved road and storm drain improvements within the ROW. Funding for both projects is \$1,500,000 2013 Commerce Community and Economic Development Grant

Nelson Logging Road Upgrades:

Milestones This Period

- Six proposals were received and are under review by Public Works staff.

Future Milestones

- Review and select design team early December 2014.
- Request Assembly approval to award design contract December 2014/January 2015.
- Final design of the project is expected in summer/fall 2015.
- Construction is anticipated summer 2016.

Background

This project includes upgrading Nelson Logging Road to 28 feet wide for two-way traffic and upgrading both inadequate bridges. The roadway will likely be moved toward the south to raise the roadway above the winter and spring flooding at the Starrigavan Creek estuary and eliminate sloughing off of the roadway into Starrigavan estuary. The project also includes three parking areas, the Tony Hrebar Shooting Range, the USDA Forest Service Off-Road Vehicle Recreation Area and the State Park Forest and Muskeg Trailhead. Funding for the project is provided by \$2,343,000 2013 Commerce Community and Economic Development Grant

Gary Paxton Industrial Park Dock:

Milestones this period

- The GPIIP Board of Directors has received two major proposals from private enterprise entities, each of which proposes to utilize the GPIIP via either long-term lease or land purchase. The acceptance of either or both of these proposals could have some effect on the general configuration and utilization of the multi-purpose dock. In July, the consultant was been put on hold until the proper course of action is decided regarding the two business proposals.

Future Milestones

- The business proposals will be reviewed, analyzed and discussed by the GPIIP Board of Directors. Work will resume on the design of the multi-purpose dock when the Board of Directors and the relevant CBS staff are satisfied that the basis of design is amenable to the activities that may develop from the business developed by either of the major proposers.
- When the CBS has reviewed the draft alternatives analysis report, and discussed with the consultant the findings presented there, a final AA Report will be prepared and submitted. At that point the CBS will decide on the specific type of structure that is preferred, and the Engineering Consultant will progress into starting the Design Phase of the Project.

Background

The project is funded by a Designated Legislative Grant, administered by the State of Alaska, Department of Commerce, Community & Economic Development, and 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 Gary Paxton Industrial Park Director Garry White. Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIIP Dock Project. By the end of the month of June M&N had prepared a Draft Alternatives Analysis Report (AA), utilizing recently collected data, the Basis of Design document prepared in May, and site data from past projects. This report presents three possible ways to build a dock structure at the Sawmill Cove location, and provides an “opinion of Probable Construction Costs” (OPCC) for each alternative. This analysis will help the CBS to see which construction method gives the most facility for the limited funds available. In September 2014 the consultants delivered a geotechnical data report which presents the findings of the on-site geotechnical investigations, including subsurface drilling and sampling.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- Presented the proposed multi-use path to the Parks and Recreation Committee (P&R) on November 6, 2014. The multi-use path, paved with asphalt and located on the mountain side of the road, will accommodate slow-moving bike traffic and will be separated from the road with a 6-inch curb. The on-road bike lane will be deleted. P&R endorsed the concept.
- Hosted a public meeting on November 12, 2014, describing the multi-use path and changes to the Kostrometinoff, Kashevaroff and Kimsham intersections.
- Received 35% design drawings and several submittals from design-build team.

Future Milestones

- 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

- Design contract signed by all parties and notice to proceed issued.

Future Milestones

- Preliminary sections to be provided by early December 2014
- Initial public meeting to be scheduled for week of December 15, 2014
- 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

Stormwater Management Plan:

Milestones This Period

- A draft stormwater ordinance and design standards were prepared by the consultant and emailed to local contractors/developers for comment. To date no comments have been received.

Future Milestones

- Introduce stormwater ordinance to Planning Commission in December 2014.
- Seek Assembly approval for adoption of storm water ordinance in early 2015.

Background

The first phase of the Stormwater 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 required a 40% percent CBS match of \$28,925. This phase included collecting more field data, preparing the Stormwater Management plan, Sitka specific rainfall intensities, recommended Best Management Practices, Capital Improvement Plan and an example Stormwater Ordinance. A change order was subsequently approved by the Assembly to complete a stormwater ordinance and design guidelines.

Alternative Water Source Filtration (Blue Lake Project):

Milestones This Period

- The Indian River Temporary Filtration System completed operations when the Blue Lake source came on line mid-November. There were issues with the fluoride system and a new fluoride pump was installed. As of Monday, November 24, 2014, the fluoride system is now up and running correctly. New flow control valves and strainers were installed during shut down and are working great. Staff is pleased with how things are working.
- Temporary facility filters units and contact tanks cleaned and moved for shipping back to owners.

Future Milestones

- Complete site cleanup and storage of control and testing units to be used for UV disinfection Facility.

Background

Temporary surface water filtration was required during the Blue Lake Project outage. Award of the design contract to CH2M Hill was approved by the Assembly on February 12, 2013. Construction was completed by Barnard Construction under a change order for the Blue Lake Dam project managed by the Electric Department.

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

Milestones This Period

- Construction on the section from Yaw Drive back towards Gavan trail intersection is nearing completion. 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.
- Paperwork for third quarter reporting for the Western Federal Lands Access Program completed.

Future Milestones

- Compensatory mitigation negotiated with a restrictive covenant (conservation easement) on a tract of City land located near the Cross Trail project, Corps of Engineers has reviewed the R&M Wetlands study.
- US Geologic Survey easement agreement and permit reviewed. Awaiting final document from USGS.
- Restrictive Covenant paperwork awaiting CBS signatures for final submittal to Corps.
- 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 starting 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

- SWAC meeting November 13, 2014, the group decided to open up a bid process to obtain quotes for commingle curbside recycle pick up and trash pickup.

Future Milestones

- Proposed Project Schedule: SWAC meeting March or April 2015
- Request for Proposals to be sent out for commingle recycling and garbage pickup.

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

- Bathymetric and shoreline survey completed.
- Draft Breakwater Evaluation indicates a minimum 16' wide float will be required to meet harbor wave protection and pedestrian comfort and safety requirements. The budget was established assuming a 12' wide float would be constructed. The budget may be sufficient to absorb the additional costs.

Future Milestones

- Geotechnical investigation planned for December 2014.
- Concept plans and cost estimate is anticipated in January 2015.
- 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.

Hollywood & New Archangel Water, Sewer and Road Upgrades:

Milestones This Period

- Bid opening on November 25, 2014.

Future Milestones

- Award construction contract in December 2014.
- Construction is anticipated in 2015.

Background

The project includes water, sewer, storm drain, pavement, curb and gutter and sidewalk improvements on Hollywood Way from DeGroff Street to Sawmill Creek Road 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.

Seaplane Base:

Milestones This Period

- None.

Future Milestones

- Engage upland property owners (Mt. Edgecumbe High School) to discuss potential for them to provide tidelands access for new seaplane facility.

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.

Airport Terminal Upgrades:

Milestones This Period

- None

Future Milestones

- Host a workshop with the Airport Users Group to develop passenger-flow improvements in December 2014.
- After improvements are fully developed, MCG will make a winter 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.

Centennial Hall & Crescent Harbor Parking Lot Development:

Milestones This Period

- None

Future Milestones

- Installation of additional guardrail near the boat harbor will be completed this winter. Pavement repairs and sealing the decorative pavers will be completed next spring.

Background

The project included the complete reconstruction of the Centennial Hall Parking Lot and Crescent Harbor Parking lot. The improvements included storm drain, water, sewer, curb and gutter, paving, lighting, pedestrian plaza and landscaping. The project was accepted as substantially complete on September 30, 2013. S&S General Contractors was awarded the construction contract in the amount of \$2,613,651.