

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN DECEMBER 2014

Kettleson Memorial Library Expansion:

Milestones This Period

- Material submittals provided by contractor.
- Concrete shear walls completed.
- Exterior demolition of roof, walls, and windows continuing.
- Backfill and site grading continuing.
- Change order request (RFP 06) issued to address required structural revisions. Costs to be borne by designer and will result in project delay yet to be determined.

Future Milestones

- Framing of new structure to be complete April 2015.
- With current changes in consideration, construction is anticipated to be complete no later than December 2015.

Background

Completion date is anticipated to be impacted by structural changes required to correct a design error; actual schedule impact is being evaluated. 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. A total of \$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.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- All foundation concrete completed.
- Wall water-proofing installed on basement north, east and south sides.
- Backfill around basement north, east and south sides brought up to subgrade elevation.
- Exterior process piping delivered on site.
- Temporary stairs to basement installed.
- Holiday break security fencing installed.
- Basement and under upper floor drain lines installed.
- UV equipment arrived and is being stored at the Boat Company Building.

Future Milestones

- Holiday Break December 15, 2014 to January 8, 2015.
- Exterior process piping installation.
- Begin erection of metal building.
- Begin interior installation of interior process piping.
- 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

Jarvis Control and Crescent Harbor Shelter Re-roofing:

Milestones This Period

- 65% design development meeting held December 19, 2014.
- Contractor has prepared submittals and CBS PW Staff review is ongoing.

Future Milestones

- Review/Approve Engineered Systems and other submittals prior to January 16, 2015.
- 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 Kettleton 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 \$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

- Concrete structures (manhole, wet well, valve vault) installed and backfilled at site of new Lake Street lift station.

Future Milestones

- Work to resume late January upon arrival of more materials. Project scheduled for completion in early March 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 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 \$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

- Alaska Department of Transportation continued design efforts with CBS Public Works, Harbor Department and Baranof Property Owner Association feedback.

Future Milestones

- Provide review/comment for State of Alaska as needed to keep project moving forward.
- Design development through early 2015.
- 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.

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

Milestones This Period

- Design contract award to DOWL HKM by Assembly December 23, 2014.

Future Milestones

- Begin design January 2015.
- Final design of the project is expected in Summer/Fall 2015.
- Construction is anticipated summer 2016.

Background

The project includes reconstruction and paving of the roadway, storm facilities, a new water line and a possible sidewalk along Eagle Way. The project will also include a minimum of 24-foot wide paved road and storm drain improvements for Old Harbor Mountain Road. Funding for the project is provided by a 2013 Commerce Community and Economic Development Grant in the amount of \$1,500,000.

Nelson Logging Road Upgrades:

Milestones This Period

- LEI Engineering & Surveying selected for design.
- LEI Engineering & Surveying preparing scope and design fees based on Request for Qualifications and conversations with Public Works.

Future Milestones

- Complete design fees and scope documents.
- Request Assembly approval to award design contract January/February 2015.
- Construction is anticipated summer 2016.

Background

This project includes upgrading Nelson Logging Road to 28 feet for two-way traffic and upgrading both inadequate bridges. The roadway may 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 a 2013 Commerce Community and Economic Development Grant in the amount of \$2,343,000.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- Received revised 35% design drawings from design-build consultant DOWL HKM, showing proposed Multi-Use Path (MUP).
- Received proposal from S&S General Contractors with changes in scope with the 10ft-wide MUP.
- Received proposal from S&S for credit to CBS for contract work not required due to better-than-expected condition of the subgrade.

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 \$5.46 M. 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

- Initial public meeting was held December 17, 2014 to inform the public about the project scope, schedule and budget and solicit feedback on design options. Unanimous support was provided for a one-way road designation for the narrow section of Monastery Street between SMC Road and DeGroff Street.

Future Milestones

- 35% Design submission and review January 2015.
- Present one way recommendation for Monastery Street to Police and Fire Commission.
- 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.

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

Storm Water Management Plan:

Milestones This Period

- Storm Water Ordinance was submitted to the Planning Commission for review and comment in December 2014. The commission wanted a final version of the ordinance to be prepared before approval.

Future Milestones

- Final Storm Water Ordinance will be submitted to the Planning Commission for review and comment in January 2015.
- Storm Water Ordinance will be submitted to the Assembly for approval in 2015.

Background

The first phase of the Storm Water 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 requires a forty percent CBS match of \$28,925. This phase included collecting more field data, preparing the Storm Water Management plan, Sitka specific rainfall intensities, recommended Best Management Practices, Capital Improvement Plan and an example Storm Water Ordinance.

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

Milestones This Period

- 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.
- Compensatory mitigation negotiated with a restrictive covenant conservation easement on a tract of City land near the Cross Trail project, Corps of Engineers (COE) has reviewed the R&M Wetlands study, and the final paperwork for the restrictive covenant has been approved by the COE.
- Restrictive Covenant has been recorded at the recorder's office.

Future Milestones

- US Geologic Survey easement agreement and permit reviewed, awaiting final document.
- The completion date is estimated around November 2015.
- Fourth quarter reporting for the Western Federal Lands Access Program will be completed.

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 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.
- A consultant company was hired to put together an RFP for the bidding of the curbside recycling and trash pickup, and scrapyards services for CBS. We are currently working on a draft RFP.

Future Milestones

- Final draft of an RFP that will be sent out to prospective bidders.
- 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 survey and geotechnical investigation completed.
- Concept float plan, section and cost estimates completed.

Future Milestones

- Presentation of concept development to Port & Harbor Commission Meeting in January 2015.
- Finalize scope and fees for design development through construction documents and initiate contract amendment.
- 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.

Airport Terminal Upgrades:

Milestones This Period

- Hosted teleconference with design consultant McCool Carlson Green (MCG) and Alaska Airlines to discuss passenger flow improvements at the terminal. Delayed workshop to discuss improvements with Airport Users Group until Delta Airlines finalizes its plans to operate out of the Sitka Rocky Gutierrez Airport.

Future Milestones

- Host a January 2015 visit from Delta Airlines to select location for their ticket counter.
- Host a workshop with the Airport Users Group to develop passenger-flow improvements.
- After improvements are fully developed, MCG will make a 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.

Hollywood & New Archangel Water, Sewer and Road Upgrades:

Milestones This Period

- Sent out Notice of Award to Coastal Excavation, Inc., for construction contract.

Future Milestones

- Finalize construction contract in January 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.

Gary Paxton Industrial Park Dock:

Milestones this period

There was no significant progress on this project this period. The project remains on hold while changes to the proposed use of the dock facility are considered by the GPIIP Board of Directors, and the CBS/DPW staff. Major changes to the original basis of design are being considered. The most prominent of these considerations are 1) construct facilities that will be fully ready and able to accommodate a large (250 ton) sling-type boat haulout device, and 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. The GPIIP Board of Directors had a relatively short discussion regarding this project at their December 17, 2014 meeting. The CBS Project Engineer and the Director of Public Works informed the Board that given the project's limited funding, electing to construct full haulout facilities might very well result in a structure that would have very limited capabilities as a 'dock'. The Board requested more specifics. The CBS Project

Engineer will endeavour to have more information available in time for the scheduled Work Session (GPIP Board and Municipal Assembly) on January 8, 2015.

Future Milestones

Discussion of the possible directions for this project may be an item on the agenda for the Municipal Assembly's work session on January 8, 2015.

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). The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIP 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.

Seaplane Base:

Milestones This Period

- None.

Future Milestones

- Meetings with upland property owners 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.

Jeff Davis Street Water and Sewer Improvements:

Milestones This Period

- None.

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

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 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.

Building Department – Fourth Quarter 2014

- 6 new single family dwellings were permitted this quarter.
- 3 single family dwellings are under permit for demolition. We continue to see outdated housing stock replaced.
- 65 building permits were issued.
- 13 fire and life safety inspections were performed under the authority of Sitka's deferral from the state fire marshal.
- 167 building inspections were performed.
- The Builders Seminar was presented by the building department staff on October 9 & 10, 2014. We had an expert in building science from Anchorage present a segment on insulation and vapor control in buildings; representatives from Boise Cascade, Glu-lam, Simpson Strong Tie, Hilti fasteners, Malarkey roofing products, among others, presented on code compliant installations of engineered wood products and fastening systems, fire resistant construction techniques and various subjects of interest to the local building community. This seminar was certified by the Alaska Department of Commerce for 16 continuing education units (CEU) for contractor licensing. This service allowed contractors to satisfy State of Alaska CEU requirements for their bi-annual residential contractor license renewal. 25 people attended the seminar and 19 of them received CEU's. This seminar will be held again in 2016.

Year End – 2014

- 287 building permits were issued in 2014.
- 11 dwelling units were demolished.
- 22 dwelling units were added.
- Total construction valuation under permit was \$22,545,819.
- 773 building inspections were performed by building department staff.
- 58 fire and life safety inspections were performed by the fire marshal.

Water Service Calls; Leaks/Locates/Routine Repairs & Maintenance:

- The Water Division responded to several calls for potential water leaks – all were found to be ground water, no water service leaks were identified in December!
- Water operators have performed locates for the design project on one block sections of Monastery and Baranof Streets between Sawmill Creek Road and DeGroff Street. Also locates were performed along the length of Edgumbe Drive for the design/build project.
- The Water Division had our annual filtration avoidance inspection by the DEC Drinking Water engineering section on December 16, 2014. This is a critical annual inspection where DEC evaluates our compliance with watershed protection, water quality and water treatment processes.
- At the request of Garry White, water operators collected and shipped samples of raw Blue Lake water to a potential customer in Mexico.
- Special water quality sampling and analysis were started on Blue Lake water that is required as a result of raising the lake level. These additional samples continue through 2015 to determine changes in the water quality as a result of flooding land previously above the lake level.
- While the Blue Lake supply was off line, operators cleaned the soda ash system tanks. In December they cleaned the soda ash hopper and bucket elevator and performed annual maintenance on the soda ash solution pumps.
- Barnard Construction's fence contractor moved the Indian River WTP fence back near its original location and reestablished the path to the river below the Indian River WTP in early December.

Wastewater (WW) Operations:

- WW operators CCTV inspected the sewer mains and located service connections for the one block sections of Monastery and Baranof Streets to aid in the design for replacing the utilities on these two blocks. Operators also worked closely with the geotech drilling test holes along these streets.
- Over the last two months WW operators, including our apprentice mechanic, have been performing annual preventative maintenance on lift stations (LS). At each LS: the wet well is cleaned using the camel high pressure washer/vacuum truck, all valves are exercised and lubed, all check valves are opened and inspected/cleaned and the dry well or valve vault is cleaned in general after the above procedures have been completed. This work will continue into 2015.
- WW operators replaced leaking high pressure PVC piping in the WWTP hypochlorite system.
- In early December 2014, the WW crew in cooperation with the PW crew replaced another short section of the Landfill LS force main that had developed a leak caused by exterior corrosion. This is the fourth leak in this main. Landfill LS is the next LS that we will replace and that project will include a force main that is plastic so it is not susceptible to corrosion.
- Several WWTP pumps were removed from service and "raggy" material was removed from them. These included the sludge thickener decant pump and thickened sludge pumps.