
Assembly Update

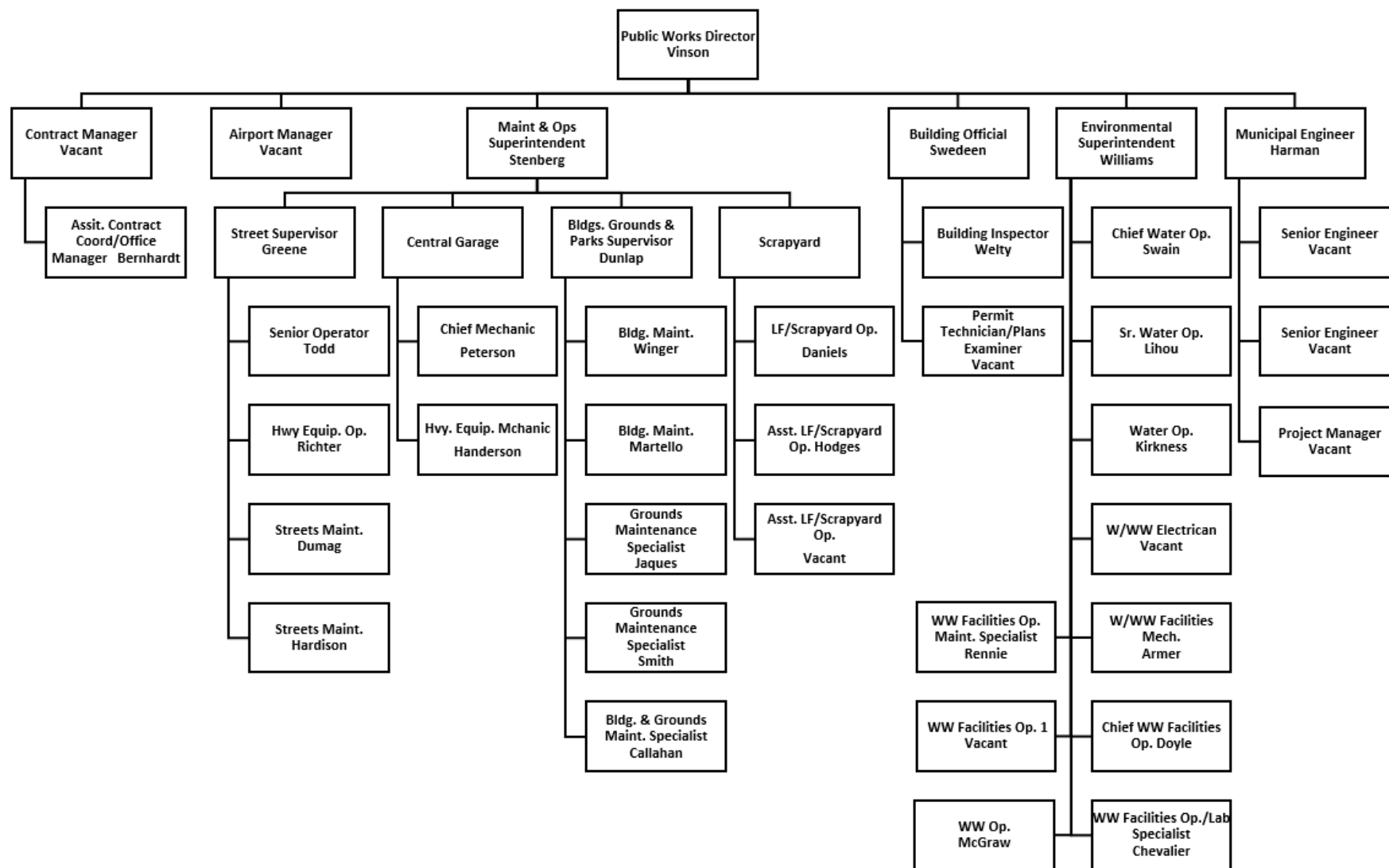
Public Works Department

April – June 2023



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Public Works Department
Organization Chart

Capital Projects

WWTP Effluent Disinfection System - 91010

Project Title/ Number: WWTP Effluent Disinfection System - 91010

Project Manager: TBD

Project Sponsor: Shilo Williams

Project Description:

- ✓ Design
- ✓ Construction
- ✓ Other (Study)

The CBS Wastewater Treatment Facility (WWTP) was originally constructed in 1983 and is regulated by an EPA NPDES permit with a modification under Section 301(h) of the Clean Water Act to discharge wastewater receiving less than secondary treatment from facility. At this time, the draft NPDES permit renewal is out for public notice. The project is currently funded through the design phase, with supplemental funding planned based on results of the Disinfection Study and preliminary design. Work authorizations under this contract will be phased to allow CBS to consider various delivery methods such as design-bid-build (DBB), progressive design-build (PDB), or construction manager at risk (CMAR).

Project Charter Available? ☐ Yes ☐ No

Project Status: *(highlight green, yellow, red)*

General	Schedule	Budget
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Milestones:

Recently Completed

- ✓ Draft RFQ for study and design consulting services under review
- ✓ Assembly approval of study/design funds
- ✓ RFQ released.
- ✓ Proposals received.

Upcoming

- ☐ Select consultant and execute contract, October 2023
- ☐ Disinfection Study, Fall 2023-Spring 2024
- ☐ Design, Summer 2024-Spring 2025
- ☐ Construction, Summer 2025 (funding dependent)

Project Budget:

Estimated Total Project Cost

\$TBD

Working Capital	\$750,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00

Total Funded

\$750,000.00

Funding Gap

\$TBD (pending study)

Encumbrances to Date

\$0.00

Unencumbered Funds

\$750,000.00

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
TBD (Project management)	T&E	\$150,000	%
TBD (Study and Design)	LS	\$500,000	%
TBD (Construction)	LS	\$ (TBD)	%

Wachusett Storm Drains - 90961

Project Title/ Number: Wachusett Storm Drains - 90961

Project Manager: Dan Kirsch, PTS

Project Sponsor: Michael Harmon

Project Description:

- ✓ Design
- ✓ Construction
- ☐ Other

The project will remove the two existing 48" CMP culverts carrying Peterson Creek under Wachusett Street and replace with a stream simulation design structure to restore fish passage and natural channel function. The new culvert will accommodate a self-sustaining passage for the creek under the road-stream crossing and will better handle seasonal floods, lowering CBS maintenance efforts.

Project Charter Available? ☐ Yes ☒ No

Project Status: *(highlight green, yellow, red)*

General	Schedule	Budget
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Milestones:

Recently Completed

- ✓ 95% design documents by DOWL
- ✓ Applications submitted for several state and Federal grant opportunities
- ✓ Executed award agreement for \$200k Alaska Sustainable Salmon Fund grant

Upcoming

- ☐ Complete design, 2023
- ☐ Acquire remaining funding, 2024
- ☐ Bid December, 2024 (pending funding)
- ☐ Construction, 2025 (pending funding)

Project Budget:

Estimated Total Project Cost

\$1,650,000

Working Capital

\$883,371.23

Loans

\$0

Grants*

\$200,000

Other

\$0

Total Funded

\$1,083,371.23

Funding Gap

\$570,000 (Seeking remaining grant funds)

Encumbrances to Date

\$79,717.94

Unencumbered Funds

\$1,003,653.29

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Project Management)	T&E	\$75,000	5%
DOWL (Design)*	T&E	\$75,000	5%
Construction	Low Bid	\$1,300,000	80%

General Comments:

Sitka Transfer Station Upgrades - 90963

Project Title/ Number: <u>Sitka Transfer Station Upgrades - 90963</u>	
Project Manager: <u>Dan Kirsch, PTS</u>	Project Sponsor: <u>Michael Stenberg</u>
Project Description:	This project consists of upgrades to the existing Sitka Transfer Station to accommodate installation of a solid waste compactor separately purchased by CBS. Project includes grading, modifications to the loadout area, retaining wall construction, drainage and sanitary sewer improvements, electrical improvements and paving. Project being coordinated in conjunction with McGraw Constructors, Alaska Waste, Republic and Alaska Marine lines and SSI (compactor supplier) to provide safer transportation of solid waste from Sitka to final disposal area in WA.
✓ Design	
✓ Construction	
✓ Other (Study)	
Project Charter Available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Project Status: *(highlight green, yellow, red)*

General	Schedule	Budget
Budget is extremely tight.	Nearly complete.	Budget is extremely tight.

Milestones:

<u>Recently Completed</u>	<u>Upcoming</u>
<ul style="list-style-type: none"> ✓ Compactor installed on site. ✓ Substantial completion achieved. ✓ Start up completed. ✓ Training completed. 	<ul style="list-style-type: none"> <input type="checkbox"/> Installation of delayed auxiliary parts, September 2023. <input type="checkbox"/> Project closeout, October 2023.

Project Budget:

Estimated Total Project Cost	\$3,155,000
Working Capital	\$3,155,000
Loans	\$0
Grants	\$0
Other	\$0
Total Funded	\$3,155,000
Funding Gap	\$0
Encumbrances to Date	\$2,954,995.58
Unencumbered Funds	\$242,060.46

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Planning, project management, compactor procurement and design)	T&E	\$510,000	16%
SSI (Compactor fabrication, installation & startup)	LS	\$607,000	20%
Benz Inc. (Compactor painting)	LS	\$21,158	1%
McG Constructors (Construction, compactor transport and installation)	T&M	\$1,821,595.65	56%

General Comments:

Traffic Study and Planning Services - 90964

Project Title/ Number:	Traffic Study and Planning Services - 90964		
Project Manager:	Dan Kirsch, PTS	Project Sponsor:	Michael Harmon, Amy Ainslie
Project Description:	PROJECT COMPLETE. This project originated as part of the recently adopted Short-Term Tourism Plan (STTP) in response to the anticipated major increase in cruise ship visitors starting in 2022. The Traffic Study will supplement the STTP, addressing the needs as outlined within, and provide actionable data to support short- and long-term goals. The Traffic Study Report will be the foundational data to support future tourism-focused planning efforts. Efforts shall focus on the cruise ship season (late April through early October) and consider all modes of travel and origin-destination routes (dock-to-downtown).		
<input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Construction <input checked="" type="checkbox"/> Other (Study)			
Project Charter Available?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Project Status: *(highlight green, yellow, red)*

General	Schedule	Budget
Milestones:		
<u>Recently Completed</u> <input checked="" type="checkbox"/> Field data collection completed <input checked="" type="checkbox"/> Draft Traffic Study completed <input checked="" type="checkbox"/> CBS/ADOT met to discuss recommendations <input checked="" type="checkbox"/> CBS meeting to discuss downtown circulation <input checked="" type="checkbox"/> Final Traffic Study with downtown circulation assessment completed	<input type="checkbox"/> <input type="checkbox"/>	<u>Upcoming</u>

Project Budget:

Estimated Total Project Cost	NA
Working Capital*	\$502,178
Loans	\$0
Grants	\$0
Other	\$0
Total Funded	\$502,178
Funding Gap	\$0
Encumbrances to Date*	\$NA
Unencumbered Funds	\$87,908.78

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Planning, Project Management)	T&E	\$45,000	NA
Kittelson & Assoc., Inc (Data Collection, Traffic Study)	T&E	\$110,000	NA

General Comments:

Thomsen Harbor Lift Station Rehabilitation - 90919

Project Title/ Number: <u>Thomsen Harbor Lift Station Rehabilitation - 90919</u>	
Project Manager: <u>Dan Kirsch, PTS</u>	Project Sponsor: <u>Shilo Williams</u>
Project Description: <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Other	The Thomsen Harbor Lift Station Rehabilitation is a critical infrastructure project identified in the CBS Wastewater Master Plan. The Thomsen Harbor Lift Station pumps all sewage generated in Sitka to the Wastewater Treatment facility on Japonski Island. Lift station mechanical equipment is outdated and requires excessive maintenance. Failure of this facility would be catastrophic. Project will rehabilitate lift station, re-using existing infrastructure to the extent feasible.
Project Charter Available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Status: *(highlight green, yellow, red)*

General	Schedule	Budget
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Milestones:

<u>Recently Completed</u>	<u>Upcoming</u>
<input checked="" type="checkbox"/> PDB contract awarded to K&E/DOWL team <input checked="" type="checkbox"/> Generator purchased <input checked="" type="checkbox"/> Preliminary design complete <input checked="" type="checkbox"/> Final configuration selected by CBS, PDB contractor	<input type="checkbox"/> PDB Phase 1, Task 2 amendment, September 2023 <input type="checkbox"/> Pre order of long lead items, September 2023 <input type="checkbox"/> 65% design and GMP, September 2023 <input type="checkbox"/> Final design, December 2023

Project Budget:

Estimated Total Project Cost	\$3,900,000.00
Working Capital	\$1,500,143.00
Loans	\$1,300,000.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$2,800,143.00
Funding Gap	\$1,000,000.00
Encumbrances to Date	\$336,537.38
Unencumbered Funds	\$2,463,605.62

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Project management)	T&E	\$75,000	2%
K&E/DOWL Prog. DB (Ph1 Scoping and Prelim Design)	LS	\$83,920	2%
K&E/DOWL Prog. DB (Ph2 Final Design, GMP)	LS	\$400,000	10%
K&E/DOWL Prog. DB (Ph3 Construction)	LS	\$3,100,000	80%

General Comments:

Budget will be reevaluated when 65% design and GMP are established. If costs exceed existing funding, loan may be increases and/or additional WW Funds may be pursued.

SIT Airport Terminal Improvements - 90835

Project Title/ Number: SIT Airport Terminal Improvements - 90835

Project Manager: Dan Kirsch, PTS

Project Sponsor: Michael Harmon

Project Description:

- ✓ Design
- ✓ Construction
- ✓ Other

The SIT Terminal Improvements Project provides improvements to correct existing critical airport terminal deficiencies in Sitka. The project includes building additions as well as remodel of most parts of the existing terminal building. Construction of improvements will be phased due to funding and the need for the terminal to continue operations throughout the project. The project consists of two main phases, the Expansion Phase, and the Remodel and Curb-Side Improvements Phase. The Expansion Phase includes construction of a 2-story addition on the SE side of the terminal to house new passenger screening and passenger gate lounges with an up escalator, an elevator, restrooms, and a concessions area. The Remodel Phase will update finishes and themes within the existing terminal, tying it together with the new expansion area. Project is primarily funding with Federal BIL grants through FAA.

Project Charter Available? ☐ Yes ☒ No

Project Status: *(highlight green, yellow, red)*

General

Schedule

Budget

Milestones:

Recently Completed

- ✓ Ongoing stakeholder coordination meetings with the Airlines.
- ✓ Public participation on project page for exterior color and interior themes completed.
- ✓ Co-sponsorship agreement signed by CBS and ADOT.
- ✓ Lease area amended to include construction area.
- ✓ Complete Environmental Document submitted.
- ✓ CBS grant request form submitted.
- ✓ Phase 1A GMP.
- ✓ Phase 1 permit drawings complete.
- ✓ Construction Safety and Phasing Plan approved by FAA and ADOT.

Upcoming

- ☐ Resubmit CIPDS form and Grant Application, October 2023
- ☐ Award of Phase 1A grant funding, November 2023.
- ☐ Amend CMAR contract for Phase 1A construction, November 2023.
- ☐ Construction of Phase 1 (December 2023 to Fall 2024).
- ☐ Phase 1B GMP approval and grant application, Spring 2024.
- ☐ Phase 1B grant award and CMAR amendment, Spring 2024.
- ☐ Complete design for Phase 2, February 2024.
- ☐ Phase 2 GMP approval and grant application, July 2024.
- ☐ Phase 2 grant award and CMAR amendment, October 2024.
- ☐ Construction of Phase 2 (Complete end of 2025).

Project Budget:

Estimated Total Project Cost		\$39,654,431
Working Capital	\$4,000,000 (Bond for Grant Match & non PFC Funds)	
Loans	\$0.00	
Grants	\$5,539,629 (TSA Grants)	
Other	\$264,468 (PFC Revenue)	
Total Funded		\$9,804,097
Funding Gap		\$29,850,334*
Encumbrances to Date		\$4,673,560
Unencumbered Funds		\$5,130,537

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
PTS (Project Management)	T&E	\$750,000	2%
MCG Explore Design (Design)	T&E	\$3,000,000	8%
MCG/Dawson (Pre-Construction Services)	LS/CMAR	\$90,530	>1%
MCG/Dawson (Constr. Phase, not yet awarded)	GMP/CMAR	\$34,000,000	85%

General Comments:

*Grant funds being pursued and received in phases as follows.

FAA BIL Program Grant Funding Request in Progress

Phase 1-A: \$16,969,506 (est. Sept '23)

Phase 1-B: \$ 4,788,311 (est. Feb '24)

Phase 2: \$ 9,650,881 (est. Sept '24)

W/WW Replacement at Senior Center - 90969Project Title/ Number: W/WW Replacement at Senior Center - 90969Project Manager: TBDProject Sponsor: Michael Stenberg

Project Description: Water and wastewater service lines to the Senior Center originate in Lake Street. CBS to consider incorporating replacement of water and sewer services into the Lake-Hirst-Monastery-Kinhead project or a bundled project with multiple Senior Center tasks combined.

- ✓ Design
- ✓ Construction
- ✓ Other

Project Charter Available? ☐ Yes ☐ NoProject Status: *(highlight green, yellow, red)***General****Schedule****Budget**

Milestones:

Recently Completed

- ✓ Received FY24 funding
- ✓
- ✓

Upcoming

- ☐ Confirm project scope, schedule, budget.
- ☐
- ☐

Project Budget:

Estimated Total Project Cost**\$TBD**

Working Capital

\$135,000.00

Loans

\$0.00

Grants

\$0.00

Other

\$0.00

Total Funded**\$135,000.00****Funding Gap****\$0.00**

Encumbrances to Date

\$0.00

Unencumbered Funds**\$135,000.00**

Contract Management: (list all contracts anticipated on the project)

Contractor/Function*Type**Amount% Of Project

\$0.00

\$0.00

General Comments:

Sitka Seawalk Phase II - 90855

Project Title/ Number: Sitka Seawalk Phase II - 90855

Project Manager: DOT&PF

Project Sponsor: Michael Harmon

Project Description:

- ☐ Design
☐ Construction

✓ Other

The project includes designing the extension of the Seawalk from the Sitka Public Library toward (and under) O'Connell Bridge and terminating at the West end of Lincoln Street at the intersection with Harbor Way. An 8-foot-wide accessible multi-use path will continue the same theme as the first phase of the Seawalk that extends from Harrigan Centennial Hall East to Sitka National Historical Park. Per the Scoping Report completed in 2020, construction of only the portion seaward of the bridge is expected to fit within the available budget. This segment is the highest priority based on the existing sidewalk already in place on the other segments.

Project Charter Available? ☐ Yes ☒ No

Project Status: (highlight green, yellow, red)

General

Schedule

Budget

Milestones:

Recently Completed

- ✓ Continued work on the Environmental
 ✓ Held public meeting

Upcoming

- ☐ Q1 to Q4 23: Design/Permitting
☐ Q1 to Q3 24: Construction

Project Budget:

Estimated Total Project Cost

\$4,926,918

Working Capital

\$5,000

Loans

\$0

Grants

\$4,513,996

CPV & DOT

\$338,695

Total Funded

\$4,857,691

Funding Gap

\$69,227

Encumbrances to Date

\$2,699,142 DOT MOA

Unencumbered Grant Funds

\$2,158,550

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
MOA with DOT/PF	LS	\$2,699,142	55%
MOA with DOT/PF (amendment)	LS	\$2,227,776	45%

General Comments:

Sitka Seaplane Base - 90879Project Title/ Number: Sitka Seaplane Base - 90879Project Manager: Michael HarmonProject Sponsor: Stan Eliason

Project Description: The City and Borough of Sitka (CBS) is proposing development of a new Sitka Seaplane Base (SPB) on the north end of Japonski Island. The initial phase construction will meet the minimum requirements as determined by the Airport Layout Plan and EA and will include 14 permanent and 4 transient berths, with dedicated parking area. The existing SPB, located on the east shore of the channel, has been operating for 65 years and is at the end of its useful life.

✓ Design
✓ Construction
✓ Other

Project Charter Available? ☐ Yes ☒ No

Project Status: (highlight green, yellow, red)

General**Schedule****Budget****Milestones:**Recently Completed

- ✓ 65% design package submitted
- ✓ Continued coordination with FAA Environmental on EA/FONSI reassessment
- ✓ Noise Analysis Aircraft and Ground Substitution Request approved

Upcoming

- ☐ Finalize Environmental Permitting – April 2024
- ☐ Complete Design – October 2024
- ☐ Construction Summer 2025 thru Fall 2026

Project Budget:**Estimated Total Project Cost****\$32,000,000**

Working Capital

\$2,281,176

Loans

\$0

Grants

\$4,050,695

Other

\$0

Total Funded**\$6,331,871****Funding Gap****\$25,668,129**

Encumbrances to Date

\$4,405,807

Unencumbered Funds**\$1,926,064****Contract Management: (list all contracts anticipated on the project)**

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Project Management Assistance)	T&E	\$110,000	1%
DOWL (EA/Planning)	LS/T&E	\$853,175	3%
DOWL (Design)	LS	\$2,491,899	7%
Construction	Low Bid	\$26,000,000	81%

General Comments:

Design beyond 65% is paused until the Section 7 environmental permitting is complete per grant conditions.

Police Department Heat Pump - 90907Project Title/ Number: Police Department Heat Pump - 90907Project Manager: Dan Kirsch, PTS/Michael StenbergProject Sponsor: Michael Stenberg

Project Description: The CBS Police Department facility is in need of mechanical/electrical upgrades to improve cooling during summer months. This project consists of a Condition Assessment with recommendations for most efficient options for efficiently and cost-effectively cooling and heating the facility. Coordination to determine the implications of working on the CBS portion of the building vs the State side will be considered.

✓ Design
✓ Construction
✓ Other (Study)

Project Charter Available? ☐ Yes ☒ NoProject Status: *(highlight green, yellow, red)*

General	Schedule	Budget
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Milestones:

Recently Completed

- ✓ Contracted with PTS for project evaluation and site assessment
- ✓ Scheduled site visit for March 2023
- ✓ Draft assessment report submitted

Upcoming

- ☐ Select preferred solution and plan next steps, Summer 2023
- ☐ Design Phase, TBD
- ☐ Construction, TBD

Project Budget:

Estimated Total Project Cost**\$TBD***

Working Capital

\$239,000

Loans

\$0

Grants

\$0

Other

\$0

Total Funded**\$239,000****Funding Gap****\$TBD***

Encumbrances to Date

\$32,830

Unencumbered Funds**\$206,170**

Contract Management: (list all contracts anticipated on the project)

Contractor/Function*Type**Amount% Of Project

PTS, Inc. (Study)

T&E

\$33,000

%

Design

T&E

TBD*

%

Construction

Low Bid

TBD*

%

General Comments:

*Study will inform future project planning and budgeting decisions.

Pioneer Park Shelter Improvements - 90888Project Title/ Number: Pioneer Park Shelter Improvements - 90888Project Manager: Dan Kirsch, PTSProject Sponsor: Michael Stenberg

Project Description: The open-air shelter structure at Pioneer Park needs to be assessed and may need repairs. CBS has contracted with PTS and sub consultants PPS and BBFM to perform structural/architectural assessment. Anticipated services include site visit and inspection by BBFM (structural), review of photos/virtual inspection by PPS (architectural), a brief memorandum summarizing assessment, and coordination of a preferred course of action with CBS personnel.

✓ Design

☐ Construction

✓ Other (Study)

Project Charter Available? ☐ Yes ☒ NoProject Status: *(highlight green, yellow, red)***General****Schedule****Budget****Milestones:**Recently Completed

- ✓ Contracted with PTS to assess the structure
- ✓ Site visit completed
- ✓ Assessment report completed

Upcoming

- ☐ CBS to determine repairs needed and plan future funding, Summer 2023

Project Budget:**Estimated Total Project Cost****\$TBD***

Working Capital

\$15,000

Loans

\$0

Grants

\$0

Other

\$0

Total Funded**\$15,000****Funding Gap****\$TBD***

Encumbrances to Date

\$14,185

Unencumbered Funds**\$815****Contract Management:** (list all contracts anticipated on the project)Contractor/Function*Type**Amount% Of Project

PTS, Inc. (Study)

T&E

\$14,185

NA

Construction

Low Bid

TBD*

NA

General Comments:

*The site assessment and report will inform future project planning and budgeting decisions.

Marine Service Center (MSC) Seawall and Crane Replacement - 90993

Project Title/ Number: Marine Service Center (MSC) Seawall and Crane Replacement - 90993

Project Manager: Michael Harmon Project Sponsor: Stan Eliason

Project Description: The MSC sea wall is approximately 46 years old and has surpassed the end of its useful design life. A condition assessment report from October 2011 estimated that the existing seawall structure had a remaining life of 5 years. A 2021 inspection confirmed the defects from the 2011 inspection and noted some additional concerns. The proposed project is to replace the seawall. Upgrades include a concrete wall cap and replacement of mooring bollards and 2-ton jib crane. A cathodic protection system will be installed to control corrosion.

✓ Design

✓ Construction

✓ Other

Project Charter Available? ☐ Yes ☒ No

Project Status: (highlight green, yellow, red)

General

Schedule

Permitting must be complete by
September 2027

Budget

Cost based on Condition Assessment plus
7% Inflation to 2026

Milestones:

Recently Completed

- ✓ Assembly approved required CBS non-federal cost-share funding of \$2.1M
- ✓ MARAD Risk analysis and Site Inspection
- ✓ MARAD Pre-obligation approval to complete

Upcoming

- ☐ Q1 24: Execute Progressive Design Build
- ☐ Q1 to Q2 24: 35% Design
- ☐ Q3 24 to Q2 25: 65% Design/NEPA/Permitting
- ☐ Q4 25: Grant Award/Construction Start
- ☐ Q1 to Q4 26: Construction

Project Budget:

Estimated Total Project Cost

\$16,329,241

CBS non-federal cost share	(Working Capital)	\$2,100,000
Loans		\$0
Grants		\$7,842,488
Other		\$0

Total Funded

\$9,942,488

Funding Gap

\$6,386,753

Encumbrances to Date

\$6,599

Unencumbered Funds

\$9,935,889

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Design-Build Team Design/Permitting (Phase 1)	Lum Sum	\$1.1 M	7%
Design-Build Team Construction (Phase 2)	Cost Plus w/GMP	\$14.9 M	91%
CM/CA	Contract – T&E	\$300,000	2%

General Comments:

Lincoln Street Paving (Harbor Way to Harbor Drive) - 90838

Project Title/ Number: <u>Lincoln Street Paving (Harbor Way to Harbor Drive) - 90838</u>	
Project Manager: <u>TBD</u>	Project Sponsor: <u>Michael Harmon</u>
Project Description: <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Other	Lincoln Street from Harbor Way to Harbor Drive has reached the end of its functional design life. Improvements to include street, pedestrian facilities, drainage, water/sewer/electric infrastructure, signage, striping, lighting and tourism-centric beautification.
Project Charter Available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Project Status: <i>(highlight green, yellow, red)</i>		
General	Schedule	Budget

Milestones:	
<u>Recently Completed</u> <input checked="" type="checkbox"/> Traffic data collected and summary completed <input checked="" type="checkbox"/> Initial Design Study completed <input checked="" type="checkbox"/> Initial concept development initiated <input checked="" type="checkbox"/> Project Risk Scored in October 2021 <input checked="" type="checkbox"/> Project included in FY23 Budget Request	<u>Upcoming</u> <input type="checkbox"/> Further traffic analysis <input type="checkbox"/> Concept presentation to public and public process <input type="checkbox"/> Selection of a preferred design concept <input type="checkbox"/> Design and construction

Project Budget:		
Estimated Total Project Cost to Complete	\$6,649,000.00	ROM cost is not accurate.
Original Working Capital	\$5,049,000.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$5,394,614.00	
Funding Gap	\$1,254,386	
Encumbrances to Date	\$488,525.00	
Unencumbered Funds	\$4,906,089.00	

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Planning, Traffic and Design	Traditional	\$500,000.00	7.5%
Construction	Design Bid	\$5,649,000.00	85%
Project Management	Build	\$500,000.00	7.5%

General Comments:
It should be noted that a 95% level design based on rehabilitation of the street, utilities, and pedestrian facilities was completed under a consultant contract with PTS, Inc in 2019. Scope direction is not well-defined based on the original limited scope the Assembly voted down in 2019 making the cost inaccurate.

Lake-Hirst and Monastery-Kinhead Utility & Street Improvements - 90843Project Title/ Number: Lake-Hirst and Monastery-Kinhead Utility & Street Improvements - 90843Project Manager: Dan Kirsch, PTSProject Sponsor: Shilo Williams

Project Description:

- ✓ Design
- ✓ Construction
- ✓ Other (Study)

This Public Works project will replace all water, sewer and storm drainage infrastructure, as well as pavement within the project corridors (Lake Street, Hirst Street, Monastery Street, Kinhead Street, from Degroff to Arrowhead, see charter for limits). This project was initiated due to aging water and sewer mains and to improve sewer system flow in the project area. The mains in the project area are over 40 years old with some over 50 years old and a number of water infrastructure breaks have occurred in the last decade.

Project Charter Available? ☒ Yes ☐ NoProject Status: *(highlight green, yellow, red)***General****Schedule****Budget**

Initial cost estimates exceed budget.

Milestones:

Recently Completed

- ✓ Survey complete
- ✓ Public outreach letter sent to impacted residents
- ✓ Preliminary Design Technical Memorandum submitted for review
- ✓ CBS Tech Memo review comments received

Upcoming

- ☐ 65% design, September 2023
- ☐ Public meeting, Fall 2023
- ☐ Final design, Feb 2024
- ☐ Bid, Spring 2024
- ☐ Construction Phase I, Summer 2024
- ☐ Construction Phase II, 2025 (pending funding)

Project Budget:

Estimated Total Project Cost**\$6,769,540**

Working Capital

\$2,719,540

Loans

\$2,750,000

Grants

\$0

Other*

\$100,000

Total Funded**\$5,569,540****Funding Gap****\$1,200,000**

Encumbrances to Date

\$691,757.56

Unencumbered Funds**\$4,777,782.44**

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Project Management)	T&E	\$200,000	3%
PND Engineers, Inc. (Design)	LS/T&E	\$518,661	8%
Construction	Low Bid	\$6,000,000	75%

General Comments:

CBS Electric Department has indicated interest in funding some betterments (undergrounding) and are in the process of reviewing the preliminary design.

Katlän Road Paving and Utility Project - 90922Project Title/ Number: Katlän Road Paving and Utility Project - 90922Project Manager: TBDProject Sponsor: Michael Harmon

Project Description:

- ☒ Design/Build
☐ Construction
☐ Other

Reconstruction of Katlän Street from Lincoln Street to Halibut Point Road. The project comprises the reconstruction of the entire corridor including utilities, sidewalk/curb/gutter, driving surface, signing, and striping.

Project Charter Available? ☐ Yes ☒ NoProject Status: *(highlight green, yellow, red)***General****Schedule****Budget**

Milestones:

Recently Completed

- ✓ Project Risk Scored in October 2021
- ✓ Project included in FY23 Budget Request under multi-year phased funding approach
- ✓ Project to be included in FY24 Budget Request under multi-year phased funding approach.

Upcoming

- ☐ Continue a phased funding approach over several years with a goal to implement the project in FY26 or FY27 per the current Capital Execution Plan and CBS Assembly Appropriations

Project Budget:

Estimated Total Project Cost**\$10,000,000.00**

Working Capital

\$926,237.80

Loans

\$0.00

Grants

\$0.00

Other

\$0.00

Total Funded**\$926,237.80****Funding Gap****\$9,073,762**

Encumbrances to Date

\$2,956.14

Unencumbered Funds**\$923,281.66**

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Civil Design/Build Construction	LS	\$10,000,000.00	100%

General Comments:

Continue to seek funding each year, in-part, until full replacement is funded

GPIP Vessel Haul-Out Development – Phase 1

Project Title/ Number: <u>GPIP Vessel Haul-Out Development – Phase 1</u>	
Project Manager: <u>Michael Harmon</u>	Project Sponsor: <u>Garry White</u>
Project Description:	Planning, Environmental Permitting, Engineering Design and CMAR Construction of Phase 1 Improvements including a 150-Ton Boat Haul-Out Pier, Wash Down Pad, North Boat Yard and 150T Boat Hoist at Gary Paxton Industrial Park, Sitka, Alaska.
<input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Construction <input checked="" type="checkbox"/> Other	
Project Charter Available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Project Status: <i>(highlight green, yellow, red)</i>		
General	Schedule	Budget

Milestones:	
<u>Recently Completed</u> <input checked="" type="checkbox"/> 11.22.22 Project Charter Approval GPIP BOD <input checked="" type="checkbox"/> 03.29.23 PND Contract Executed for PM, Planning, Environmental, Engineering <input checked="" type="checkbox"/> 04.26.23 Site No. 2 Selected by GPIP BOD <input checked="" type="checkbox"/> 06.01.23 Concept 4 Pier Selected by SME <input checked="" type="checkbox"/> 06.22.23 GPIP BOD adopted SME input	<u>Upcoming</u> <input type="checkbox"/> Q3&4 '23: Site Invest, Environmental Permit Applications, Prelim. Design <input type="checkbox"/> Q1&2 '24: CMAR Contract, Final Design, Regulatory Review <input type="checkbox"/> Q2-4 '24: Material Procurement <input type="checkbox"/> Q3&4 '24: On Site Construction

Project Budget:	
Estimated Total Ph 1 Project Cost	\$14,166,308
Working Capital	\$8,281,040
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$8,281,040
Funding Gap	\$5,885,298
Encumbrances to Date	\$366,955
Unencumbered Funds	\$7,914,085

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PND - Planning, Surveying, PIP, Concept Development, ROM Budgets, Basis of Design, Environmental Permits	T&M	\$366,955	5%
PND – PM, Geotech, Final Design, CMAR RFP, CA/CI	T&M/LS	\$929,460	11%
CMAR Contractor & Project Contingency	CMAR	\$5,733,585	70%
Travel Lift Purchase	LS	\$1,150,000	14%

General Comments:

Critical Secondary Water Supply - 90833

Project Title/ Number: <u>Critical Secondary Water Supply - 90833</u>	
Project Manager: <u>Dan Kirsch, PTS</u>	Project Sponsor: <u>Shilo Williams</u>
Project Description:	The project will provide a secondary city water source for use when the primary water source – Blue Lake penstock – is unavailable. A new membrane filtration plant will also be constructed as Blue Lake water may also require filtration – not just the UV treatment currently available– if turbidity levels exceed regulatory thresholds. Blue Lake water will not be available when the Electric Department inspects and maintains the penstock providing water from the dam.
✓ Design ✓ Construction ✓ Other (Study)	
Project Charter Available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Status: <i>(highlight green, yellow, red)</i>		
General	Schedule	Budget

Milestones:	
<u>Recently Completed</u> ✓ Substantial completion ✓ Startup and commissioning initiation ✓ Continued work on punch list items	<u>Upcoming</u> <input type="checkbox"/> Complete punch list, install delayed parts, September 2023 <input type="checkbox"/> Final commissioning and testing, September-November 2023 <input type="checkbox"/> Physical Completion, November 2023

Project Budget:	
Estimated Total Project Cost	\$18,000,000
Working Capital	\$530,000
Loans	\$17,620,000
Grants	\$0
Other*	\$400,000*
Total Funded	\$18,550,000
Funding Gap	\$0
Encumbrances to Date	\$17,162,535.91
Unencumbered Funds	\$951,014.09

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Project Management)	T&E	\$300,000	2%
CRW Engineering Group (Design & Constr. Mgmt)	T&E	\$1,986,746	11%
Jacobs (Design Review, Design Mgmt)	T&E	\$87,000	1%
Pall Water (Supply Filtration Equipment)	LS	\$2,396,031	13%
McGraw/Dawson JV (Construction)	LS	\$12,188,179	68%

General Comments:

Crescent Harbor Restroom Replacement - 90912

Project Title/ Number: <u>Crescent Harbor Restroom Replacement - 90912</u>	
Project Manager: <u>Dan Kirsch, PTS/Michael Stenberg</u>	Project Sponsor: <u>Michael Stenberg</u>
Project Description:	The public restroom facilities at Crescent Harbor off Lincoln Street are aging and in need of replacement. This project will study and upgrade the restrooms at Crescent Harbor to better serve the projected onshore tourist traffic. Project study completed to analyze future capacity needs and evaluate facility replacement concepts.
<input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Other	
Project Charter Available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Status: <i>(highlight green, yellow, red)</i>		
General	Schedule	Budget
This facility is in poor condition and is undersized	Project should be built prior to 2024 cruise ship season	Critical/basic updates will fit within existing funding

Milestones:	
Recently Completed	Upcoming
<input checked="" type="checkbox"/> Preliminary study and design complete <input checked="" type="checkbox"/> Preferred replacement alternative selected based on existing funding availability <input checked="" type="checkbox"/> Final design complete	<input type="checkbox"/> Bid, Summer 2023 <input type="checkbox"/> Construction, Fall 2023 <input type="checkbox"/>

Project Budget:	
Estimated Total Project Cost	\$200,000-\$450,000*
Working Capital	\$231,784.24
Loans	\$0
Grants	\$0
Other	\$0
Total Funded	\$231,784.24
Funding Gap	\$0-\$250,000
Encumbrances to Date	\$86,784.24
Unencumbered Funds	\$145,000

Contract Management: (list all contracts anticipated on the project)			
Contractor/Function*	Type**	Amount	% Of Project
PTS, Inc. (Project Management and Design)	T&E	\$85,000	30%
Construction	Low Bid	\$120,000-\$260,000*	70%

General Comments:
Current estimate shows ~\$120,000 to do the bare minimum repairs. ~\$260,000 to complete desired repairs. CBS M&O to acquire quotes and construct locally.

Crescent Harbor High Load Dock Net Shed - 90922

Project Title/ Number:	Crescent Harbor High Load Dock Net Shed - 90922		
Project Manager:	Nichole Rehm, PTS	Project Sponsor:	Michael Harmon
Project Description:	Structural fortification and repairs of the aging High Load Dock and Net Shed. The Project requires comprehensive design and construction services that include, but are not limited to, performing structural inspection/conditions assessment, develop and analyze options with cost estimates and permitting requirements, final design/engineering of the fortification/repairs, all permitting, cost estimating, best value strategizing, scheduling, public outreach, coordination with the public and harbor users, and construction. This work requires marine permitting for in-water work and requires qualified engineers/engineering inspectors/certified divers to perform the structural inspections and construction.		
<input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Construction <input checked="" type="checkbox"/> Other (Study)			
Project Charter Available?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

Project Status: <i>(highlight green, yellow, red)</i>		
General	Schedule	Budget
Project budget is tight; project behind planning schedule	Project is behind planning schedule; schedule to be determined after Plan approval	Project budget may be underfunded if all items identified as Critical through Priority in Marble Cost Estimate are repaired

Milestones:	
<u>Recently Completed</u>	<u>Upcoming</u>
<input checked="" type="checkbox"/> Revised Condition Assessment Update Submitted July 19, 2023 including Repair & Fortification Recommendations w/Costs and Quantities for additional alternatives <input checked="" type="checkbox"/> Meeting with Sitka and Marble to discuss recommendations and path forward held July 15 <input checked="" type="checkbox"/> Revised Condition Assessment Update Submitted August 7 th , 2023 <input checked="" type="checkbox"/> USACE NWP permit submitted on August 28 th , 2023 <input checked="" type="checkbox"/> Biweekly meetings on Tuesdays with CBS, Marble, R&M, and Marine Structures	<input type="checkbox"/> Marble to forward construction package options with cost/benefit for final decision of fortification plan on or before September 15, 2023 <input type="checkbox"/> DB collaborate with CBS & Develop Repair and Fortification Plan (Plan), due early October 2023 <input type="checkbox"/> Develop 65% Design with revised Costs/Schedule, due mid-January 2024 <input type="checkbox"/> Develop 95% Design & GMP Proposal, due mid-February 2024 <input type="checkbox"/> Develop 100% Design, due late February/Early March 2024 <input type="checkbox"/> Construction, Spring 2024

Project Budget:	
Estimated Total Project Cost	\$1,345,774.00
Working Capital	\$1,212,000.00
Loans	\$0.00
Grants	\$133,774.00
Other	\$0.00
Total Funded	\$1,345,774.00
Funding Gap	\$0
Encumbrances to Date	\$313,160.46
Unencumbered Funds	\$1,032,613.54

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. / Project Management	T & E	\$120,500	9%
Jacobs	Lump Sum	\$16,100	1%
Marble Construction / Progressive Design/Build Contractor (Phase 1 – Condition Assessment & Design)	Lump Sum	\$136,605	10%
Marble Construction / Progressive Design/Build (Phase 2 – Construction)	Lump Sum	Prelim Est - Not Awarded \$850,000	63%

General Comments:

The HLD/NS is a critical piece of harbor infrastructure and in demand with Commercial Fleet, tourism related uses, vendors, public events, etc. This project will repair the facility and return it to safe operation status for all users.

City Hall HVAC Controls Upgrade - 90866

Project Title/ Number: City Hall HVAC Controls Upgrade - 90866

Project Manager: Dan Kirsch, PTS Project Sponsor: Michael Stenberg

Project Description: The existing HVAC system controls at City Hall are out of date an inconsistent with city-wide systems. This project consists of the replacement of the existing HVAC pneumatic controls system, in its entirety, with a new Diamond Controls DDC, removal and replacement of existing VAV boxes and undersized ducts, and other associated work.

☒ Design
☒ Construction
☒ Other

Project Charter Available? ☐ Yes ☒ No

Project Status: *(highlight green, yellow, red)*

General	Schedule	Budget
No immediate health or safety issue.	Project drawings reconfigured and prepared for rebid.	Original bids exceeded budget.

Milestones:

Recently Completed

- ☒ Design team and CBS coordinated to rework project scope to encourage lower bids.
- ☒ CBS staff review of revised 95% level drawings
- ☒ CBS staff approve rebid of revised plan.

Upcoming

- ☐ Finalize revised bid package.
- ☐ Re-bid project, Fall 2023
- ☐ Encumber supplemental funding, Fall 2024 (if needed)
- ☐ Construction, Winter 2023-Winter 2024

Project Budget:

Estimated Total Project Cost

\$750,000-\$1,000,000*

Working Capital

\$750,000

Loans

\$0

Grants

\$0

Other

\$0

Total Funded

\$750,000

Funding Gap

\$0-\$250,000*

Encumbrances to Date

\$122,934.84

Unencumbered Funds

\$627,065.16

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
PTS, Inc. (Project Management and Design)	T&E	\$122,000	12%
Construction	Low Bid	\$500,000-\$700,000*	82%

General Comments:

Received one bid from the advertisement in July 2022. Bid exceeded project funding. CBS rejected the bid and reworked the scope to better fit current construction prices.

Expansion of Biosolids Disposal Area - 90847

Project Title/ Number: <u>Expansion of Biosolids Disposal Area - 90847</u>	
Project Manager: <u>TBD</u>	Project Sponsor: <u>Michael Harmon</u>
Project Description:	The project is to provide for continued disposal of bio-solids authorized under State of Alaska Permit SW3A047-21. The existing bio-solids receiving cell in Sitka is reaching capacity. This project will ensure continued successful operation of the biosolids disposal area. Construction to be completed by 10/01/23 to maintain compliance with existing ADEC and USACE permits that expire at the end of 2023.
✓ Design ✓ Construction ✓ Other	
Project Charter Available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Status: <i>(highlight green, yellow, red)</i>		
General	Schedule	Budget


Milestones:	
<u>Recently Completed</u> ✓ Project design reviewed by CBS	<u>Upcoming</u> <input type="checkbox"/> CBS Engineering to Re-Eval Construction Cost Estimate, Summer 2023 <input type="checkbox"/> Update Funding Request, Fall 2023 <input type="checkbox"/> Prepare RFP and advertise project, Fall 2023


Project Budget:	
Estimated Total Project Cost	\$1,530,000
Working Capital	\$1,530,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$1,530,000
Funding Gap	\$0
Encumbrances to Date	\$58,922.52
Unencumbered Funds	\$1,471,077.48


Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Stantec (Design)	T&E	\$48,019	%
TBD (Project Management)	T&E	\$TBD	%
Civil Construction	LS	\$TBD	%

General Comments:
Existing USACE 404 Permit Expires Dec 2024. Initial design has been completed but will be reviewed by CBS Engineering staff to ensure relevance.

Environmental Division


 Water Treatment and Distribution					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Distribution Line Breaks	n/a	7			
Total Cost of Distribution Line Break Repairs	n/a	\$60,847			
Gal. Drinking Water Produced	n/a	304,700,000			

 Wastewater Treatment and Collection					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Collection Line Breaks	n/a	1			
Total Cost of Distribution Line Break Repairs	n/a	\$26,083			
Gal. Wastewater Treated	n/a	65,400,000			

 Hazardous Waste Collection Event					
KPI	2023	2024	2025	2026	Current Trend
Total Drums of Hazardous Waste Shipped	29	n/a	n/a	n/a	n/a
Total Cartons of Hazardous Waste Shipped	5	n/a	n/a	n/a	n/a
Total Weight (lbs) of Hazardous Waste Shipped	17,595	n/a	n/a	n/a	n/a


Continued


Building Division

 Permitting					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Building Permits Requested	n/a	60			
Total Number of Building Permits Issued	n/a	53			
Total DOT ROW permits Requested	n/a	2			
Total DOT ROW Permits Issued	n/a	1			
Total Utility Connection Permits Requested	n/a	17			
Total Utility Connection Permits Issued	n/a	6			

Continued


Buildings and Grounds Maintenance Division

 Buildings					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Work Orders	n/a	250			
Average Time Per Work Order (hrs)	n/a	1.7			
Total Preventative Maintenance Work Orders	n/a	200			
Total Reactive Maintenance Work Orders	n/a	50			

 Grounds					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Work Orders	n/a	560			
Average Time Per Work Order (hrs)	n/a	2.5			
Total Preventative Maintenance Work Orders	n/a	560			
Total Reactive Maintenance Work Orders	n/a	0			


Continued

Solid Waste Division

 Solid Waste					
KPI	Q1	Q2	Q3	Q4	Current Trend
Tons of Recyclable Materials Shipped Off-Island	n/a	700,000			
Tons of Solid Waste Materials Shipped Off-Island	n/a	1848			


Continued

Street Maintenance Division

 Streets Division					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Lbs of Aggregate Used for Road Repairs	n/a	42,000			
Total Gallons of Spray Patch Applied to Road	n/a	1800			
Total Lbs of Cold Patch Material Applied to Road		24,000			

Continued

Central Garage Division

 Central Garage					
KPI	Q1	Q2	Q3	Q4	Current Trend
Total Work Orders	n/a	87			
Total Labor Hours	n/a	354			