

PUBLIC WORKS ASSEMBLY UPDATE FOR WORK COMPLETED IN MAY

Centennial Hall Renovation:

Milestones This Period

- The Consultants updated the drawing set to reflect the decisions made with the 35% design and funding approvals. The base plans show the full build out of the Museum, Assembly Chambers, and Stage Wings. The sub-consultants were issued NTP by Architect with updated drawing set.
- The first round of Design Development Public Meetings with the consultants will take place June 3 & 4, 2014 at Harrigan Centennial Hall.
- The Landscape & Site Group and Visitor Experience/Facilities will meet on June 12, 2014 with Monique Anderson. The time still to be determined.
- The next round of design development meetings is scheduled July 15 & 16, 2014. Small focus group meetings will take place as needed through the Design Development phase of the project.

Future Milestones

- Construction Documents and 95% cost estimate due in late fall 2014.
- Project bidding winter 2014.
- Award construction contract winter 2014.
- Begin construction spring 2015.
- Complete construction summer/fall - before Alaska Day 2016.

Background

The 35% design estimated cost for this project is \$16.2 million for the full scope of the remodel project. The approved funding plan includes three State grants totaling \$8,230,000; a \$1,991,271 FY10 Legislative Grant designated for a lightering facility visitor's center (previously planned for under the O'Connell Bridge), \$1,175,000 FY 11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, \$232,620 pending heat pump grant, pending \$3,300,000 State CPET Grant, additional local funding if needed to be determined at a later date.

Centennial Hall & Crescent Harbor Parking Lot Development:

Milestones This Period

- Work on Change Order 6 for supplementary lighting has delayed by the delivery of the wrong light pole bases. The supplier took responsibility for the mistake and will deliver the correct poles in mid July.
- Change Order 7 for minor electrical and grading work is nearly complete.
- The Centennial Hall parking lot has been topsoiled and hydroseeded.

Future Milestones

- Remaining work includes the following: completion of Change Orders 6 & 7 tasks, completion of punch list tasks (consisting mainly of pavement "birdbath" repair), installing a guard rail near the lightering dock, and sealing the decorative pavers.
- Final contract completion date was extended to July 1, 2014, by Change Order 6. A change order will be needed to further extend the completion date to allow for the correct light poles to be erected, and to install the guardrail and seal the pavers.

Background

The project includes the complete reconstruction of the Centennial Hall Parking Lot and Crescent Harbor Parking lot. The improvements include 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. The total project budget is \$3,950,000. There is an unencumbered balance of approximately \$200,000.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- The Assembly approved award to S&S on May 27, 2014. The contract was delivered to S&S for review and signature.

Future Milestones

- Issue notice to proceed on contract in early June
- Project kickoff meeting within 20 days of contract award.
- DOWL HKM, S&S's design consultant, is expected to complete geotechnical work and final design by December 2014.
- Public meeting to discuss progress of the design slated for August 2014.
- 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 \$5.46 million.

Hollywood & New Archangel Design:

Milestones This Period

- Received and reviewed 65% design drawings.
- Discussed proposed easements at the corner of Sawmill Creek Road and Hollywood Way with affected parties. Both are amenable to granting small easements to accommodate project features.

Future Milestones

- 95% design drawings and cost estimate due June 2014.
- Construction drawings and final cost estimate due July 25, 2014.

Background

The project includes design for water, sewer, storm drain, pavement, curb and gutter and sidewalk improvements on Hollywood Way and New Archangel Street from Halibut Point Road to Marine Street. Funding for design is available from ADEC Loans (Hollywood Water \$250,000, Hollywood & New Archangel Sewer \$500,000), General Fund budget for streets (\$5,000), and Enterprise Funds (Hollywood Water \$25,000, Hollywood Sewer \$25,000, New Archangel Sewer \$25,000). Project will require an additional \$55,000 contribution from the general fund to address Hollywood Way road rebuilding and drainage.

O’Cain Water Main replacement:

Milestones This Period

- Received draft as-built and topographical survey of O’Cain Street right-of-way. Only the water main under the western leg of the O’Cain loop will be replaced.

Future Milestones

- Complete design for replacement of water main and services on this stretch of O’Cain Street in June 2014.
- Complete construction by end of September 2014.

Background

The water main was installed in 1968 and is in need of replacement. Some water services provide service to multiple residences; this project will provide a dedicated service to each residence. The \$100,000 project will be funded from the Drinking Water Enterprise Fund.

Airport Baggage and TSA Area design:

Milestones This Period

- Participated in teleconference with the Transportation Security Administration (TSA). They committed to search for available funding to correct inefficient baggage belt layout in TSA room. The belt was designed and constructed by TSA.

Future Milestones

- Await information of funding availability from TSA. Conceptual project received lukewarm support from airport users, largely due to proposed funding strategy (passenger facility charges (PFCs)). We will not proceed with future work until the availability of TSA funding is known.

Background

The project includes design for expansion of the baggage makeup and TSA baggage screening areas. Funding collected from a previous PFC program amount to \$275,000 for the design project.

Lake Street / Monastery Street Lift Station Improvements:

Milestones This Period

- Received as-built survey from survey consultant.

Future Milestones

- Develop Design Build bid package for bids in June 2014
- Will pursue replacement/repair of these lift stations by September 2014.

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 or repair. Pumps are outdated and difficult to find replacement parts for, and access to 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 \$30,000 for Monastery Street). ADEC has made a loan commitment for repair/replacement of Channel, Lake Street and Monastery Street lift stations for \$1,379,170, which will be available in July 2014.

Blatchley Middle School:

Milestones This Period

- The door correction change order work is underway and should be complete by the end of summer 2014.
- The one-year warranty is in effect and the contractors are addressing issues as required.

Future Milestones

- Sitka School District is working on prioritizing the list of uncompleted major maintenance items that may be completed with the remaining project funding.

Background

The project's (combined Fund 704 now closed out, and Fund 706) funding including the Assembly approved accumulated interest is \$12,863,000 for major maintenance and is nearly complete. There remain encumbered funds for the remodel project and remaining funds for additional major maintenance needed at the school.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- The 100% design review has been completed.
- The conditional approval to construct was received in April 2014

Future Milestones

- The project is planned to be bid for construction in the first week of June 2014.
- The project award for construction is planned for July 2014.
- Project construction could start in August 2014 depending on contractor schedule.
- The project construction is planned to be complete March 2015.
- ADEC approval to operate is planned to be received May 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 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.

The grants and loans indicated as pending are grants and loans listed on the Alaska Drinking Water Fund intended use plans, for which CBS has submitted appropriate paperwork to have the grant or loan finalized.

Library Development Design:

Milestones This Period

- The 95% design has been reviewed by City staff. An updated cost estimate is pending. Bid alternates have been refined and total an additional \$352,000 should additional

funding become available or construction bids come in lower than the estimate. Contingency for construction remains intact.

- The City has revised its application to the Rasmuson Foundation for this project. The amount of the grant request was changed to \$313,267. The approximate timeline for the award notification, if selected, is July 2014.
- The City has begun preparing for the use of the Stratton Library as a temporary library facility during construction. This space provides an opportunity to continue many of the current library programs and services. The State is committed to supporting the Kettleon project by making this facility available for the costs of utilities and maintenance required during the temporary occupancy. An MOA was signed in April.

Future Milestones

- Design completion June 13, 2014.
- Advertisement for bids July 2014.
- Construction begins August 2014.
- Construction Complete August 2015.

Background

The design phase is expected to take 12 months at a minimum with the earliest advertisement for construction planned for late summer/fall 2014. The project construction may be completed in 2015, depending on the phasing plan that is developed. 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 \$250,000 in CPET funding. \$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 \$6.0 million for the expansion and renovation of the Library.

Alternative Water Source Filtration (Blue Lake Project):

Milestones This Period

- CBS, CH2MHill and the State of Alaska Department of Conservation Drinking Water team (DECDW) are working closely together to obtain final approval to construct.
- CH2MHill had been reviewing and approving material and equipment submittals from Barnard Construction.
- Chlorine disinfection contact tanks have been tested for tank coating VOC and none was found. This information was submitted to DECDW for review and approval.
- Onsite piping for the project is ongoing.
- Pall filtration units have been delivered to the site.
- DEC Loan for the project is been finalized.
- Met with DNR for additional water take from Indian River for project duration.

Future Milestones

- Barnard Construction's activities are ongoing
- Pall personnel are planned to be on site to assist in filtration startup second week of June 2014.
- CH2MHill personnel are planned to be on site for startup the week of June 16, 2014
- CBS personnel are scheduled to grade the existing pond, clean out the intake pipes and place the temporary diversion wall when required to bring the system online in July 2014.
- The system is planned to be operational in July 2014.

Background

The proposed schedule has the design completed in October 2013, Alaska Department of Environmental Conservation permitting completed in March of 2014, construction of the piping and pumping completed in April 2014 and final installation of the filter units in June 2014 for operation in July 2014. The preliminary design cost estimate has a projected design and construction cost of \$3,000,000. Due to the lack of well potential in the Indian River Valley, temporary surface water filtration will need to be utilized during the Blue Lake Project outage. Award of the design contract to CH2MHILL was approved by Assembly on February 12, 2013. A temporary filtration system has been designed to treat Indian River water to serve the public during the Blue Lake penstock outage in 2014. We continue working closely with CH2MHill, the designer, reviewing details for the temporary filtration system and answering specific questions about the site and old facilities.

ANB Harbor Replacement (Project # 90674):

Milestones This Period

- Bedrock was encountered consistently deeper than anticipated during pile installation across the harbor. Post-installation structural analysis of the float system indicates that eight piles will exceed deflection criteria under worst case design loading. Excessive pile deflection could cause damage to the float system if remedial action is not taken thereby potentially voiding the warranty on the floats. A change order for a dewatering test program to determine which methodology of concrete infilling the piles would be required has been completed.
- Puffin Electric has begun to install GFI breakers at each pedestal in the harbor in accordance with NEC requirements.
- ANB Harbor sign is now under fabrication.
- Transpac Marinas completed installation of supplemental floatation billets to trim the floats. Another trip to Sitka is anticipated to complete this work.

Future Milestones

- Complete concrete infilling of 8 piles which are shown to exceed deflection criteria under worst case design loading.
- Complete installation of GFI breakers.
- Complete asphalt repairs in the ANB Harbor parking lot and Katlian Street
- Close out grant agreement with the State of Alaska.

Background

CBS received a FY13 State of Alaska Municipal Harbor Facility Matching Grant, for the ANB Harbor Replacement Project, which will cover 50% of eligible construction costs not to exceed \$4,250,000 in match funding. CBS has received bond proceeds from the Alaska Municipal Bond Bank in the amount of \$4,300,000 for this project. On January 10, 2013, the Assembly awarded a Professional Services Contract to Moffatt & Nichol for the ANB Harbor Replacement Project. On June 25, 2013, the Assembly approved award of the Procurement Contract to Transpac Marinas, Inc. for \$2,698,870. On October 22, 2013, the Assembly approved award of the Installation Contract to Pacific Pile & Marine L.P. for \$3,639,319. The total project cost is currently estimated at \$7,500,000.

Swan Lake Restoration / Dredging Project (Project # 90747):

Milestones This Period

- The floats for the dredging have arrived in Sitka.

Future Milestones

- The contractor is planning to begin dredging in June and complete all work in 2014.
- Purchase of a refurbished aquatic weed harvester was included in the grant funding. These floating machines cut and remove the vegetation to improve recreational opportunities and water flow through the lake. The search for a suitable harvester is ongoing with several suppliers.

Background

The Assembly approved award of a construction contract to Island Enterprises, Inc. in the amount of \$399,806 for the Swan Lake Restoration – Lake Dredging project on April 23, 2013. The project includes dredging prioritized selected locations to improve water flow through the lake, winter habitat for fish, access and recreation in general. The City and Borough of Sitka received \$771,236 in Federal funds through the Coastal Impact Assistance Program (CIAP) for this restoration project on Swan Lake. The grant is administered through the Wildlife and Sport Fish Restoration Program, CIAP Branch and runs through December 2015.

Baranof Warm Springs Dock Replacement (Project # 90741):

Milestones This Period

- A preferred site plan was developed by the State of Alaska based on feedback from CBS staff and users of the BWS dock.
- Dan Tadic Senior Engineer traveled to Baranof Warm Springs with the State of Alaska Department of Transportation Engineer to perform a site visit and confirm preliminary design layout.
- The State designers are continuing work on design of the float system with feedback from CBS Harbor Dept. and PW staff.

Future Milestones

- Provide timely review/comment for State of Alaska as needed to keep project moving forward.
- Design development during summer/fall 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.

Seaplane Base (Project # 80242):

Milestones This Period

- Contacted the Coast Guard Engineer in Juneau concerning the project. The Coast Guard was interested in working with CBS in locating the Seaplane Base using access from Coast Guard property. CBS prepared 2 project layouts to be sent to the Coast Guard for further discussion on access.
- FAA recently informed Public Works (PW) that entitlements of \$450,000 are available for the project currently. There may also be a possibility of getting additional funds to complete design and environmental process - perhaps up to \$700,000. In order to secure any additional funds above our entitlements, PW would need to prepare a high level scope and schedule as well as provide confirmation that the site identified in the planning study has been selected as the site for development. It should be cautioned; however that FAA also stated that the entitlements of \$450,000 may not be protected should CBS choose not to move forward with the project this year.

Future Milestones

- Face to face meetings with upland property owners to discuss potential for them to provide tidelands access for new Seaplane facility.
- Continue discussions with the Coast Guard on access through their property.

Background

In August 2002, the Sitka Seaplane Base Master Plan was completed to include a Condition & Needs Assessment and Master Plan Alternatives Report. The plan considered 12 alternative sites for a new seaplane base and concluded that the north end of Japonksi Island, between the Coast Guard Base and the cove behind the SEARHC buildings along Seward Avenue was the preferred alternative. In February 2009, the CBS Assembly unanimously approved Resolution 2009-35 "Supporting the Development of the City and Borough of Sitka Seaplane Base." This resolution approved staff applying for and executing an 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 another 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. Due to a high workload within Public Works (PW) and limited staffing, the project has not been advanced since the completion of the Siting Analysis.

Airport Water Main Repairs – US Coast Guard Housing Project (Project # 90731):

Milestones This Period

- Obtained State Fire Marshall and Federal Aviation Administration project approval. Alaska Department of Environmental Conservation approval pending. All these permits are required to obtain Airport Permits.
- Obtained Alaska Department of Transportation Utility permit for the work.
- Signed contract with contractor for the work.

Future Milestones

- Construction is anticipated in July/August 2014.

Background

The existing 8-inch cast iron (CI) water main which serviced the Sitka Rocky Gutierrez Airport and associated outbuildings experienced a break in 2012. As part of the repair effort, a section of the pipe was removed and an old valve was opened to provide water to the airport from an old 10-inch asbestos cement (AC) water main which also services the US Coast Guard housing on Lifesaver Drive. The 10-inch AC pipe is fed from a 16" ductile iron (DI) water main in Airport Road. The US Coast Guard contracted with ANC Research & Development, LLC to upgrade the water system within Lifesaver Drive. As part of this work, they will be replacing the 10-inch AC water main with High Density Polyethylene (HDPE) pipe within Lifesaver Drive from the 16" DI water main in Airport Road. With a Contractor already contracted to complete work for the US Coast Guard in the immediate vicinity, it was advantageous to contract with them to complete repairs for the City and Borough as well to avoid additional mobilization fees. On August 13, 2013, the Assembly approved award of a Construction Contract to ANC Research & Development, LLC in the amount of \$56,425 to install a new section of 8-inch water main to service the airport and remove the vintage 10-inch AC pipe from service. Funding for this project is provided from a FY 2013 Water Fund Capital Budget Item: Repair, Airport Water Main near USCG Housing for \$75,000.

Federal Land Access Program (FLAP) Grant:

Milestones This Period

- Working with Corps of Engineers to get nationwide permit for installing two culverts on the Cross trail in phases 4&5.
- Construction has begun on the section from the High School to the Gavan Trail Intersection.

Future Milestones

- Compensatory Mitigation negotiated with a restrictive covenant (conservation easement) on a tract of City land located near the cross trail project – Still working towards resolution
- Materials are ordered for the construction phases.
- Continue construction of the Cross trail that is not impacted by the Corps Permit for culverts.
- The completion date is estimated around May 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 M grant and have the project managed by Western Federal Lands for greater efficiency and cost savings.

Solid Waste Management Plan:

Milestones This Period

- The Consultant Team has been collecting current data for an existing conditions analysis.
- A SWAC committee meeting was held on May 28, 2014 at Centennial Hall with a good direction of a narrow scope focused on diversion and curbside recycling.
- Approximately 500 surveys have been received on the Solid Waste Management Plan survey.

Future Milestones

- Updated Solid Waste Division under the public works section of the CBS website. This will include all of the current information from the SWAC Group meeting to include the minutes, presentation, and a copy of the scope of work.
- Proposed Project Schedule:
 - June – July; Alternatives Evaluation.
 - July; SWAC Meeting to present Alternatives evaluation findings.
 - August – September; Plan drafting and presentation.
 - August; SWAC meeting to present plan.

Background

The City and Borough of Sitka (CBS) 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 assist Public Works in developing 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 M. 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.

Sawmill Cove Industrial Park Dock (Project #90748):

Milestones This Period

- The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the SCIP Dock Project. Their main task during the month of May has been to utilize existing data plus public and private interviews to prepare a Basis of Design document (BOD). This document is a compilation of the design criteria that, along with available finances, will govern/guide the scope of the project thru the Alternatives Analysis and on into detailed design. The BOD includes the size and shape goals for the structure, the desired water depths, the bearing capacity – both vertical loads on the structure and the more horizontal loads induced by the mooring / berthing of ships and boats. This is considered to be a “living document” that will be updated and expanded as the design process moves forward.
- The Project Engineer for the geotechnical sub-consultant visited the site in mid-May to plan the subsurface investigation of the site’s soils and rock. In concert with the City of Sitka’s Project Manager, proposed locations for exploration borings were determined.

Each of the major rock stockpiles at the SCIP was evaluated to determine the suitability of the rock for use as embankment, riprap, etc.

- A surveying party from DOWL/HKM was on site (at SCIP) on May 22 & 23, 2014. The two-man crew concentrated on offshore work – getting “several thousand points” to develop bathymetric topography in the area of the proposed Dock. They also gathered topographic info for the uplands adjacent to the dock area, and “as-built” information for existing utilities such as water, sewer and storm drains.

Future Milestones

- Subsurface geotechnical investigations will be conducted on site during the month of June, consisting primarily of drilled boreholes from which soil and rock samples will be extracted and evaluated. Current plans call for two borings on shore and three borings offshore, with up to two more offshore borings added if conditions warrant – i.e. if the first three borings are showing significant inconsistencies, such as widely varying depth to bedrock. Representative samples of soil and rock from the borings will be shipped to Shannon & Wilson’s laboratory for testing.
- When the geotechnical data has been collected and evaluated, the Moffatt & Nichol engineers will utilize that data along with the surveying data and the Basis of Design document to prepare an Alternatives Analysis Report, which will be presented to CBS near the end of June. This document will give the engineers’ opinion of the three or more design types being considered – i.e., (1) concrete deck on piles, (2) anchored sheetpile bulkhead, and (3) cellular (sheetpile) cofferdam. The Consultant will recommend the best structure type for the site conditions, and for the available funding.

Background

The project is funded by a Designated Legislative Grant, administered by the State of Alaska, Department of Commerce, Community & Economic Development, 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 Sawmill Cove Industrial Park Director (Mr. Garry White).