

City and Borough of Sitka

FY2027 Draft Budget

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

Purpose

This section includes resource proposals and project cover sheets for proposed capital projects and additional capital appropriations included in the FY2027 budget.

These materials provide supporting detail for projects and are organized by fund.

City and Borough of Sitka

FY2027 Draft Budget

General Fund Capital (Fund 700)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

PROJECT COVER SHEET

Updated 04/03/2026

Project Title/ Number: Lake-Hirst and Monastery-Kinkead Utility & Street Improvements - 90843

Project Manager: Loren Gehring Project Sponsor: Michael Harmon/Joe Swain

Project Description: This project is phase 2 of the original LHMK Project. This Public Works project will replace all water, sewer and storm drainage infrastructure, as well as pavement within the project corridors (PHASE 2: Monastery from DeGroff to Arrowhead, including Hirst Street). This project was initiated due to aging water and sewer mains and to improve sewer system flow in the project area.

- ✓ Design
- ✓ Construction
- Other (Study)

Project Charter Available? Yes No

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

Scope	Schedule	Budget
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Milestones:

Recently Completed

- ✓ ADEC Questionaries completed Oct. 2025
- ✓ Phase I construction contract awarded
- ✓ Phase II contract preparation
- ✓ Public Meeting on Traffic Control/Temp Services

Upcoming

- Q2:26 Assembly approval of budget
- Q2:26 Loan Applications
- Q3:26 Financial Capacity assessments
- Q4:26 Loan approvals
- Q3:26 Final PS&E Bid Docs
- Q4:26 Advertise project
- Q1-Q4:27 Construction

Project Budget:

Estimated Total Project Cost	Phase 1	\$ 8,995,778	GF: \$2.8M
	Phase 2	\$ 7,800,000	W: \$2.5M
			WW: \$2.5M
Working Capital		\$2,800,000	
Water Loans		\$2,500,000	
Sewer Loan		\$2,500,000	
Other		\$0	
Total Cost		\$16,795,778	
Funding Needed for Phase 2		\$7,800,000	

Contract Management: (list all contracts anticipated on the project) Phase 2 Only

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
PND Engineers, Inc. (Design)	Estimate	LS/T&E	\$60,000	1%
Construction Administration & CBS Indirect	Estimated	T&E	\$400,000	5%
Construction Contract	Estimated	Bid	\$7,340,000	94%

General Comments:

Phase I is completely funded with construction starting summer CY26. Additional funding for Phase 2 will be applied for through the FY27 Budget.



RESOURCE PROPOSAL

Funded by PISF

Requestor/Department Connor Dunlap - Public Works - Building Maintenance

Proposed resource type Capital project under \$500,000

Cost of resource \$250,000

1. Brief description of resource:

Continued work to address deferred maintenance of BMS Pool mechanical systems including engineering support and mechanical equipment replacements/upgrades.

2. What goal does will this resource help you achieve? Goal 4: Plan and invest in sustainable infrastructure for future generations

3. Is there a specific action that this resource is related to (under selected goal)? 4.1 Identify revenue to address existing capital needs and deferred maintenance

4. How will this resource contribute to achieving the above strategic goals and actions?

The BMS Pool is a highly-valued community asset with significant closure risk due to deteriorating infrastructure. In FY26, the Assembly approved \$210k in capital funding to address deferred maintenance needs for the mechanical system at the BMS pool. At this time, staff is comfortable moving forward with the chlorinator system replacement (~\$125k) and flex coupling replacements (~\$5k). However, staff advises that remaining mechanical replacements (including underwater pool lighting) would be best addressed through an engineered design and prioritization plan. With the remaining ~\$80k from the FY26 approved funds, and the additionally requested \$250k, staff will contract for engineered design and planning of the mechanical system to ensure a) replacements are prioritized based on greatest need/risk reduction and b) selected equipment is effective to support long-term system functionality. Any remaining funds will be used to implement the plan (i.e. purchase and installation of new equipment). This approach is crucial for developing a comprehensive, long-term solution that secures proper, modernized, and sustainable functionality of the BMS Pool.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal?

The pool will operate in it's current state, receiving primarily reactive maintenance to address future mechanical failures. These issues generally result in facility shutdowns. The deficiencies and deferred maintenance will inevitably reach a point that necessitates permanent shutdown until the system is replaced.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?)

Preventative and reactive maintenance, tracked through the CMMS, will show maintenance cost savings over time. Annual hour availability (programming, rentals, SSD use, etc.) and user data are also KPIs that could be tracked.

7. What are the future costs of this resource?

Depending on the recommendations made by the engineers, additional funding may be requested to rehabilitate the pool system in the future.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved?

This proactive approach will help prevent the more costly emergency repairs associated with total system failure. Improvements to the pool facility will also result in increased revenue from P&R programming.

Department Head Mark Seavey



RESOURCE PROPOSAL

Requestor/Department Connor Dunlap - Public Works - Building Maintenance

Proposed resource type Capital project under \$500,000

Cost of resource \$40,000

1. Brief description of resource: Door security upgrade to City Hall. Project includes replacement of 2nd floor exterior entry door, replacement of failing locksets & door hardware, and access control improvements.

2. What goal does will this resource help you achieve? Goal 5: CBS is recognized as being a great place to work and excellent service provider to the community

3. Is there a specific action that this resource is related to (under selected goal)? 5.4 Identify and develop necessary standard policies and procedures to promote organization-wide stability and service-level consistency

4. How will this resource contribute to achieving the above strategic goals and actions? Improved security at City Hall will promote stability across the CBS and the broader community of Sitka. This upgrade will positively impact all departments operating at City Hall. Improved access control will allow building maintenance to better manage a structured access media system.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal? We will continue with the current system. Building maintenance will continue to try resolving door and hardware issues one at a time through the operating budget. Due to the age of the existing key system, there are many keys unaccounted for, so building security will remain in question. This project could be scaled by removing some requested elements.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?) Building Maintenance has recently acquired BEST Keystone Software to improve management of keys and access control. Establishing an accurate baseline for the facility by establishing a new coreing structure will demonstrate the project's success.

7. What are the future costs of this resource? No future costs. Standard preventative maintenance will continue.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved? Ensuring that the facility and department offices are secure is a potential indirect financial benefit.

Department Head Mark Seavey



RESOURCE PROPOSAL

Funding
\$88K General Fund (PISF)
\$86K CPV
\$26K VEF

Requestor/Department: Kevin Knox / Parks and Recreation
Proposed resource type: Capital project under \$500,000
Cost of resource: \$200,000

1. Brief description of resource:
Installation of a single stall, accessible "family" restroom at the Crescent Harbor Playground. The original concept plan for the new Crescent Harbor Playground included a restroom, but funding was insufficient during that initial phase. Community requests for this ammenity is the driving factor for the resource proposal.

2. What goal does will this resource help you achieve?
Goal 4: Plan and invest in sustainable infrastructure for future generations

3. Is there a specific action that this resource is related to (under selected goal)?
4.3 Identify the levels of service for CBS's infrastructure and identify the resources needed to support these levels

4. How will this resource contribute to achieving the above strategic goals and actions?
Use of distant adjacent restroom facilities (Crescent Harbor and Sitka Sound Science Center) have become more difficult with increased demand, let alone the distance necessary to reach adjacent restrooms for young children. Demand for dedicated restroom accomodations at the Crescent Harbor Playground have become more critical as visitor numbers have increased. The attempt to address this need in the Crescent Harbor Courts Rehabilitation project was not successful after initial estimated costs increased beyond the allowable budget of the LWCF spending cap of \$250,000 total project budget.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal?
Users at the Crescent Harbor Playground will continue to need to use adjacent restrooms at Crescent Harbor (575' or 3-4 minute walk) or SSSC (370' or 2-3 minute walk - not a public restroom and not obligated to allow access). The only other scaled-down options would be placement of a temporary or portable restroom facility which are not favored by the community and have increased operating costs.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?)
User numbers at the community playground will likely increase. Addressing the Strategic goals and actions under Infrastucture are most obvious, and installation of this facility will also address Quality of Life goals through addressing 1.3 (Impacts of tourism and prioritizing the quality of life for all Sitkans) through increasing restroom resources for this specific facility and demographic of Sitka users.

7. What are the future costs of this resource?
Additional custodial and maintence costs will be needed to support the installation and long term use of this facility. Operational hours must be carefully established to strike a balance between maximizing community accessibility and mitigating the security risks associated with unrestricted 24/7 access.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved?
Mobile analytic data for Crescent Harbor Park shows that 47% of use is from Sitka locals, 3% use by other Alaskans, and the remaining 50% from out of state visitors. Partial funding for this funding could come from CPV and/or VEF funds.

Department Head

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RESOURCE PROPOSAL

Requestor/Department Connor Dunlap - Public Works - Streets Maintenance

Proposed resource type Capital project under \$500,000

Cost of resource \$20,000

1. Brief description of resource:

This resource would go toward upgrading the Keet Gooshi Heen Elementary school zone warning system. The hardware that controls the safety lighting is obsolete and no longer supported, requiring maintenance staff to find cumbersome and time-consuming workarounds to update the schedules. We plan to keep the existing lights and mast arm poles if possible, but some contingency has been added to the proposal if that isn't an option.

2. What goal does will this resource help you achieve? Goal 4: Plan and invest in sustainable infrastructure for future generations

3. Is there a specific action that this resource is related to (under selected goal)? 4.1 Identify revenue to address existing capital needs and deferred maintenance

4. How will this resource contribute to achieving the above strategic goals and actions?

Replacement of this lighting control system is overdue. The improvement has been deferred and addressing it will improve school zone safety for the future.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal?

The lighting controls will continue to deteriorate and will eventually fail completely. There are no efficient options to scale the request.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?)

Success would be demonstrated through reduced maintenance staff time in CMMS.

7. What are the future costs of this resource?

Depending on the control software option, there may be an annual subscription fee. This is anticipated to be low cost for the capacity of our system needs.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved?

None

Department Head Mark Seavey



RESOURCE PROPOSAL

Funded by PISF

Requestor/Department Kevin Knox/Parks and Recreation

Proposed resource type Capital project under \$500,000

Cost of resource \$60,000

1. Brief description of resource: Update and address deficiencies and deteriorating equipment in the ADA bathroom/changing room at Blatchley Pool.

2. What goal does will this resource help you achieve? Goal 4: Plan and invest in sustainable infrastructure for future generations

3. Is there a specific action that this resource is related to (under selected goal)? 4.3 Identify the levels of service for CBS's infrastructure and identify the resources needed to support these levels

4. How will this resource contribute to achieving the above strategic goals and actions? As a top revenue generator and patron destination for the Parks and Recreation Division, Blatchley Pool is currently operating at near capacity due to high demand for rentals and programming. Programs requiring ADA-accessible facilities have expanded to include swim lessons for children with disabilities and increased senior activities. However, deferred maintenance has caused critical spaces to deteriorate, necessitating immediate refurbishment. Safety & Modernization: Address compliance concerns with current fixtures in the shower and changing area. Shower hand wand is broken and no longer meets accessibility standards. Bench in shower area is old and difficult to use unless assistance is provided to wheelchair users. Shower area transfer area needs better clearance by removal/relocation of hygiene dispenser. Changing bench and toilet transfer area are substandard due to inability to raise and lower bench. Age of bench and supporting legs is a safety concern as well. ADA minimum standards grab rail requirements need to be addressed in changing area and shower stall.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal? Accessible bathroom is not up to current standards and doesn't serve patrons with disabilities very well. Continued deferred maintenance and replacement of fixtures and addressing deficiencies will necessitate closure of this bathroom due to safety concerns. Lack of a compliant ADA bathroom and changing area would be a significant concern for the community and program delivery.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?) Addressing deferred maintenance issues in the pool facility will ensure continued access and offering diverse programming and public use. Ease of use, safety and accessibility are measured through consistent/increasing participation in public access and program registrations.

7. What are the future costs of this resource? No significant expenses identified.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved? Increasing/maintaining revenue from additional patron use and increased programming opportunities.

Department Head

[Handwritten signature: Amy Anderson]



RESOURCE PROPOSAL

Funded by PISF

Requestor/Department Connor Dunlap - Public Works - Building Maintenance

Proposed resource type Capital project under \$500,000

Cost of resource \$250,000

1. Brief description of resource: Resource for professional services to evaluate and make recommendations regarding the electrical infrastructure and facility utilization at the Public Services Complex.

2. What goal does will this resource help you achieve? Goal 4: Plan and invest in sustainable infrastructure for future generations

3. Is there a specific action that this resource is related to (under selected goal)? 4.1 Identify revenue to address existing capital needs and deferred maintenance

4. How will this resource contribute to achieving the above strategic goals and actions? The Public Services Complex (PSC) houses the Electric Department, Central Garage, and the Buildings, Grounds, and Streets Maintenance divisions of Public Works. The facility is near capacity for electric distribution, which limits the ability to advance environmental initiatives. PSC's primary heat source is oil-fired boiler, contributing to the city's carbon footprint. Upgrading the distribution will permit the installation of an electric boiler. As CBS transitions towards a carbon-free fleet, significant upgrades to the PSC's electrical infrastructure will be required to support the large-scale charging of new electric vehicles. In addition to the sustainability improvements, the resource would be utilized for space modifications. Evaluating and designing spatial modifications to optimize the facility's layout will ensure it effectively accommodates the operational needs of all divisions.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal? The necessary distribution upgrades will not be implemented. PSC will continue to heat via oil-fired boiler. We will be limited regarding EV charging capacity.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?) There will be cost savings from eliminating the fuel demand of the facility, as well as lower maintenance required for electric boilers.

7. What are the future costs of this resource? Depending on the recommendations made by the engineers, additional funding will be requested to fully implement changes.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved? Transitioning to clean energy is a priority for the community.

Department Head Mark Seavey

SSD FY2027 New Capital Projections and Additional Appropriations

Project Name	Project Description	Status	Project Sponsor	Estimated Cost	Prioritization Risk Score	Risk Score	FY27 Amount
Keet Gooshi Heen Hot Water Heater Replacement	The hot water heater is operational, but past its anticipated service life. Installed in 2005. The wayer heater supplies domestic hot water to the entire facility from two holding tanks. The scope includes replacement of the water heater and associated plumbing improvements.	New addition FY27	CBS	\$ 15,000	Medium	C3	15,000
Pacific High School Compressor Replacement	Dry sprinkler system compressor is near end of service life and requires replacement.	New addition FY27	CBS	\$ 10,000	High	D5	10,000
Blatchley Middle School Envelope Restoration	Address algae and grime build-up on building envelope, as well as tired paint. Repair the Dryvit surfacing, which is compromised by cracks, blistering, and failed drip edge seals. The first stage of this project should be to have a more extensive evaluation done by contracted professionals, to include recommendations for envelope refurbishment. For the Pool area, the envelope should not be addressed until (or in conjunction with) the roof repairs. Industry technicians evaluated the roof in 2024, locating and marking penetrations in the pvc membrane. Their determination was that the roof had areas that could be restored and others that required replacement. The failed skylights in the Library ceiling would be removed during the project. Adding anchor points to provide fall protection would be included in the scope of this project.			\$ 12,550,000	High	D4	100,000
Sitka High School Envelope Restoration	Address algae and grime build-up on building envelope, as well as tired paint. Repair the Dryvit surfacing, which is compromised by cracks, blistering, and failed drip edge seals. The first stage of this project should be to have a more extensive evaluation done by contracted professionals, to include recommendations for envelope refurbishment. Industry technicians evaluated the roof in 2024, locating and marking penetrations in the pvc membrane. Their determination was that the roof was a good candidate for restoration, rather than replacement. A lack of fall protection was also identified through the condition assessment. Adding anchor points would be included in the scope of this project. Consider including windows for a complete envelope remodel. Failed seals and fogged panes were noted during condition assessments. Replace exterior windows with smaller and more efficient units would be ideal. The existing windows average 7' height. Reduce to 4'-5' could be more cost effective and improve energy efficiency. A 2011 energy audit identified insufficient R-value on windows, indicating they were around R-1.5, with R-3 being the standard minimum.			\$ 12,550,000	High	D4	100,000
Pacific High School Heat Pump Replacement	Installed in 2013, the heat pump is beyond the anticipated service life (10-12 years in our climate). Recurring system leaks have been costly to attempt to trace and repair. The unit should be replaced and system components upgraded where necessary.	New addition FY27	CBS	\$ 75,000	High	D4	75,000
Sitka High School Walk-in Freezer Repair	The walk-in freezer doors ice up. Many attempts to make repairs have proved to be only temporary fixes. The staff cannot access or close them properly, causing concerns about food safety. The scope of this project is to replace the freezer wall and freezer doors.	New addition FY27	CBS	\$ 25,000	Medium	D3	25,000
Keet Gooshi Heen Dishwasher Replacement	The dishwasher, though currently functional, has had many issues in recent years. It is past expected service life and should be replaced. The project would also address damaged sheetrock behind the appliance due to leaks during operation.	New addition FY27	CBS	\$ 25,000	Medium	D3	25,000
Sitka High School Exterior Window Repair	Repairs to window closers to ensure emergency egress. FY27 Note: Determined the windows are not required to be egress nor are they designed for egress - risk score adjusted accordingly. Recommend returning funds and holding off until envelope restoration project	Funded FY26 - Hold		\$ 50,000	High	D4	(50,000)

SSD FY2027 New Capital Projections and Additional Appropriations

Project Name	Project Description	Status	Project Sponsor	Estimated Cost	Prioritization Risk Score	Risk Score	FY27 Amount
Sitka High School Electrical Improvement	Request from science wing teachers due to insufficient power supply in classrooms. Building maintenance investigations have determined that there is no system issue, rather the receptacle circuit is being overloaded. Project would increase capacity by adding a new circuit.	New Addition FY27	SSD	\$ 10,000	Medium	D2	10,000
Southeast Alaska Career Center Electrical Improvement	Request to increase electrical capacity to the building. Reports that the power is insufficient to operate in both the kitchen and classroom simultaneously - interruptions from frequent breaker trips. Project would look at adding a designated circuit for the kitchen.	New Addition FY27	SSD	\$ 10,000	Medium	D2	10,000
School District Capital Requests							
Keet Gooshi Heen PA System Replacement	System no longer provides consistent, building-wide communication. Areas have partial or complete audio outages, causing concern for communication in emergency situations. Speakers deteriorating and unreliable. Request for a modernized system.	New Addition FY27	SSD	\$ 40,000	Medium	D2	40,000
Keet Gooshi Heen Clock System Replacement	Current system no longer performs reliably - failed clocks, inconsistencies, failing to synchronize, and periodically stopping. Ethernet connectivity is insufficient, needs boosters. Negatively impacts school operations. Request to replace the clock system.	New Addition FY27	SSD	\$ 30,000	Medium	D2	30,000
Keet Gooshi Heen Door Release System Upgrade	Request is to replace the magnetic door release system. Current system is aging and becoming increasingly unreliable - delayed or inconsistent door release responses. Primary concern is for emergency lockdown scenarios.	New Addition FY27	SSD	\$ 40,000	Medium	C3	40,000
Total FY2027 Capital							430,000

City and Borough of Sitka

FY2027 Draft Budget

Electric Capital (Fund 710)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

PROJECT COVER SHEET

Project Title/ Number: 90777 - City Wide - Replace Utility Revenue Meters

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement of existing analog, manual read utility revenue meters with digital, auto-read meters for improved revenue metering. This request is for an additional \$100,000 investment into this project to continue purchasing meters for replacement. Future planned requests for this project include \$100,000 in FY28 and \$100,000 in FY29.

Design
 Construction
 Other

Project Charter Available? Yes No

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

General	Schedule	Budget
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Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <input checked="" type="checkbox"/> Contract Development with Vendor <input checked="" type="checkbox"/> Contract Execution <input checked="" type="checkbox"/> Parts and materials orders (some received)	<p style="text-align: center;"><u>Upcoming</u></p> <input type="checkbox"/> Final Parts to be Delivered <input type="checkbox"/> Installation Planning <input type="checkbox"/> Installation Kickoff

Project Budget:	
Estimated Total Project Cost	\$1,875,019.00
Working Capital	\$1,575,019.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$1,575,019.00
Funding Gap	\$300,000.00
	\$100,000 Requested for FY27 Budget
Encumbrances to Date	\$1,030,416.96
Unencumbered Funds	\$544,602.04

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

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Landis & Gyr	Design-Build	\$0	100%

General Comments:
 Funding requested for FY27. Future funding will need to be requested in FY28 and FY29

PROJECT COVER SHEET

Project Title/ Number: 90944 - Blue Lake Dam - Upper Outlet Valve Installation

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This capital project was previously funding with \$150,000 to purchase and install a cone valve and guard valve for the Blue Lake Dam Upper Outlet. The upper outlet is a critical component to ensuring proper operation of the dam. Current focus is on procuring the appropriate valves for future installation.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <input checked="" type="checkbox"/> Conceptual scoping of valve requirements	<p style="text-align: center;"><u>Upcoming</u></p> <input type="checkbox"/> Requesting \$350,000 to purchase guard valve and cone valve for upper outlet <input type="checkbox"/> Planning for installation

Project Budget:	
Estimated Total Project Cost	\$0.00
Working Capital	\$150,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$0.00
Funding Gap	\$350,000.00
	Requested in FY27 Budget
Encumbrances to Date	\$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>

General Comments:
 Installation of these valves is extremely costly due to mobilization costs for a crane and flexi-barge. The Department proposes purchasing the valves to ensure long-lead parts are on site for installation incase opportunity is presented for cheaper mobilization costs from contractors working in town. The Department will continue to focus on identifying less costly methods for installation.

PROJECT COVER SHEET

Project Title/ Number: Green Lake Development FERC Relicensing

Project Manager: Regulatory Compliance Engineer Project Sponsor: Electric Utility Director

Project Description: This project includes the complete relicensing of the Green Lake Development under FERC authority. Relicensing activities include consultation and study performance to outline best management by the utility. Relicensing costs may vary due to the number of studies and study follow activities that are requested by stakeholder. **In FY27 an additional \$280,000 is being requested to perform remaining tasks for licensing. No further costs are anticipated for this project.**

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<u>Recently Completed</u> <input checked="" type="checkbox"/> Recreation, Historic, Watershed Studies	<u>Upcoming</u> <input type="checkbox"/> Requesting additional \$280,000 funding to complete relicensing efforts.

Project Budget:		
Estimated Total Project Cost	\$1,520,000.00	
Working Capital	\$1,240,000.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$1,240,000.00	
Funding Gap	\$280,000.00	Requested in FY27 Budget
Encumbrances to Date	\$1,240,000.00	
Unencumbered Funds	\$0.00	

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
McMillen Inc.	Professional Services	\$1,520,000	100

General Comments:
 Initial project budget was set at \$1,240,000. Additional \$280,000 funding being requested in FY27. Cost increase is due to additional studies and FERC requirements (beyond the initially anticipated tasks) being funded through this budget. The \$280,000 funding request for FY27 is anticipated to cover all project costs.

PROJECT COVER SHEET

Project Title/ Number: Blue Lake Development - Install Fall Protection

Project Manager: Regulatory Compliance Engr. Project Sponsor: Electric Utility Director

Project Description: This project includes the installation of fall protection devices and anchor points at work locations within the Blue Lake Development. This project will be comprised of a three phase schedule including (1) Needs Assessment, (2) Mitigation Design Development, and (3) Mitigation Construction. FY27 funding is being requested to perform some design and some construction.

Design
 Construction
 Other

Project Charter Available? Yes 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"/> Funding reallocated in FY25 to fund project <input checked="" type="checkbox"/> Selection of fall protection consultant <input checked="" type="checkbox"/> Contract development for consultation	<input type="checkbox"/> Complete contractor agreement <input type="checkbox"/> Requesting FY27 funding for initial construction <input type="checkbox"/> Perform fall protection analysis <input type="checkbox"/> Prioritize Fall Protection Improvements

Project Budget:	
Estimated Total Project Cost	\$0.00
Working Capital	\$40,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$0.00
Funding Gap	\$100,000 (FY27 Request)
Encumbrances to Date	\$0.00
Unencumbered Funds	\$0.00

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

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Analysis & Design	Des.-Build	\$40,000.00	
Construction	Des.-Build	\$100,000+	

General Comments:
 Current fall protection is not in alignment with best practices or regulatory requirements. A near-miss associated with poor fall protection practices occurred in 2024. **\$100,000 Funding being requested in FY27 to fund initial improvement construction activities. More construction funding will be needed in future years.**

PROJECT COVER SHEET

Project Title/ Number: Green Lake Development - Install Fall Protection

Project Manager: Regulatory Compliance Engineer Project Sponsor: Electric Utility Director

Project Description: This project includes the installation of fall protection devices and anchor points at work locations within the Green Lake Development. This project will be comprised of a three phase schedule including (1) Needs Assessment, (2) Mitigation Design Development, and (3) Mitigation Construction. FY27 funding is being requested to perform some design and some construction.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Funding reallocated in FY25 to fund project <input checked="" type="checkbox"/> Selection of fall protection consultant <input checked="" type="checkbox"/> Contract development for consultation 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Complete contractor agreement <input type="checkbox"/> Requesting FY27 funding for initial construction <input type="checkbox"/> Perform fall protection analysis <input type="checkbox"/> Prioritize Fall Protection Improvements

Project Budget:	
Estimated Total Project Cost	\$0.00
Working Capital	\$40,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$40,000.00
Funding Gap	\$30,000 (FY27 Request)
Encumbrances to Date	\$0.00
Unencumbered Funds	\$40,000.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Analysis & Design	Des.-Build	\$40,000.00	
Construction	Des.-Build	\$30,000	

General Comments:
 Current fall protection is not in alignment with best practices or regulatory requirements. A near-miss associated with poor fall protection practices occurred in 2024. **\$30,000 Funding being requested in FY27 to fund initial improvement construction activities. More construction funding will be needed in future years.**

PROJECT COVER SHEET

Project Title/ Number: 91044 - Utility Wide - Fire Systems Analysis

Project Manager: Regulatory Compliance Engineer Project Sponsor: Electric Utility Director

Project Description: This project includes drawing on consulted support to perform an analysis of the Blue Lake Development and Green Lake Development facilities to identify fire and life safety risks and develop a plan to mitigate risks that are identified. Current plan configurations do not align with best practices for fire suppression and detection.
Additional \$70,000 funding requested for FY27 to accommodate analysis & design.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<u>Recently Completed</u> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> FY25 Funding reallocated for initial budgeting	<u>Upcoming</u> <input type="checkbox"/> Requesting \$70,000 funding for design and analysis <input type="checkbox"/> Solicit design contractor

Project Budget:	
Estimated Total Project Cost	\$100,000.00
Working Capital	\$30,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
<hr/> Total Funded	<hr/> \$30,000.00
Funding Gap	\$70,000 (FY27 Request)
Encumbrances to Date	\$0.00
<hr/> Unencumbered Funds	<hr/> \$30,000.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Analysis & Design	Design-Build	\$70,000	

General Comments:
 Current fire suppression and detection methods deployed within the facilities do not align with best practices. Replacement of each facility, due to a fire, could cost in the \$100M to \$200M range, each. This analysis and subsequent mitigations will reduce the risk of fire-related damage.

PROJECT COVER SHEET

Project Title/ Number: Green Lake Powerplant Switchyard - Design and Build Secondary Transformer Yard

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This project includes the installation of a new transformer yard for the Green Lake Powerplant. Failure of this system without redundancy could force use of diesel generation for over a year. Work will be performed by a contractor. Some materials will be procured under a different Capital Project 91110. Additional \$500,000 being requested for FY27; Anticipated \$1,000,000 will be requested in FY28

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> FY26 funding approved for design <input checked="" type="checkbox"/> Design contractor selection <input checked="" type="checkbox"/> Initial feasibility study performed in 2025 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Develop task order for 30% design <input type="checkbox"/> Develop 30% Design (scope, specs, drawings) <input type="checkbox"/> CBS Review of 30%

Project Budget:		
Estimated Total Project Cost	\$3,450,000.00	
Working Capital	\$150,000.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
<hr/> Total Funded	<hr/> \$150,000.00	
Funding Gap	\$3,300,000.00	\$500,000 Requested in FY27
Encumbrances to Date	\$34,150.00	
Unencumbered Funds	\$115,848.00	

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Design		\$150,000	5%
Construction		\$3,300,000	95%

General Comments:
 The initial \$150k funding for this project will produce a design. The FY27 request for an additional \$500,000 will be set aside to fund construction and any spill-over design costs.

PROJECT COVER SHEET

Project Title/ Number: 91051 - Marine Street Substation - Side A PLC Replacement

Project Manager: Relay Control Unit Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement of the PLC for the Marine Street Substation (Side A). Existing PLC is beyond its useful life and are no longer supported by vendors. Upgrading these relays will help ensure protection reliability. Additional funding of \$20,000 is being requested due to lessons learned with Marine Street Relay Upgrade Project.

Design
 Construction
 Other

Project Charter Available? Yes 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"/> Conceptual scoping <input checked="" type="checkbox"/> Concept-level cost estimates <input checked="" type="checkbox"/> Professional Services already contracted	<input type="checkbox"/> Request \$20,000 for FY27 Budget <input type="checkbox"/> Assign project manager <input type="checkbox"/> Design upgrade <input type="checkbox"/> Procure materials and equipment

Project Budget:

Estimated Total Project Cost	\$0.00	
Working Capital	\$30,000.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$30,000.00	
Funding Gap	\$20,000.00	\$20,000 Requested for FY27 Budget
Encumbrances to Date	\$0.00	
Unencumbered Funds	\$0.00	

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

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
SCADA Contractor	Professional Services	\$20,000.00	63%

General Comments:

Existing funding is sufficient to cover procurement of parts and materials. Contractor costs are estimated to be \$20,000.

PROJECT COVER SHEET

Project Title/ Number: 91054 - Jarvis Street Substation - PLC Replacement

Project Manager: Relay Control Unit Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement of the PLC for the Jarvis Street Substation. Existing PLC is beyond its useful life and are no longer supported by vendors. Upgrading this PLC will help ensure substation protection reliability. Additional funding of \$50,000 is being requested due to lessons learned with Marine Street Relay Upgrade Project.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Concept-level cost estimates <input checked="" type="checkbox"/> Procurement of some materials <input checked="" type="checkbox"/> Professional Services already contracted 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Request \$50,000 for FY27 Budget <input type="checkbox"/> Assign project manager <input type="checkbox"/> Design upgrade <input type="checkbox"/> Procure materials and equipment

Project Budget:	
Estimated Total Project Cost	\$80,000.00
Working Capital	\$30,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
<hr/> Total Funded	<hr/> \$30,000.00
Funding Gap	\$50,000
	\$50,000 Requested for FY27 Budget
<hr/> Encumbrances to Date	<hr/> \$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
SCADA Contractor	Professional Services	\$50,000.00	63%

General Comments:
 Existing funding is sufficient to cover procurement of parts and materials. Contractor costs are estimated to be \$50,000.

PROJECT COVER SHEET

Project Title/ Number: 91056 - Jarvis Street Substation - Replace transformer devices

Project Manager: Line Worker Unit Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement of protective devices for the Jarvis Street Substation transformers. Existing protective devices are either missing or outdated (no longer serviceable or vendor supported). Additional funding of \$55,000 is being requested due to lessons learned with Marine Street Relay Upgrade Project.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Concept-level cost estimates <input checked="" type="checkbox"/> Professional Services already contracted 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Request \$55,000 for FY27 Budget <input type="checkbox"/> Assign project manager <input type="checkbox"/> Design upgrade <input type="checkbox"/> Procure materials and equipment

Project Budget:	
Estimated Total Project Cost	\$100,000.00
Working Capital	\$45,000.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
<hr/> Total Funded	<hr/> \$45,000.00
Funding Gap	\$55,000
Encumbrances to Date	\$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
SCADA Contractor	Professional Services	\$20,000.00	20%
Electrical Engineer	Professional Services	\$30,000.00	30%

General Comments:
 Requesting additional \$55,000 for FY27

PROJECT COVER SHEET

Project Title/ Number: 91065 - Blue Lake Penstock - Install New Water Takeoff and Isolation Valve at Plant

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This project scope includes the procurement and installation of a 24" isolating valve, an acoustic flowmeter, and a 36" blind flange to support water takeoff from the Blue Lake Penstock. This project will also include replacement of the protective coating on the exposed penstock at the lower penstock portal. The scoped project will reduce a number of deficiencies that currently put the lower penstock portal area at risk.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Conceptual cost estimates <input checked="" type="checkbox"/> Site Evaluation with Design Engineers <input checked="" type="checkbox"/> Collaboration with NSRAA and Public Works 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Request additional \$150,000 for FY27 budget <input type="checkbox"/> Establish design task order <input type="checkbox"/> Procure materials

Project Budget:	
Estimated Total Project Cost	\$298,151.00
Working Capital	\$148,151.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
<hr/> Total Funded	<hr/> \$0.00
Funding Gap	\$150,000.00
<hr/> Encumbrances to Date	<hr/> \$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
TBD	Professional Services	\$15,000	5%

General Comments:
 The original scope of this project only included replacement of valving. After collaboration with the Pacific Northwest National Labs, NSRAA, and Public Works, it the scope has expanded to include recoating of the exposed penstock, installation of the 36" blind flange, and flowmeter. This project will be executed with the Blue Lake Penstock Inspection Outage

PROJECT COVER SHEET

Project Title/ Number: 91111 - Green Lake Road - Replace Culverts & Install New Culverts

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This project was originated to fund the replacement of three culverts on the Green Lake Road that were determined to be at the end of their useful life. After further analysis it has been determined that a total of twenty culverts on the Green Lake Road are at the end of their useful life and are in need of replacement. This request is for an additional \$50,000 to be funded in FY27 to begin replacing the aged culverts. It is anticipated that additional funding will be required in FY28 of \$150,000 and in FY29 of \$150,000 to continue with needed repairs.

Design
 Construction
 Other

Project Charter Available? Yes No

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

General	Schedule	Budget
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Milestones:

<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Concept-level cost estimates <input checked="" type="checkbox"/> Watershed study completed 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Request for additional funding to replace culverts in FY27
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Project Budget:

Estimated Total Project Cost	\$365,000.00	
Working Capital	\$15,000.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$15,000.00	
Funding Gap	\$350,000	\$50,000 Requested for FY27 Budget
Encumbrances to Date	\$0.00	
Unencumbered Funds	\$0.00	

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

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
		\$0.00	

General Comments:

This funding request will cover only \$50,000 of the \$365,000 needed to complete this job. Future funding will be required to continue culvert replacement.

PROJECT COVER SHEET

Project Title/ Number: Blue Lake Development – Penstock Inspection & Maintenance

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: The objective of this project is to complete the FERC-mandated inspection of the Blue Lake Penstock, and clean the penstock rock traps of debris. Cleaning the rock trap will help reduce risks associated with loose rocks damaging generator runners. Inspection of the penstock will improve ability to detect developing issues within the penstock.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<u>Recently Completed</u> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Concept-level cost estimates	<u>Upcoming</u> <input type="checkbox"/> Request \$500,000 for FY27 budget

Project Budget:		
Estimated Total Project Cost	\$500,000.00	
Working Capital	\$0.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$0.00	
Funding Gap	\$500,000.00	Requesting \$500,000.00 for FY27 Budget
Encumbrances to Date	\$0.00	
Unencumbered Funds	\$0.00	

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
TBD/Inspection Planning	Professional Services	\$30,000.00	8%
TBD/ Rescue Services	Professional Services	\$60,000.00	12%
TBD/ Cleaning & Repairs	Construction	\$410,000	80%

General Comments:
 \$500,000.00 funding being requested for FY27 budget.

PROJECT COVER SHEET

Project Title/ Number: Blue Lake Powerplant – Replace Cooling Water Strainer

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This project includes the purchase and replacement of the cooling water strainer for Blue Lake Unit B3. The existing strainer is nearing a point where refurbishment will need to take place. This project will procure a new strainer to be installed while the existing strainer is refurbished. Once the existing strainer has been refurbished, it will replace the B4 cooling water strainer. Refurbishing in this manner will reduce generating downtime.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Detailed cost estimates	<p style="text-align: center;"><u>Upcoming</u></p> <input type="checkbox"/> Procure replacement strainer <input type="checkbox"/> Remove existing strainer <input type="checkbox"/> Install new strainer <input type="checkbox"/> Send old strainer out for refurbishment

Project Budget:	
Estimated Total Project Cost	\$100,000.00
Working Capital	\$0.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$0.00
Funding Gap	\$100,000.00
	\$100,000 Requested for FY27 Budget
Encumbrances to Date	\$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>

General Comments:
 \$100,000 Requested for FY27 Budget. Additional funding will be requested in FY28 for B4 strainer replacement.

PROJECT COVER SHEET

Project Title/ Number: Distribution Line – Replace 15 Poles

Project Manager: Line Worker Unit Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement of 15 distribution utility poles. These utility poles support the distribution of power from the Utility's substations to customer's service locations. Existing poles are beyond their useful life and will continue to decrease in reliability until failure occurs. Work for this project will include labor by the Line Worker Unit and contractors. The Utility manages approximately 1800 poles. With an approximate life span of 30 years, the Utility should be replacing between 30 and 60 poles each year. The included 15 poles will total with the 15 transmission poles (being requested under a different cover sheet) to meet the minimum replacement schedule.

Design
 Construction

 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Detailed cost estimates <input checked="" type="checkbox"/> New Poles Procured Through Inventory 	<p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Coordinate with contracted lineman crew <input type="checkbox"/> Clearance & Outage Planning <input type="checkbox"/> Perform Install New Utility Poles and Commission

Project Budget:	
Estimated Total Project Cost	\$250,000.00
Working Capital	\$0.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
<hr/> Total Funded	<hr/> \$0.00
Funding Gap	\$250,000.00
	Requesting \$250,000 for FY27 Budget
Encumbrances to Date	\$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>

General Comments:
 This request is for \$250,000 for FY27.

PROJECT COVER SHEET

Project Title/ Number: Islands - Replace Submarine Cable – CR7

Project Manager: Line Worker Unit Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement of submarine cable CR7. The existing cable has passed its design life and provides power to all adjacent islands. Work will be performed by Line Worker Unit and supported by marine transport contractor.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<u>Recently Completed</u> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Detailed cost estimates	<u>Upcoming</u> <input type="checkbox"/> Procure Cable <input type="checkbox"/> Design and Permitting (if needed) <input type="checkbox"/> Installation & Commissioning

Project Budget:		
Estimated Total Project Cost	\$100,000.00	
Working Capital	\$0.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$0.00	
Funding Gap	\$100,000.00	\$100,000 Requested for FY27 Budget
Encumbrances to Date	\$0.00	
Unencumbered Funds	\$0.00	

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>

General Comments:
 \$100,000 Requested for FY27 Budget

PROJECT COVER SHEET

Project Title/ Number: Kaagwaantaan Road Road and - Electrical

Project Manager: TBD Project Sponsor: Electric Utility Director

Project Description: This project includes the replacement and relocation of existing above-ground utilities on Kaagwaantaan Road to underground utilities. Significant additional funding will be required in future years.

Design
 Construction
 Other

Project Charter Available? Yes No

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

General	Schedule	Budget
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Milestones:

<p style="text-align: center;"><u>Recently Completed</u></p> <p><input checked="" type="checkbox"/> Conceptual scoping</p>	<p style="text-align: center;"><u>Upcoming</u></p> <p><input type="checkbox"/> Request \$50,000 initial funding for FY27</p> <p><input type="checkbox"/> Solicit designer</p> <p><input type="checkbox"/> Develop refined estimates</p>
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Project Budget:

Estimated Total Project Cost	\$1,500,000.00	
Working Capital	\$0.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$0.00	
Funding Gap	\$1,500,000.00	\$50,000.00 Requested for FY27 Budget
Encumbrances to Date	\$0.00	
Unencumbered Funds	\$0.00	

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

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Design Contractor	Professional Services	\$150,000.00	10%
Construction	Design Build	\$1,350,000	90%

General Comments:
 This initial request for \$50,000 in FY27 is to begin developing a funding pool to ultimately fund this work.

PROJECT COVER SHEET

Project Title/ Number: Sawmill Creek Switching Area – Security Improvements Phase 1 (fence, cameras, signs)

Project Manager: Regulatory Compliance Engineer Project Sponsor: Electric Utility Director

Project Description: This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include new fencing, cameras, and signs to be installed at the Sawmill Creek Switching Area to improve detection, delay, and deterrence

Design
 Construction
 Other

Project Charter Available? Yes No

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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <input checked="" type="checkbox"/> Perform DAMSVR assessment <input checked="" type="checkbox"/> Develop conceptual scope	<p style="text-align: center;"><u>Upcoming</u></p> <input type="checkbox"/> Requesting \$75,000 for project <input type="checkbox"/> Order materials <input type="checkbox"/> Install materials (in-house)

Project Budget:		
Estimated Total Project Cost	\$0.00	
Working Capital	\$0.00	
Loans	\$0.00	
Grants	\$0.00	
Other	\$0.00	
Total Funded	\$0.00	
Funding Gap	\$75,000.00	Requested in FY27 Budget
Encumbrances to Date	\$0.00	
Unencumbered Funds	\$0.00	

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
Construction	Design Build	\$80,000	80%

General Comments:

\$75,000.00 will include procurement of improvement materials. Fencing construction will be designed and installed by contractor. All other work will be performed by CBS.

PROJECT COVER SHEET

Project Title/ Number: <u>Transmission Line - Replace 15 Poles</u>	
Project Manager: <u>Line Worker Unit</u>	Project Sponsor: <u>Electric Utility Director</u>
Project Description:	This project includes the replacement of 15 transmission utility poles. These utility poles support the transmission of power from the Utility's generating sources to the Utility's substations. Existing poles are beyond their useful life and will continue to decrease in reliability until failure occurs. Work for this project will include labor by the Line Worker Unit and contractors. The Utility manages approximately 1800 poles. With an approximate life span of 30 years, the Utility should be replacing between 30 and 60 poles each year. The included 15 poles will total with the 15 distribution poles (being requested under a different cover sheet) to meet the minimum replacement schedule
<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

Milestones:	
<p style="text-align: center;"><u>Recently Completed</u></p> <input checked="" type="checkbox"/> Conceptual scoping <input checked="" type="checkbox"/> Detailed cost estimates <input checked="" type="checkbox"/> New Poles Procured Through Inventory	<p style="text-align: center;"><u>Upcoming</u></p> <input type="checkbox"/> Coordinate with contracted lineman crew <input type="checkbox"/> Clearance & Outage Planning <input type="checkbox"/> Perform Install New Utility Poles and Commission

Project Budget:	
Estimated Total Project Cost	\$250,000.00
Working Capital	\$0.00
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
Total Funded	\$0.00
Funding Gap	\$250,000.00
	Requesting \$250,000 for FY27 Budget
Encumbrances to Date	\$0.00
Unencumbered Funds	\$0.00

Contract Management: (list all contracts anticipated on the project)			
<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>

General Comments: This request is for \$250,000 for FY27

FY2027 NEW ELECTRIC CAPITAL PROJECTS UNDER \$50,000

Project Name	Project Description	Status	Project Sponsor	Estimated Cost
Spare Parts Storage Container	This request is for the purchase and installation of a 20' Container for spare part storage. Costs include purchasing container and performing installation to meet code requirements (potential fire suppression, anchoring, electricity, ect.)	New addition FY27	Electric	\$ 20,000
Blue Lake Reservoir - Security Improvements Phase 1 (Boom Improvements, Signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include boom additions and signs to be installed at the Blue Lake Reservoir to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 20,000
Blue Lake Lower Penstock Portal – Security Improvements Phase 1 (cameras & signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include additional cameras and signs to be installed at the Blue Lake Lower Penstock Portal to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 17,500
Blue Lake Dam – Security Improvements Phase 1 (Lock Covers, Cameras, Signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include lock covers, security cameras, and signs to be installed at the Blue Lake Dam to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 27,500
Blue Lake Intake – Security Improvements Phase 1 (cameras & signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include additional cameras and signs to be installed at the Blue Lake Intake to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 17,500
Blue Lake Powerplant – Security Improvements Phase 1 (lock covers, cameras, signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include lock covers, cameras, and signs to be installed at the Blue Lake Powerplant to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 22,500
Blue Lake Switchyard – Security Improvements Phase 1 (lock covers, cameras, signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include lock covers, cameras, and signs to be installed at the Blue Lake Switchyard to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 20,000
Blue Lake Upper Penstock Portal – Security Improvements Phase 1 (cameras & signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include additional cameras and signs to be installed at the Blue Lake Upper Penstock Portal to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 17,500
Green Lake Dam – Security Improvements Phase 1 (lock covers, cameras, signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include lock covers, cameras, and signs to be installed at the Green Lake Dam to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 27,500
Green Lake Intake – Security Improvements Phase 1 (cameras & signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include a new camera and signs to be installed at the Green Lake Intake to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 10,000
Green Lake Powerplant – Security Improvements Phase 1 (signs)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include lock covers, cameras, and signs to be installed at the Green Lake Penstock to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 30,000
Green Lake Reservoir – Security Improvements Phase 1 (signs & boom)	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include new boom and signs to be installed at the Green Lake Reservoir to improve detection, delay, and deterrence	New addition FY27	Electric	\$ 20,000
Green Lake Switchyard - Security Improvements Phase 1	This project is a follow-up to the 2024 FERC Security Inspection. The 2024 inspection outlined security deficiencies that need to be addressed. Improvements will include procurement and installation of new lock covers, security cameras, and signage.	New addition FY27	Electric	\$ 20,000

Islands - Replace Transformer I-3	This project includes the replacement of transformer I-3. The existing transformer has exceeded its expected life and has condition-based risks associated with corrosion that could lead to failure. Replacement of this transformer will improve reliability for island distribution. Materials will be procured and work will be performed by the Line Worker Unit.	New addition FY27	Electric	\$	15,000
Islands - Replace Transformer I-4	This project includes the replacement of transformer I-4. The existing transformer has exceeded its expected life and has condition-based risks associated with corrosion that could lead to failure. Replacement of this transformer will improve reliability for island distribution. Materials will be procured and work will be performed by the Line Worker Unit.	New addition FY27	Electric	\$	15,000
Islands - Replace Transformer I-16	This project includes the replacement of transformer I-16. The existing transformer has exceeded its expected life and has condition-based risks associated with corrosion that could lead to failure. Replacement of this transformer will improve reliability for island distribution. Materials will be procured and work will be performed by the Line Worker Unit.	New addition FY27	Electric	\$	15,000
Islands - Replace Transformer I-18	This project includes the replacement of transformer I-18. The existing transformer has exceeded its expected life and has condition-based risks associated with corrosion that could lead to failure. Replacement of this transformer will improve reliability for island distribution. Materials will be procured and work will be performed by the Line Worker Unit.	New addition FY27	Electric	\$	15,000
Islands - Replace Transformer I-23	This project includes the replacement of transformer I-23. The existing transformer has exceeded its expected life and has condition-based risks associated with corrosion that could lead to failure. Replacement of this transformer will improve reliability for island distribution. Materials will be procured and work will be performed by the Line Worker Unit.	New addition FY27	Electric	\$	15,000
Utility Wide – Space Utilization Planning Study	The objective of this project is to evaluate all occupied and unoccupied physical spaces across the Utility and outline a plans and conceptual design for better utilization to reduce need for new facilities. Currently, the department lacks sufficient vehicle storage, inventory storage, and personnel workspaces. This project is an essential step to ensure that existing spaces are most effectively utilized before the Department engages in any facility expansion.	New addition FY27	Electric	\$	30,000

City and Borough of Sitka

FY2027 Draft Budget

Water Capital (Fund 720)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

PROJECT COVER SHEET

Updated 04/03/2026

Project Title/ Number: Lake-Hirst and Monastery-Kinkead Utility & Street Improvements - 90843

Project Manager: Loren Gehring Project Sponsor: Michael Harmon/Joe Swain

Project Description: This project is phase 2 of the original LHMK Project. This Public Works project will replace all water, sewer and storm drainage infrastructure, as well as pavement within the project corridors (PHASE 2: Monastery from DeGroff to Arrowhead, including Hirst Street). This project was initiated due to aging water and sewer mains and to improve sewer system flow in the project area.

- ✓ Design
- ✓ Construction
- Other (Study)

Project Charter Available? Yes No

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

Scope	Schedule	Budget
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Milestones:

Recently Completed

- ✓ ADEC Questionaries completed Oct. 2025
- ✓ Phase I construction contract awarded
- ✓ Phase II contract preparation
- ✓ Public Meeting on Traffic Control/Temp Services

Upcoming

- Q2:26 Assembly approval of budget
- Q2:26 Loan Applications
- Q3:26 Financial Capacity assessments
- Q4:26 Loan approvals
- Q3:26 Final PS&E Bid Docs
- Q4:26 Advertise project
- Q1-Q4:27 Construction

Project Budget:

Estimated Total Project Cost	Phase 1	\$ 8,995,778	GF: \$2.8M
	Phase 2	\$ 7,800,000	W: \$2.5M
			WW: \$2.5M
Working Capital		\$2,800,000	
Water Loans		\$2,500,000	
Sewer Loan		\$2,500,000	
Other		\$0	
Total Cost		\$16,795,778	
Funding Needed for Phase 2		\$7,800,000	

Contract Management: (list all contracts anticipated on the project) Phase 2 Only

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
PND Engineers, Inc. (Design)	Estimate	LS/T&E	\$60,000	1%
Construction Administration & CBS Indirect	Estimated	T&E	\$400,000	5%
Construction Contract	Estimated	Bid	\$7,340,000	94%

General Comments:

Phase I is completely funded with construction starting summer CY26. Additional funding for Phase 2 will be applied for through the FY27 Budget.

PROJECT COVER SHEET

Updated 04/03/2026

Project Title/ Number: Kirkman Street Utility Improvements 91005

Project Manager: Loren Gehring Project Sponsor: Joe Swain/Michael Harmon

Project Description: Replace the municipal waterline and sewer lines along Kirkman Street for approximately 300 lineal feet. Project includes all pipe, manholes, valves, services, and hydrants.
Project has been identified as a priority in 2022 CBS Water-Sewer Masterplan.

Design
 Construction
 Other (Study)

Project Charter Available? Yes No

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

Scope	Schedule	Budget
--------------	-----------------	---------------

Milestones:

- | | |
|---|---|
| <p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Develop SOS for Consultant RFP <input checked="" type="checkbox"/> PSA for design services <input checked="" type="checkbox"/> Develop detailed Scope Schedule Budget. <input checked="" type="checkbox"/> 35% review completed. 02/2026 <input checked="" type="checkbox"/> Revised PSA for final design 3/4/2026 | <p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Final design Q3 26 <input type="checkbox"/> ROW acquisition Q3 26 <input type="checkbox"/> Bidding Q4 26 <input type="checkbox"/> Construction Q1 27 |
|---|---|

Project Budget:

Estimated Total Project Cost	\$1,230,000	50/50 W/WW
Water Fund Working Capital	\$220,000	
Sewer Fund Working Capital	\$410,000	
Loans	\$	
Grants	\$	
Other	\$	
Total Funded	\$630,000	
Funding Gap	600,000	\$400,000 W \$200,000 WW

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

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
CBS (Project Management)	Est.		\$50,000	4%
PND: Consultant Design/ permitting/ ROW	Secured	T&E	\$140,000	12%
Construction	Est.		1,000,000	81%
Construction Admin	Est.		\$40,000	3%

General Comments:

Estimate based on 35% complete PS&E

PROJECT COVER SHEET

Updated 11/6/2025

Project Title/ Number: Maksoutoff Street Utility Improvements 91034

Project Manager: Loren Gehring Project Sponsor: Joe Swain/Michael Harmon

Project Description: Replace the municipal waterline, valves, services and hydrants on Maksoutoff Street. Project includes approximately 250' of waterline on Maksoutoff, including a 100' extension of the City watermain through a new easement.

Design
 Construction
 Other (Study)

Project Charter Available? Yes No

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

Scope	Schedule	Budget
--------------	-----------------	---------------

Milestones:

- | | |
|--|--|
| <p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Develop SOS for Consultant RFP <input checked="" type="checkbox"/> PSA for consultant services <input checked="" type="checkbox"/> 35% PS&E review underway | <p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Final design Q1/2026 <input type="checkbox"/> ROW acquisition Q1/2026 <input type="checkbox"/> Advertise and Award Q1/2026 |
|--|--|

Project Budget:

Estimated Total Project Cost	\$511,000
Water Fund Working Capital	\$411,000
Loans	\$
Grants	\$
Other	\$
Total Funded	\$411,000

Funding Gap	\$100,000	Water Fund
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Water fund gap is included in the FY26 budget.

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

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
CBS (Project Management)	Est.		\$32,040	6%
PND: Consultant Design/ permitting/ ROW	Secured		\$43,722	11%
Construction	Est.		\$400,500	80%
Construction Admin	Est.		\$16,020	3%

General Comments:

Preconstruction services has begun for preliminary design, ROW, and Estimating. Completion services will be provided after additional funding is obtained.

City and Borough of Sitka

FY2027 Draft Budget

Waste Water Capital (Fund 730)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

PROJECT COVER SHEET

Updated 04/03/2026

Project Title/ Number: Lake-Hirst and Monastery-Kinkead Utility & Street Improvements - 90843

Project Manager: Loren Gehring Project Sponsor: Michael Harmon/Joe Swain

Project Description: This project is phase 2 of the original LHMK Project. This Public Works project will replace all water, sewer and storm drainage infrastructure, as well as pavement within the project corridors (PHASE 2: Monastery from DeGroff to Arrowhead, including Hirst Street). This project was initiated due to aging water and sewer mains and to improve sewer system flow in the project area.

- ✓ Design
- ✓ Construction
- Other (Study)

Project Charter Available? Yes No

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

Scope	Schedule	Budget
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Milestones:

Recently Completed

- ✓ ADEC Questionaries completed Oct. 2025
- ✓ Phase I construction contract awarded
- ✓ Phase II contract preparation
- ✓ Public Meeting on Traffic Control/Temp Services

Upcoming

- Q2:26 Assembly approval of budget
- Q2:26 Loan Applications
- Q3:26 Financial Capacity assessments
- Q4:26 Loan approvals
- Q3:26 Final PS&E Bid Docs
- Q4:26 Advertise project
- Q1-Q4:27 Construction

Project Budget:

Estimated Total Project Cost	Phase 1	\$ 8,995,778	GF: \$2.8M
	Phase 2	\$ 7,800,000	W: \$2.5M
			WW: \$2.5M
Working Capital		\$2,800,000	
Water Loans		\$2,500,000	
Sewer Loan		\$2,500,000	
Other		\$0	
Total Cost		\$16,795,778	
Funding Needed for Phase 2		\$7,800,000	

Contract Management: (list all contracts anticipated on the project) Phase 2 Only

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
PND Engineers, Inc. (Design)	Estimate	LS/T&E	\$60,000	1%
Construction Administration & CBS Indirect	Estimated	T&E	\$400,000	5%
Construction Contract	Estimated	Bid	\$7,340,000	94%

General Comments:

Phase I is completely funded with construction starting summer CY26. Additional funding for Phase 2 will be applied for through the FY27 Budget.

PROJECT COVER SHEET

Updated 04/03/2026

Project Title/ Number: Kirkman Street Utility Improvements 91005

Project Manager: Loren Gehring Project Sponsor: Joe Swain/Michael Harmon

Project Description: Replace the municipal waterline and sewer lines along Kirkman Street for approximately 300 lineal feet. Project includes all pipe, manholes, valves, services, and hydrants.
Project has been identified as a priority in 2022 CBS Water-Sewer Masterplan.

Design
 Construction
 Other (Study)

Project Charter Available? Yes No

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

Scope	Schedule	Budget
--------------	-----------------	---------------

Milestones:

- | | |
|---|---|
| <p style="text-align: center;"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Develop SOS for Consultant RFP <input checked="" type="checkbox"/> PSA for design services <input checked="" type="checkbox"/> Develop detailed Scope Schedule Budget. <input checked="" type="checkbox"/> 35% review completed. 02/2026 <input checked="" type="checkbox"/> Revised PSA for final design 3/4/2026 | <p style="text-align: center;"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Final design Q3 26 <input type="checkbox"/> ROW acquisition Q3 26 <input type="checkbox"/> Bidding Q4 26 <input type="checkbox"/> Construction Q1 27 |
|---|---|

Project Budget:

Estimated Total Project Cost	\$1,230,000	50/50 W/WW
Water Fund Working Capital	\$220,000	
Sewer Fund Working Capital	\$410,000	
Loans	\$	
Grants	\$	
Other	\$	
Total Funded	\$630,000	
Funding Gap	600,000	\$400,000 W \$200,000 WW

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

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
CBS (Project Management)	Est.		\$50,000	4%
PND: Consultant Design/ permitting/ ROW	Secured	T&E	\$140,000	12%
Construction	Est.		1,000,000	81%
Construction Admin	Est.		\$40,000	3%

General Comments:

Estimate based on 35% complete PS&E

PROJECT COVER SHEET
Updated 03/30/26

Project Title/ Number: WWTP Effluent Disinfection System - 91010

Project Manager: Jason Hudson Project Sponsor: Joe Swain

Project Description: Design
 Construction
 Other (Study)

The CBS Wastewater Treatment Facility (WWTP) was originally constructed in 1983 and is regulated by an EPA National Pollutant Discharge Elimination System (NPDES) permit. The facility was previously permitted with a modification under Section 301(h) of the Clean Water Act to discharge wastewater receiving less than secondary treatment from the facility. A renewed NPDES permit, effective November 2025, includes more stringent fecal coliform effluent limits than the previous permit and adds a new enterococcus effluent limit. The new permit will require the new limits to be met within five years from the date of issuance. CBS will need to construct a new on-site sodium hypochlorite generation system as a modification to the existing WWTP to meet the new criteria. The project is currently funded through the Disinfection Study to better develop the cost and scope of the project. CBS is currently investigating grant and loan funding opportunities.

Project Charter Available? Yes No

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

Scope	Schedule	Budget
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Milestones:

<u>Recently Completed</u>	<u>Upcoming</u>
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 08.15.23 RFQ for study and design <input checked="" type="checkbox"/> 01.30.24 Design Consultant Contract Award <input checked="" type="checkbox"/> 06.02.24 Site Visit & Data Collection <input checked="" type="checkbox"/> 06.08.25 Final Disinfection Study 	<ul style="list-style-type: none"> <input type="checkbox"/> Q1'26 - Q4'27: Design & Permitting <input type="checkbox"/> Q3'28 - Q4'29: Construction

Project Budget:

Estimated Total Project Cost	\$14,550,000*
Wastewater Working Capital	\$750,000
Loans	\$2,300,000 requested in FY27
Grants	\$1.5M Potential DEC Loan
Other	\$10M Anticipated CDS
Total Funded	\$750,000
Funding Gap	\$(13,800,000)

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

<u>Contractor/Function*</u>	<u>Status</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
HDR - Preliminary Services and Eng. Study	Secured	LS	\$183,137	1%
HDR - Pretreatment Program Development	Secured	T&E	\$150,813	1%
HDR - Design Services	Secured	LS	\$1,165,540	8%
Construction	Estimated	LS	\$10,000,000	69%
Miscellaneous Contingencies ²	Estimated	TBD	\$3,050,510	11%

General Comments:
 Budget: Alaska DEC has offered a loan with \$1,000,000 loan forgiveness to cover design costs. \$10,000,000 in Congressionally Delegated Spending has been approved at the Federal level. CBS is awaiting formal grant documentation. Match is being planned for in FY27 Capital Budget.
 2. This budget was developed through a detailed study and includes contingencies and inflation to 2029 per AACE guidelines for a Class 5 estimate.

City and Borough of Sitka

FY2027 Draft Budget

Solid Waste Capital (Fund 740)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**



RESOURCE PROPOSAL

#NAME? Joe Swain/Solid Waste

Proposed resource type Fixed Asset (including shipping) (over \$5K) **Small Capital Project**

Cost of resource \$250,000

1. Brief description of resource:
Upgrade to recycle center on Sawmill Creek Road. Improvements would include new fencing, lighting, camera's, and replacement of old oil storage tank with a new one. These upgrades will enhance safety, operational efficiency, and environmental compliance.

2. What goal does will this resource help you achieve? Goal 4: Plan and invest in sustainable infrastructure for future generations

3. Is there a specific action that this resource is related to (under selected goal)? 5.3 Improve customer service levels and evaluate process improvements for service delivery

4. How will this resource contribute to achieving the above strategic goals and actions?
This project will ensure the recycle center operates safely and efficiently while providing a cleaner, more accessible facility for the public. Upgrading the infrastructure supports long-term sustainability by extending the facility's useful life and reducing maintenance issues. Improved lighting and cameras will enhance safety and security, while the new storage tank ensures environmental compliance and reduces contamination risk

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal?
A scaled-down option could involve completing the most critical upgrades first, such as replacing the oil storage tank and adding lighting, fencing and cameras at later date.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?)
Improved public satisfaction and facility use, fewer security issues and with a new oil holding tank less of a liability for the City.

7. What are the future costs of this resource?
Future costs would be routine maintenance of fencing, lighting, camera's and inspection of new storage tank.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved?
Enhanced public perception and satisfaction, less potential of the old oil tank leaking causing environmental fines and cleanup costs. Increased lifespan of the facility infrastructure and ensuring continued place for the recycle center.

Department Head

Mark Seavey Digitally signed by Mark Seavey
Date: 2025.12.26 09:49:19 -09'00'

City and Borough of Sitka

FY2027 Draft Budget

Harbor Capital (Fund 750)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

PROJECT COVER SHEET
Updated 4/16/26

Project Title/ Number: Crescent Harbor Phase 2

Project Manager: Michael Stenberg Project Sponsor: Brandon Calhoun

Project Description: The Crescent Harbor Phase 2 Replacement project will analyze the existing harbor facility to determine the condition of current infrastructure and identify repair and replacement options. Once the analysis is complete, the City will evaluate alternatives and pursue grant funding to finance the project. Grant funding is uncertain, State of Alaska 50/50 Matching grant is not expected to be funded for FY27.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Scope	Schedule	Budget
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Milestones:

Recently Completed

Upcoming

- Appropriate Funding in FY27
- Perform Facility Assessment
- Design Repair/Replacement

Project Budget:

Estimated Total Project Cost **\$10,486,630**

Working Capital \$0

Loans \$0

Grants \$0

Other \$0

Total Funded **\$0**

Funding Gap **\$10,486,630** **Requesting \$300,000 for FY27 Budget**

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

Contractor (Function)	Status	Type	Amount	% Of Project
Design-Construction	Estimated	GMP	10,486,630	100%
Contingency		T&M		0%
Indirect costs		Payroll		0%

General Comments:

Scope: Charter is not written and an agreed scope realistic to a budget needs to be developed.

Schedule: Anticipate Bidding Fall 2027

Budget: Funding exists in the harbors budget for grant match. Grant funding will be needed for project execution.



RESOURCE PROPOSAL

Funded by CPV

Requestor/Department	Brandon Calhoun / Harbor Department / CPV Funds
Proposed resource type	Capital project under \$500,000
Cost of resource	\$47,000

1. Brief description of resource:
Replace 3 lightering facility roofs with gabel framing and metal roofing.

2. What goal does will this resource help you achieve? Goal 4: Plan and invest in sustainable infrastructure for future generations.

3. Is there a specific action that this resource is related to (under selected goal)? 4.1 Identify revenue to address existing capital needs and deferred maintenance

4. How will this resource contribute to achieving the above strategic goals and actions?
The current roofing has failed, replacing it will restore the facility to original designed service levels.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal?
The canvas will continue to tear, and will need to be removed. This will leave the walkway on and off of the dock uncovered and pedestrians exposed to weather.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?)
The facility will work and function properly as intended.

7. What are the future costs of this resource?
The future replacement will be cheaper as the pitched gabel roof substructure will be in place.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved?
The roof will be changed from canvas to gabel roof using metal roofing. This will increase service life and reduce maintenance costs.

Department Head



RESOURCE PROPOSAL

Requestor/Department	Brandon Calhoun / Harbor Department
Proposed resource type	Capital project under \$500,000
Cost of resource	\$48,000

1. Brief description of resource:
 Replace 2 sewer pump outs. Located in Eliason and Thompson Harbor. Updating to peristaltic pumps that are sealed, low maintenance units.

2. What goal does will this resource help you achieve?
 Goal 4: Plan and invest in sustainable infrastructure for future generations.

3. Is there a specific action that this resource is related to (under selected goal)?
 4.1 Identify revenue to address existing capital needs and deferred maintenance


4. How will this resource contribute to achieving the above strategic goals and actions?
 The current pumps fail multiple times per year. Replacing these pumps will allow us to offer pump out service year round.

5. What would happen if this resource request is not approved? What might be options to scale this request down, but still achieve the goal?
 If we do not replace these pumps we will operate off a single pump during winter that is prone to failure. We can scale down to replace only the Thompson Harbor pump which is currently inoperable. Replacing both in one project should reduce shipping and installation costs.

6. How will achievement of strategic goals/action be demonstrated (KPI?/other metric of success?)
 These repairs will provide harbor users with the infrastructure necessary to ensure clean harbors.

7. What are the future costs of this resource?
 These pumps are sealed units and low maintenance. Future costs are very low.

8. What are potential financial or other tangible benefits that may be realized if this resource is approved?
 The main purpose and benefit of these assets are keeping our harbors clean.

Department Head 

City and Borough of Sitka

FY2027 Draft Budget

Airport Capital (Fund 760)

**Supporting Documents for Proposed
Capital Projects and Additional
Appropriations**

PROJECT COVER SHEET
Updated 4/2/2026

Project Title / Number: SIT Airport Terminal Improvements - 90835

Project Manager: PTS / Jason Hudson (CBS) Project Sponsor: Joseph Bea

Project Description: The SIT Terminal Improvements Project will expand the terminal building and correct existing critical airport terminal deficiencies in Sitka. Project is primarily being funded with Federal Bipartisan Infrastructure Law (BIL) grants through FAA. Project is being funded and constructed in phases: 1A is the core and shell of the terminal expansion; 1B is the interior build out of the terminal expansion; and 2 is the remodel of the existing terminal building.

Design
 Construction
 Other

Project Charter Available? Yes No

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

Scope	Schedule	Budget
--------------	-----------------	---------------

Milestones:

<p align="center"><u>Recently Completed</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Terminal Addition Operational Aug '25 <input checked="" type="checkbox"/> Reminder of Phase 1 Substantially Completed Nov '25 <input checked="" type="checkbox"/> Building permitting for Phase 2 <input checked="" type="checkbox"/> Executed lease between CBS and DOT&PF <input checked="" type="checkbox"/> Executed Phase 2 grants May-June 2025 <input checked="" type="checkbox"/> Phase 2 CMAR agreement executed <input checked="" type="checkbox"/> Negotiate sub leases with airport tenants. 	<p align="center"><u>Upcoming</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Phase 2 Substantial Completion Fall 2026
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Project Budget:

Estimated Total Project Cost	\$58,550,000
Working Capital	\$4,000,000 (Bond for Grant Match & non-PFC Funds)
Loans	\$950,000 (Airport and General WC)
Grants	\$0
Other	\$52,274,946.00
Total Funded	\$57,489,414
Funding Gap	\$(1,060,586)

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

<u>Contractor (Function)</u>	<u>Status</u>	<u>Type</u>	<u>Amount</u>	<u>% Of Project</u>
PTS (Project & Construction Management)	Secured	T&E	\$3,862,795.86	6%
MCG Explore Design (Design & Construction Management)	Secured	T&E	\$3,052,667.73	5%
McG / Dawson Joint Venture	Secured	GMP	\$45,168,130	89%

General Comments:

Schedule: Recent scope additions have extended overall schedule, but all critical operational milestones are tracking without conflict.

Budget: Project team is tracking project budget closely. A grant agreement is being pursued to retroactively cover costs for grant-eligible work that occurred before any grants were executed. This sheet currently shows a budget deficit because the project is not complete and some uncertainty remains. Though the total project cost may increase, direct costs to the city will likely be lower, as any increased in grant match can be offset by this grant. **The project team is requesting \$3 million in contingent grant authorization through the budget process for funds that may be available as match for scope/cost increases for items identified after the December 2025 supplemental appropriation.**