

PUBLIC WORKS ASSEMBLY UPDATE

WORK COMPLETED NOVEMBER 2015

Kettleson Memorial Library Expansion:

Milestones this period

- All structural design issues have been resolved and the required changes are being incorporated into the work.
- Exterior Finishes 75% complete.
- Interior Paint 90% complete.
- Exterior Concrete and Paving 100% complete.
- Electrical Systems 95% Complete.
- Mechanical Systems Installed and Operational.
- Interior Casework and Finishes 95%.
- Library Shelving and Furnishings Installed.

Future Milestones

- Construction is anticipated to be substantially complete the week of December 7, 2015.
- Physical Completion January 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.

Harrigan Centennial Hall (HCH) Renewal:

Milestones This Period

- Selective building demolition is complete.
- Portions of the east and west areas adjoining the Auditorium are framed enclosed and roofed and 'in the dry'. The re-roof of the Auditorium was completed earlier; it is in the dry too.
- The reconstructed and expanded areas in the building front are currently being roofed and 'dried in'.
- The new Lobby and Museum are framed and will be enclosed once the areas at the front of the building are roofed and enclosed.
- New slabs are poured in the Auditorium and in the areas east and west of it under the new roof.

Future Milestones

- Post tensioning existing Glu-Lam Beams (GLB) located in the Auditorium.
- Installation of underground utilities to be followed by new concrete slabs in the areas that are 'in the dry'.
- Continue framing and enclosing reconstructed and expanded areas.
- Continue roofing with the goal to have the full building enclosed and in the dry before the end of the year.
- Begin interior framing and finishes in the enclosed, or dried in areas, with slabs.

- Award AV Equipment contract.
- Substantial completion anticipated on or before December 20, 2016.

Background

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.

Airport Terminal Upgrades:

Milestones This Period

- Still awaiting news from TSA regarding the potential grant funds for the design of improvements to the Transportation Security Administration (TSA) baggage screening room, and the luggage "bag bay." TSA has prioritized a "Checked Baggage Explosives Detection System" project at Sitka Rocky Gutierrez Airport, based on a grant application submitted in Fall 2014. TSA indicated funds might be available at the end of November 2015."

Future Milestones

- If grant is awarded, amend planning contract with MCG to include design of TSA baggage screening improvements.

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.

Baranof Warm Springs Dock Replacement:

Milestones This Period

- Redesign and scope project to fit within available funds.

Future Milestones

- Re-bid project in late 2015.
- Construction completion Fall 2016.

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.

Sitka Transient Float Replacement:

Milestones This Period

- Submittal review ongoing.
- Northern Construction Service (NCS) completed major work items on the Eliason Harbor drive down float without issue and minimal disruption to harbor users.
- Float timbers, steel, flotation tubs and fasteners arrived in Sitka.
- Assembly of fabricated items under way at Halibut Point Marine.

Future Milestones

- Substantial Completion required by March 15, 2016.

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, ~\$198,000 from unspent ANB Harbor bond proceeds, and \$500,000 from the CBS Electric Fund for the project for a total budget of \$6,848,000.

Seaplane Base:

Milestones This Period

- Staff working with FAA and consultant to prepare scope of work and fee proposal to update Seaplane Base Siting Study to address FAA concerns with drop in wait list for seaplane slips.

Future Milestones

- Finalize scope and request Assembly approval to award professional services contract.
- Finalize updated Siting Study by May 31, 2016.

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. SEARHC has provided very encouraging feedback on the possibility of providing uplands access for a new municipal seaplane base.

Gary Paxton Industrial Park Dock:

Milestones this Period

- R&M Engineering – Ketchikan completed draft feasibility study of floating dock to include work session/discussion with GPIIP Board.

Future Milestones

- R&M complete feasibility study of floating dock with input from GPIIP and Staff to help determine direction of dock project.

Background

The engineering of the project remains on hold while changes to the proposed use of the dock facility continue to be considered by the GPIIP Board of Directors and CBS 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 haul out 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 prepared 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 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 total amount of the grant is \$7.5 million. On the local level, the project is administered by Public Works and the Gary Paxton Industrial Park Director, Garry White. The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIIP Dock Project. R&M Engineering - Ketchikan has been hired to complete a floating dock feasibility study.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- Completed paved roadway and Multi-Use Path (MUP).
- Opened the Kimsham roundabout for traffic.

Future Milestones

- Achieve Substantial Completion. Expected to be complete by end of December 2015.
- Much work needs to be done prior to achieving Physical Completion and issuance of final payment, including the following: repair of damaged and/or improperly installed concrete, grout catch basins, grout slip-lined pipes, install guardrail across from 1804 Edgecumbe, install MUP-specific signs and complete restoration of disturbed property behind sidewalks and the MUP.
- CBS has received Rectangular Rapid-Flashing Beacons (RRFBs) for installation at the Kashevaroff and Kostrometinoff intersections, but they have yet to be installed. Expect these to be installed by the end of January 2016.

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.

Lake Street Storm Drain Rehabilitation:

Milestones This Period

- Coastal Excavation and their subcontractor, Columbia Pumping and Construction, installed the Cured-In Place Pipe (CIPP) liner in the existing culvert conveying Arrowhead Creek under Lake Street.

Future Milestones

- Minor amount of cleanup work and lab analysis of collected steam condensate for Styrene should be complete by the early December 2015.

Background

The project includes repair of a 42" culvert passing Arrowhead Creek under Lake Street, near 701 Lake Street. The culvert is corroding and is in danger of collapse. This project was budgeted in FY15 from the General Fund (\$299,000).

Jeff Davis Street Water and Sewer Improvements:

Milestones This Period

- Issued Request for Qualifications (RFQ) seeking professional design services for this project on November 13, 2015.

Future Milestones

- RFQs due December 3, 2015.
- Select consultant to recommend to Assembly at December 22, 2015, meeting.
- Award design contract first week of January 2016.

Background

The project includes replacement of approximately ~50-year old undersized water main with new, large diameter pipe within Jeff Davis Street and replacing the existing storm drainage infrastructure, pavement, curb, gutter and sidewalks. The project will also improve the sewer service to four homes on Jeff Davis Street currently served by a collection main crossing private property. Funding for the project is provided by the following sources; \$644,000 FY2015 ADEC Grant, \$812,000 FY2014 ADEC Water Loan and \$225,000 from 2016 General Fund.

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

Milestones This Period

- Plan development by consultant.

Future Milestones

- 95% plan review December 2015.
- Advertisement for bids January 2016.
- Construction is anticipated summer 2016.

Background

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. Funding for the project consists of a \$1,500,000 2013 Commerce Community and Economic Development Grant.

Nelson Logging Road Upgrades:

Milestones This Period

- Final Phase 1 Preliminary Engineering Report Submitted

Future Milestones

- Phase 2 Final Design authorization
- Construction is anticipated as early as summer 2016 to fall 2017

Background

The project includes upgrading Nelson Logging Road to include upgrading and/or replacing both inadequate bridges. The scope may also include road realignment(s), widening to accommodate two-way traffic. Funding for the project is provided by \$2,343,000 2013 Commerce Community and Economic Development Grant.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- Facility is functional and operational.
- Additional work to include additional equipment to improve functionality in progress.

Future Milestones

- Final punch list items to be completed in December 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

Monastery and Baranof Water and Sewer Project:

Milestones This Period

- Physical Completion attained on October 28, 2015.

Future Milestones

- Final Completion (to include all required documentation) mid December 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

South Kramer Debris Removal and Repair:

Milestones This Period

- Notice of Award issued to Coastal Excavation.

Future Milestones

- Notice to Proceed December 2015.
- Substantial Completion on or before December 28, 2015.

Background

The Assembly passed Ordinance 15-44 on August 21, 2015 which declared a local government disaster declaration as a result of the slides of August 18, 2015, authorized the expenditure of local emergency funds, and requested that the Governor declare a Disaster Emergency to exist as described in AS 26.23 and provide State assistance to the CBS. Governor Walker authorized up to \$1,000,000 from State Disaster Relief Funds to assist with the cleanup and recovery. These funds can be utilized to remove the debris from the right-of-way and restore municipal infrastructure to its pre-disaster condition. On October 27, 2015 the Assembly approved a total authorized budget of \$1,500,000 for all costs related to the disaster declaration and authorized the Administrator to award all bids and execute all contracts necessary to complete the remaining disaster remediation work with a total not to exceed budget of \$1,500,000.

Blue Lake Road, Green Lake Road and Water Plant Road Rehabilitation:

Milestones This Period

- CBS Staff preparing plans and specifications for Blue Lake Road Repairs.

Future Milestones

- Advertise for Construction Bids for Blue Lake Road in December.
- Complete plans and specifications for Green Lake Road & Water Plant Road in December.
- Advertise for Construction Bids for Green Lake Road and Water Plant Road in January.

Background

The Assembly passed Ordinance 15-44 on August 21, 2015 which declared a local government disaster declaration as a result of the slides of August 18, 2015, authorized the expenditure of local emergency funds, and requested that the Governor declare a Disaster Emergency to exist as described in AS 26.23 and provide State assistance to the CBS. Governor Walker authorized up to \$1,000,000 from State Disaster Relief Funds to assist with the cleanup and recovery. These funds can be utilized to remove the debris from the right-of-way and restore municipal infrastructure to its pre-disaster condition. On October 27, 2015 the Assembly approved a total authorized budget of \$1,500,000 for all costs related to the disaster declaration and authorized the Administrator to award all bids and execute all contracts necessary to complete the remaining disaster remediation work with a total not to exceed budget of \$1,500,000.

Sitka 2016-17 Paving Project:

Milestones This Period

- Request for Qualifications were complete for professional services November 2015.

Future Milestones

- Award design contract in January 2016.
- Complete design in April 2016.
- Advertise for Construction Bids May 2016.
- Award Construction Contract June 2016.
- Complete Construction October 2016

Background

The project includes new pavement with curb and gutter, storm drain improvements and sidewalk as applicable.

Funding for the project is provided by the following sources:

- \$500,000 CBS Capital Improvement Lincoln Street – Jeff Davis to SNHP FY16
 - \$1,130,000 CBS Capital Improvement Katlian Avenue FY16
 - \$310,000 CBS Capital Improvement Gavin Street – Brady to Cascade FY15 & FY16
- \$1,940,000 Total Project Funding

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

Milestones This Period

- The construction crew has completed the Pherson Street access point and the trail to the BIHA property.
- MHLT is reviewing the final as-built for the portions of the trail that are on their property.
- As-built surveying is being finished up on all aspects of the trail.

Future Milestones

- Trailhead planning: bollards, trailhead signage, kiosks, and multiuse trail signage.
- The completion date is estimated around December 31, 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

- Finalize and execute a reimbursable agreement with Western Federal Lands January 2016.

Future Milestones

- Hire a consulting company for planning, design, and complete environmental and permitting sometime in February 2016.
- The completion date is estimated around July 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.

Water

Water operators responded to four water leak calls. One of the calls turned out to be ground water and three calls were customer side water leaks.

Locates were performed at various locations throughout the distribution system for work being performed by Chatham Electric and homeowners.

Water operators worked with the public works streets division to replace a broken fire hydrant near Allen Marine.

Water operators have started the annual cleaning of water valve boxes. This maintenance is important as it ensures the operators can get their valve keys on the valves to open or close in the event of an emergency or routine operations.

We experienced elevated turbidity (cloudiness) after the August 18th rain event. The drinking water rules require us to post a public notice when turbidity exceeds 5 NTU. Turbidity has no health effects, however it can interfere with disinfection and provide a medium for microbial growth. Our chlorine demand has not increased and the results of daily coliform testing have been well below the regulatory limits. Our disinfection has not been adversely effected. Staff have spent a significant amount of time investigating the cause of the elevated turbidities. They have worked closely with the hydro staff in order to perform sampling throughout the lake and at the intake. We are still gathering data, but we believe disturbed glacial silt from the extreme rain events is the cause of the elevated turbidities. Glacial silt is very fine and can take long periods of time to settle. The turbidity levels continue to decline. We will be submitting a written request to DEC asking to classify this event as unusual and unpredictable. Weekly turbidity updates are posted on the CBS website.

The ultraviolet transmittance analyzers at the new UV Facility were faulty and have been sent back to the manufacturer for repair. This work is covered under warranty.

A sanitary survey of the water system is required every three years and was last completed in 2012. Jim Clare has been contracted to perform the survey.

Water operators removed alders from around two of the water tanks.

The turbid meters at the Blue Lake Water Plant and the Corrosion Control Facility were cleaned and calibrated.

The transducer (measures pressure) at the Whitcomb Heights booster station malfunctioned and was replaced.

Wastewater

Wastewater operators worked with the public works streets division to Camel the Kimsham sewer main from Tilson down to HPR.

Wastewater operators worked with the public works streets division to repair a leak in the 6 inch ductile iron force main at the landfill lift station. A force main is a sewer line that uses pumps to push the sewerage when gravity flow is not achievable. Once the pipe was exposed it was discovered that the pipe contained a number of holes and resembled Swiss cheese. The landfill lift station and piping are scheduled to be replaced in the coming year, however the leaks needed to be repaired in the interim.

Water and Wastewater staff attended a CPR and first aid class taught by Travis Miller.

Wastewater operators discovered a leak in the roof of the wastewater treatment plant. It was determined that the leak was coming from the door up in the head box. The wastewater maintenance staff built and installed a new door.

Wastewater operators worked with the public works streets division to Camel and clean the Transfer Station pump station and sediment trough.

Wastewater staff continue to work on the annual cleaning of the lift station wet wells. The Camel is used to remove grease, grit, sludge and debris.

Wastewater operators replaced the air control valve and a bearing on the sludge press. The sludge press is used to dewater the sludge so the solids can be brought to the landfill.

Quarterly sampling at the Granite Creek Pit Run site was performed per the DEC issued Multi Sector General Permit. Sample results were within permitted limits.

The final round of fecal coliform monitoring on our effluent mixing zone was performed per the EPA issued Wastewater Discharge Permit. Sample results were within permitted limits.

Dye testing was performed at 121 Jeff Davis to determine if the residence is connected to the sewer line running down Jeff Davis or Etolin.