

## **PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN JULY, 2015**

### **Kattleson Memorial Library Expansion:**

#### **Milestones this period**

- All structural design issues have been resolved and the required changes are being incorporated into the work.
- Mechanical, Plumbing and Electrical Rough-In Started.
- Structural Framing Complete.
- Roof Framing Complete. Wall framing 75% complete.
- Roof Installation started.
- Windows, Siding and Roofing Materials arrived.

#### **Future Milestones**

- Exterior to be weather-tight September 2015.
- Exterior site work to be complete September 2015.
- Construction is anticipated to be complete in late November 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**

- HCH Staff has relocated their office to the Sealing Cove Business Center, 601 Alice Loop Road (Alice Island), where they also have two meeting rooms for the city meetings. They have held the first Assembly Meeting at UAS, where they will continue to be held during the construction of HCH.
- HCH Staff sorted, sold, returned, or packed and stored all of the furnishings, equipment, animals, etc., that filled the building. A huge endeavor that has been well organized and orchestrated.
- The Sitka Historical Society (Museum) has likewise packed, sorted, stored and relocated their office to the White House, 210 Seward Street.
- Phase 1, 'Staging and Submittals' completion July 31, 2015. Submittals and material orders are well underway.
- Building closure and Phase 2, NTP, construction August 1, 2015. Fencing, demolition, and abatement of hazardous materials begin Monday August 3, 2015.

#### **Future Milestones**

- 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.

### **Baranof Warm Springs Dock Replacement:**

#### **Milestones This Period**

- Alaska Department of Transportation (ADOT) advertised the project for construction beginning on July 23, 2015.

#### **Future Milestones**

- Contract award in August 2015.
- Construction completion spring 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**

- Public Works advertised the project for construction beginning on July 6, 2015.
- Submittal of tunicate eradication plan to United States Army Corps of Engineers, by University of Alaska Southeast faculty and a local Contractor, which could allow the floats to be repurposed rather than demolished and disposed of at a landfill in the lower 48.
- Received USACE Nationwide Permit and Alaska Department of Environmental Conservation Approval to Construct for project.

#### **Future Milestones**

- Bid opening August 4, 2015.
- Request Assembly approval of construction contract on August 11, 2015.
- Construction is anticipated to begin in fall 2015 with Substantial Completion required by March 15, 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, ~\$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.

### **Edgecumbe Drive Street Reconstruction:**

#### **Milestones This Period**

- Public Works and design-builder hosted a construction progress public meeting on July 8, 2015. The next one is scheduled for August 13 at 7 p.m. at Keet Gooshi Heen.
- Design-builder completed the following work:
  - Removed pavement from Kashevaroff to Cascade Creek Road.

- Continued work on curb, gutter and sidewalk; concrete work nearly done from Kimsham to Cascade Creek Road.
- Installed storm drainage structures and pipe. Structures complete from Kimsham to Cascade Creek Road.
- Shipped and began setup of paving plant to S&S pit at Granite Creek.

#### **Future Milestones**

- Paving of the travel lanes scheduled for August 2015.
- Substantial completion date is October 21, 2015. Final completion date is December 30, 2015.

#### **Background**

The project includes drainage, sidewalk, curb and gutter, road subgrade and pavement improvements on Edgumbe 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.

#### **Airport Terminal Upgrades:**

##### **Milestones This Period**

- Delta Airlines installed baggage make-up area improvements allowing them and Alaska Airlines to share area; Delta, Alaska and CBS will share cost of improvements (\$84K total) equally.

##### **Future Milestones**

- CBS has received passenger-flow improvement concepts from our consultant, McCool Carlson Green (MCG). When the concepts are fully developed, MCG will make a presentation to the assembly with cost estimates and recommendations, Fall 2015.

#### **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.

#### **Hollywood & New Archangel Water, Sewer and Road Upgrades:**

##### **Milestones This Period**

- Installation of curb, gutter and sidewalk on Hollywood Way (90% complete).
- Installation of curb and gutter on New Archangel (100% complete).

##### **Future Milestones**

- Paving for both roads scheduled for early August 2015.
- Substantial Completion date is August 28, 2015.

#### **Background**

The project includes 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 is available from ADEC Loans (\$750,000), an ADEC Grant (\$552,300) and from the General Fund (\$232,000) for ADEC-ineligible expenses.

#### **Lake Street Storm Drain Rehabilitation:**

##### **Milestones This Period**

- Prepared bid package for installation of Cured-In-Place Pipe (CIPP) liner.

## **Future Milestones**

- Select local contractor to assist and oversee CIPP liner installation, obtain Assembly approval to award contract in September 2015.
- Install CIPP liner prior to March 15, 2016.
- Depending on remaining budget, take advantage of CIPP contractor's presence in Sitka to address other failing storm water pipes.

## **Background**

The project will repair 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).

## **Ultra Violet (UV) Disinfection Facility:**

### **Milestones This Period**

- Facility is functional and operational with punch list items remaining.
- Certificate of Occupation inspection completed and conditional approval given by Building Department.
- Substantial Completion inspection and certification.

### **Future Milestones**

- Final Punch List items completed August 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

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

### **Milestones This Period**

- 65% plans received from consultant.

### **Future Milestones**

- 65% plans review August 2015.
- Public meeting to present project scope.
- Final design is expected in fall 2015.
- Construction is anticipated summer 2016.

## **Background**

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

## **Nelson Logging Road Upgrades:**

### **Milestones This Period**

- Conceptual routes shown on aerial photography to allow review and selection.
- Preliminary cost estimates developed.
- Bridge surveys completed.

### **Future Milestones**

- Finalize bridge survey report.
- Phase One, Route Planning of the project is expected to be completed August 2015.
- Meetings with Forest Service and State of Alaska Department of Natural Resources.
- Construction is anticipated summer 2016.

## **Background**

This project includes upgrading Nelson Logging Road to include upgrading and/or replacing both inadequate bridges and the roadway to accommodate two-way traffic. The roadway is also to be moved toward the south and/or raised above the winter and spring flooding at the Starrigavan Creek estuary and eliminate sloughing off of the roadway into Starrigavan estuary. Funding for the project is provided by \$2,343,000 2013 Commerce Community and Economic Development Grant.

## **Monastery and Baranof Water and Sewer Project:**

### **Milestones This Period**

- Baranof Street - Road 80% complete; sewer, water and storm drain 95% complete.
- Monastery Street - Excavation 20% complete.

### **Future Milestones**

- Baranof curb, gutter and sidewalk and paving to be completed in August 2015.
- Monastery excavation, water, sewer, storm, curb, gutter and sidewalk and paving to be completed in August 2015.
- Substantially completion late August 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 and Monastery Street between Sawmill Creek Road and DeGroff 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

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

### **Milestones This Period**

- The separated pathway along Yaw Drive which will end at the Indian River Trailhead parking lot has been completed.
- Baranof Street Trailhead Access has been completed.

- The construction crew has started on the Pherson Street access point and will continue with the trail to the Baranof Street access point.
- As-built surveying is currently in progress for the Yaw Drive through the Mental Health Land Trust property.

#### **Future Milestones**

- Trailhead planning: bollards, trailhead signage, kiosks, and multiuse trail signage.
- 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 by Western Federal Lands and CBS.

##### **Future Milestones**

- Started working on a reimbursable agreement. This is the next step in the process. Should have agreement by the end of August.
- Hire a consulting company for planning, design, and complete environmental and permitting sometime in October 2015.
- 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**

- Bell and Associates, and the CBS evaluated the request for proposals (RFP) that were submitted by contractors on the Municipal Solid Waste Management Services.
- A letter of intent to award went out to Alaska Pacific Environmental Services (APES).
- The Municipal Solid Waste team has finalized negotiations with APES.
- The Municipal Solid Waste team is finalizing the development of spreadsheets comparing CBS current rates to proposed rates.

## **Future Milestones**

- SWAC meeting will be scheduled for the middle of August 2015.
- Assembly contract award is projected around September 1, 2015

## **Background**

In July of 2014, the City and Borough of Sitka completed 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.

## **Hrebar Rifle Range: (Shooting Range Improvements)**

### **Milestones this period**

- Four bids were reviewed. Island Enterprise was awarded the contract for a not to exceed amount of \$6,900.
- Notice to proceed was given, and insurance documents were secured.
- Awarding the bid for construction to fix the end berm height for the 100 and 200 yard ranges and to bring the heights of the medians up to a consistent height in between the 100 yd. and the 200 yd. ranges.
- Construction started July 6<sup>th</sup>, 2015 and was scheduled to be completed by July 14, 2015.
- Change order #1;
  - 1) Add additional height to the 200 yd. side of the berm between the 100 yd. and 200 yd. range.
  - 2) Add more time to the final completion with the new date set at July 24, 2015.
  - 3) In addition to adding the end berm and side berm between the pistol range and the 200 yd. range for a total project amount of \$22,900.

### **Future Milestones:**

- Final Completion of the project was July 24<sup>th</sup>, 2015.

### **Background:**

The City and Borough of Sitka was awarded a \$50,000 Legislative Grant for Tony Hrebar Range Improvements. The project consists of raising the height of berms will significantly improve range safety. Range berms have sloughed and settled and are no longer the standard height. The backstop berms are critical to prevent bullets from traveling downrange, beyond the shooter's target. The interior berms restrict bullets from traveling to adjacent ranges. Any additional funds will be spent to re-surface and improve range drainage. Inadequate drainage has caused washouts of surfacing material and rutting. The uneven surfaces are dangerous. Installing a properly sized drainage system will help preserve gravel surfacing but also keep the range surface even and hazard free thereby reducing tripping hazards.

## **Jarvis Control and Crescent Harbor Shelter Re-roofing:**

### **Milestones This Period**

- Over-roofing structure completed at Jarvis Control.

### **Future Milestones**

- Additional protection from water intrusion was needed at the building entries. A setback variance is being requested at the Planning Commission on August 11, 2015 to complete these shed roof canopies and thence complete the gable-end metal siding.
- Substantial completion of Jarvis Control Building August 2015.

### **Background**

The Crescent Harbor Shelter roof is the original from the 1985 construction of the Shelter and was failing. It was replaced with architectural shingles to match the roofs planned for Harrigan Centennial Hall and Kettleon Memorial Library. The Jarvis Substation Control Building currently has a flat (low slope) roof. It is leaking, under-insulated, and expensive to maintain, thus a shingled gable roof and added insulation are in this design 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 \$111,993 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$231,993.

## **Jeff Davis Street Water and Sewer Improvements:**

### **Milestones This Period**

- None, insufficient resources to move forward at this time.

### **Future Milestones**

- Advertisement for professional design services 2015.
- Final design of the project is expected in spring 2016.
- 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.

Gary Paxton Industrial Park Dock:

## **Gary Paxton Industrial Park Dock:**

### **Milestones this Period**

- In scope development with R&M Engineering – Ketchikan and Moffatt & Nichol to study the feasibility of a floating dock.

### **Future Milestones**

The engineering of the project remains on hold while changes to the proposed use of the dock facility continue to be considered by the GPIP 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. Further discussion of the direction for this project will be an item on the agenda for the next meeting of the GPIIP Board of Directors.

### **Background**

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, 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.

### **Seaplane Base:**

#### **Milestones This Period**

- None due to insufficient resources at present time.

#### **Future Milestones**

- Request Assembly approval for application for grant funding to cover required environmental documents in summer 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. Preliminary discussions with the US Coast Guard (USCG) regarding potential Seaplane Base access from USCG property were encouraging.

### **WATER**

Water operators responded to six customer water leak calls. There were no city-side water leaks. The water division continues to perform locates for the DOT ditching work. The work along Sawmill Creek Rd. is complete and they have now moved onto HPR. Locates have also been performed for Chatham Electric along HPR. Water staff have been inspecting the Baranof Street project on a daily basis.

Callouts and flow control issues occurred due to the plugging of the strainers on the new pressure reducing valves at the BLWP. Maintenance staff built brackets and installed new, larger strainers which appear to have remedied the issue.

The Emergency Response and Vulnerability Assessment Plans were updated and sent as required to the EPA and DEC.

One of the reactor's at the new UV facility has been experiencing issues with the wiper getting stuck which ultimately has resulted in the plant shutting down. These wipers automatically clean the quartz sleeves that protect the UV light tubes. It appears this reactor will need to be dismantled to determine the cause of the malfunction. Engineering and CH2M are working with Trojan (manufacturer) to determine if this falls under warranty work/who should do the work, etc.

The water division is recruiting for temporary/seasonal help to power wash and paint hydrants and clear brush around the storage tanks, etc.

The Storm Water Pollution Prevention Plans for the Granite Creek Industrial Area Pit Run Site and The Sawmill Cove Industrial Recycling Center have been finalized and new discharge permits were issued by the Alaska Department of Environmental Conservation.

## **WASTEWATER**

Wastewater staff performed a number of CCTV inspections of wastewater collection system mains and storm culverts-

- Storm drain culverts at the intersection of Edgecumbe Drive and Charteris were inspected to determine their integrity and expected remaining life.
- Sewer main CCTV inspection at the Sitka Fine Arts Campus was performed for Pacific Services for the installation of a new sewer service.
- CCTV inspection and cleaning with the high pressure jet/vacuum truck, "the Camel" was performed at Schaffers Trailer Court for Pacific Services due to a plugged private sewer main.
- The sewer service at the Presbyterian Church on Baranof St. was televised and dye testing was performed on the rain gutters to check for a direct connection to the sewer system. Roof drains were found to be connected to the sanitary sewer. This connection will be removed by the church and connected to the new storm service provided as part of the Baranof Construction project.
- A homeowner on Marine St. called about sewer backing into his basement. The Camel was used to flush the main which contained some gravel. The main was CCTV inspected a few days later and no obvious defects were noted.
- A line on Kramer Ave. was CCTV inspected for Crescent plumbing due to a plugged sewer service.

A repair was made on a 4 inch sewer service on HPR that was damaged by Chatham Electric during the installation of a power pole. A sewer locate was performed on Rands Drive for Chatham Electric prior to the installation of a power pole.

Semi-annual water quality sampling in and around the mixing zone for the wastewater discharge was performed. The results were all within the allowable ranges.

Wastewater staff have begun replacement of two original sump pumps in the plant. These pumps were listed on the Master Plan as needing to be replaced/rebuilt in 2015. This is a significant project since parts and direct replacement pumps are not available, and require modifications in the suction and discharge valves and piping. The hour meter at the Thompson Lift Station dimminutor was replaced. The dimmunitor is a grinding device that grinds large debris before pumping across the channel to the WWTP. A new dehumidifier was installed at the Sandy Beach lift station.