

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN OCTOBER 2014

Kettleson Memorial Library Expansion:

Milestones This Period

- Contractor mobilized on site and construction started.
- Material submittals provided by contractor and reviewed by architect.
- Foundation footings and stem walls complete.
- Interior demolition and abatement complete.
- Site utility installation started.
- Storm sewer installation started.
- Backfill and site grading started.

Future Milestones

- Framing of new structure to be complete January 2015.
- Construction is anticipated to be complete October 2015.

Background

The State funding of \$5.7 million awarded to CBS is a direct appropriation with no funding match requirements. A private donation of \$400,000 has also been given to the project by the John J. and Eleanor Brust Family and the City has committed \$200,000 in CPET funding and \$357,000 from the General Fund. The Friends of the Library have also raised almost \$90,000. \$350,000 of the budget was allocated to the Centennial Hall Parking Lot Project to relocate the Swan Lake storm drain, leaving a current project budget of approximately \$6.4 million for the expansion and renovation of the Library.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- Basement excavation completed.
- Basement waterproof liner and rebar installed.
- Basement floor poured and covered for curing.

Future Milestones

- Walls are scheduled to be formed and poured in November 2014.
- Construction completion anticipated by fall 2015.

Background

The Blue Lake drinking water system is a surface water system, which must comply with the EPA Enhanced Surface Water Treatment Rules (ESWTRs). The UV Disinfection Facility will provide the additional microbial and disinfection controls required under the ESWTRs. The current total project cost estimate is \$8,966,000. Funding for this project is provided by State of Alaska Department of Environmental Conservation (ADEC) loans and grants:

- \$4,000,000 FY 2011 ADEC Loan (Includes \$2,500,000 financed with \$1,500,000 subsidized)
 - \$2,550,000 FY 2012 ADEC Loan
 - \$3,500,000 FY 2012 ADEC Grant (30% local match requirement).
 - \$2,061,000 FY 2013 ADEC Grant (30% local match requirement).
- \$12,111,000 Total Project Funding

Centennial Hall Renovation:

Milestones This Period

- Rectified/updated 65% cost estimate and cost reduction options received mid-October. The rectified 65% cost estimate for complete renovation and museum expansion is still higher than the available funding.
- Value engineering efforts are still underway to reduce the cost and break out other project components into additive alternates in order to have a base project within the existing funding constraints, including consideration of bringing a contractor on to the design team through a Request for Proposal (RFP) process to gain a Guaranteed Maximum Price (GMP) for the most project scope the budget will allow.
- Staff continues to vet alternative venues for city/government/non-profit meetings and events and Harrigan Centennial Hall (HCH) staff during the period the HCH will be closed for construction.

Future Milestones

- Finalize agreement(s) for alternative venues for the duration of construction.
- Develop and publish the RFP for CM/GC December 2014.
- Selection of Contractor January 2015.
- Completion of Construction Documents winter/spring 2015.
- Begin construction spring/summer 2015.
- Target construction completion is under review.

Background

The 35% design estimated cost for this project was \$16.6 million for the full scope of the remodel project. The preliminary 65% design estimated cost for this project is ~ \$20 million for the full scope of the remodel project. The current funding includes four State grants totaling \$11,500,000; a \$1,991,271 FY10 Legislative Grant designated for a lightering facility visitor's center (previously planned for under the O'Connell Bridge), \$1,175,000 FY 11 CPET Head Tax grant, \$1,700,000 Marine Passenger Funds, and a \$232,620 heat pump grant for a total of approximately \$16.6 million.

Jarvis Control and Crescent Harbor Shelter Re-roofing:

Milestones This Period

- Issued a Notice to Proceed October 24, 2014.

Future Milestones

- Begin design and submittal set November 2014.
- Review/Approve Engineered Systems and other Submittals December 2014.
- Complete construction before June 2015.

Background

The Crescent Harbor Shelter roof is the original from the 1985 construction of the Shelter and is failing. It will be replaced with architectural shingles and will match the roofs' planned for Harrigan Centennial Hall and Kettleson Memorial Library. The Jarvis Substation Control Building flat (low slope) roof is leaking, under-insulated, and expensive to maintain, thus a shingled gable roof and added insulation are in this design to reduce annual operating and replacement costs.

The Assembly awarded a Design-Build contract in the amount of \$185,500 to CBC Construction for completion of this project during the September 23, 2014 assembly meeting. Total project funding includes \$105,493 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$225,493.

Lake Street / Monastery Street Lift Station Improvements:

Milestones This Period

- Design drawings and details submitted to ADEC for review and approval.

Future Milestones

- Construction and procurement of long-lead items (pumps and control huts) will begin immediately upon ADEC approval of plans.
- Original Substantial Completion date of December 31, 2014, will be delayed due to slower-than-anticipated ADEC approval of engineering submittal. Construction should be complete by the end of February 2015.

Background

The Lake Street and Monastery Street lift stations require an inordinate amount of maintenance and repair by the wastewater staff and are in need of immediate replacement; the pumps are outdated and replacement parts are difficult to find. Access to the Lake Street lift station is dangerous due to the location of the ladder rungs. Current available funding is from the Wastewater Enterprise Fund (\$350,000 for Lake Street and \$420,000 for Monastery Street) and from an ADEC loan for \$1,379,170. The Assembly awarded a design-build contract to CBC Construction for \$841,000 on August 12, 2014.

Baranof Warm Springs Dock Replacement:

Milestones This Period

- Alaska Department of Transportation conducted bathymetric survey in support of design.

Future Milestones

- Provide review/comment for State of Alaska as needed to keep project moving forward.
- Design development through fall/winter 2014.
- Construction is anticipated in fall 2015.

Background

The City and Borough of Sitka (CBS) received a \$1,900,000 FY2013 Alaska Legislature Grant to reconstruct the Baranof Warm Springs Dock. The funding was provided with the understanding that CBS would assume ownership and maintenance responsibilities for the dock once it is reconstructed. The Assembly approved the Administrator to execute a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities (ADOT&PF) for completion of the Baranof Warm Springs Dock Reconstruction and Ownership Transfer. ADOT&PF will be reimbursed the cost of designing and constructing the improvements from the FY13 Legislative Grant.

Jeff Davis Street Water and Sewer Improvements:

Milestones This Period

- As-built survey of exiting roadway and adjacent properties.

Future Milestones

- Advertisement for professional design services.
- Final design of the project is expected in December 2015.
- Construction is anticipated summer 2016.

Background

The project will replace approximately ~50-year old undersized water main with new, large diameter pipe within Jeff Davis Street. The project will also remove 3 residences on Jeff Davis from a section of failing 1930's vintage wood stave sewer and connect them to the existing sewer main. Funding for the project is provided by the following sources; \$644,000 FY2015 ADEC Grant and \$812,000 FY2014 ADEC Water Loan

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

Milestones This Period

- Advertisement for professional design services.

Future Milestones

- Select design team.
- Request Assembly approval to award design contract in December 2014.
- Final design of the project is expected in Summer/Fall 2015.
- Construction is anticipated summer 2016.

Background

The project will include a minimum of 24-foot-wide paved road with possible pedestrian amenities and storm drainage within Eagle Way. The existing sewer main is in good repair, and only requires bringing two buried manholes to grade. The project will include a new water main and services within the Eagle Way ROW.

The project will also include a minimum of 24-foot wide paved road and storm drain improvements within Old Harbor Mountain Road. Funding for the project is \$1,500,000 2013 Commerce Community and Economic Development Grant

Nelson Logging Road Upgrades:

Milestones This Period

- Advertisement for professional design services.

Future Milestones

- Select Design Team.
- Request Assembly approval to award design contract in December 2014.
- Final design of the project is expected in June 2015
- Construction is anticipated summer 2016.

Background

This project includes upgrading Nelson Logging Road to 28 feet for two-way traffic and upgrading both inadequate bridges. The roadway is also to be moved toward the south to raise the roadway above the winter and spring flooding at the Starrigavan Creek estuary and eliminate sloughing off of the roadway into Starrigavan estuary. The project also includes three parking areas, the Tony Hrebar Shooting Range, the USDA Forest Service Off-Road Vehicle Recreation Area and the State Park Forest and Muskeg Trailhead. Funding for the project is provided by \$2,343,000 2013 Commerce Community and Economic Development Grant

Gary Paxton Industrial Park Dock:

Milestones this period

- The GPIIP Board of Directors has received two major proposals from private enterprise entities, each of which proposes to utilize the GPIIP via either long-term lease or land purchase. The acceptance of either or both of these proposals could have some effect on the general configuration and utilization of the multi-purpose dock. In July, the consultant was been put on hold until the proper course of action is decided regarding the two business proposals.

Future Milestones

- The business proposals will be reviewed, analyzed and discussed by the GPIIP Board of Directors. Work will resume on the design of the multi-purpose dock when the Board of Directors and the relevant CBS staff are satisfied that the basis of design is amenable to the activities that may develop from the business developed by either of the major proposers.
- When the CBS has reviewed the draft alternatives analysis report, and discussed with the consultant the findings presented there, a final AA Report will be prepared and submitted. At that point the CBS will decide on the specific type of structure that is preferred, and the Engineering Consultant will progress into starting the Design Phase of the Project.

Background

The project is funded by a Designated Legislative Grant, administered by the State of Alaska, Department of Commerce, Community & Economic Development, and Division of Community & Regional Affairs. The total amount of the Grant is \$7.5 M. On the local level, the project is administered by Public Works and the Gary Paxton Industrial Park Director Garry White. Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIIP Dock Project. By the end of the month of June M&N had prepared a Draft Alternatives Analysis Report (AA), utilizing recently collected data, the Basis of Design document prepared in May, and site data from past projects. This report presents three possible ways to build a dock structure at the Sawmill Cove location, and provides an “opinion of Probable Construction Costs” (OPCC) for each alternative. This analysis will help the CBS to see which construction method gives the most facility for the limited funds available. In September 2014 the consultants delivered a geotechnical data report which presents the findings of the on-site geotechnical investigations, including subsurface drilling and sampling.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- S&S General Contractors completed geotechnical drilling program.
- CBS directed S&S to design a roadway with an 11-foot-wide shared-use path (SUP) on the uphill side of the road. The asphalt SUP would replace the existing 5-foot-wide concrete sidewalk and the one-direction bike lane currently adjacent to the inbound travel lane which does not meet American Association of State Highway and Transportation Officials standards.

Future Milestones

- Present proposed road and SUP alignment to Parks and Recreation Committee November 6, 2014.
- Public meeting to discuss project to include proposed road and SUP alignment, schedule and other construction related issues scheduled for November 12, 2014.
- Construction to begin in April 2015. Substantial completion date is August 21, 2015. Final completion date is October 30, 2015.

Background

The project includes drainage, sidewalk, curb and gutter, road subgrade and pavement improvements on Edgecumbe Drive from Peterson Street to Cascade Creek Road. The total project budget is \$5.46 M. The Assembly approved award of a design-build contract to S&S for \$4,636,500 on May 27, 2014.

Monastery and Baranof Water and Sewer Project:

Milestones This Period

- Award of design contract was approved by the Assembly October 14, 2014.

Future Milestones

- Finalize contract and issue notice to proceed for design.
- Final design of the project is expected in March 2015.
- Construction is anticipated as early as summer 2015.

Background

The project includes replacement of the water and wastewater systems, new pavement with curb and gutter, storm drain improvements and sidewalk on one side on Baranof Street.

Funding for the project is provided by the following sources:

- \$533,000 FY 2014 ADEC Sewer Loan
 - \$497,000 FY2014 ADEC Water Loan
 - \$763,000 FY 2015 ADEC Grant (30% local match requirement)
 - \$102,000 CBS Capital Improvement Monastery Street FY15
 - \$81,000 CBS Capital Improvement Baranof Street FY15
- \$1,976,000 Total Project Funding

Seaplane Base:

Milestones This Period

- Staff spoke with ADNR regarding project.

Future Milestones

- Continue face-to-face meetings with upland property owners to discuss potential for them to provide tidelands access for new seaplane facility.

Background

In August 2002, the Sitka Seaplane Base Master Plan was completed and includes a Condition & Needs Assessment and Master Plan Alternatives Report. The plan considered 12 alternative sites for a new seaplane base and found the north end of Japonksi Island, between the Coast Guard Base and the cove behind the SEARHC buildings on Seward Avenue was the best alternative. In February 2009, the Assembly unanimously approved Resolution 2009-35 "Supporting the development of the Sitka Seaplane Base." This approved staff applying for and executing a Federal Aviation Administration Airport Improvement Program grant for up to \$500,000 to develop the siting plan, issues resolution, design, environmental, and permitting phases of the project. Utilizing proceeds from that grant, in June 2012, an updated Sitka Seaplane Base Siting Analysis was completed which considered a new site and redevelopment of the existing site in addition to the previously recommended Japonski site. The Japonski site was again selected as the preferred site. The findings of this study were presented to the Port and Harbors Commission on April 11, 2012 where they unanimously approved further study of the Japonski Island site. Preliminary discussions with the US Coast Guard (USCG) regarding potential Seaplane Base access from USCG property were encouraging.

Alternative Water Source Filtration (Blue Lake Project):

Milestones This Period

- The Indian River Temporary Filtration System is continuing full-time operation.
- Water Department personnel are operating the temporary system and monitoring water quality.

Future Milestones

- Continue to operate Indian River Temporary Filtration System and monitor water quality until planned switchover mid-November.

Background

Temporary surface water filtration will be required during the Blue Lake Project outage. Award of the design contract to CH2M Hill was approved by the Assembly on February 12, 2013. Construction has been completed by Barnard Construction under a change order for the Blue Lake Dam project managed by the Electric Department.

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

Milestones This Period

- Construction on the section from Yaw Drive back towards Gavan trail intersection is under way.
- Completed paperwork for third quarter reporting for the Western Federal Lands Access Program.

Future Milestones

- Compensatory mitigation negotiated with a restrictive covenant (conservation easement) on a tract of City land located near the cross trail project, Corps of Engineers has reviewed the R&M Wetlands study.
- Fill out the Restrictive Covenant paperwork for submittal.
- The completion date is estimated around May 2015.

Background

The City and Borough of Sitka has been awarded a \$916,897 MAP-21 Federal Lands Access Program (FLAP) Grant for Phase 5 Cross Trail multimodal pathway (Cross TMP), Baranof Street and Yaw Drive connectors, by Western Federal Lands (WFL). The Assembly approved submission of the grant in Resolution 2013-03 in February 2013.

Phase 4 of the project, a \$926,000 STIP Grant for a multimodal pathway reconstruction and re-routing from Yaw Drive to the CBS property was funded by the Department of Transportation in the 2009 STIP. DOT planners, with the concurrence of Western Federal Lands (WFL) and CBS, initiated action to combine the two projects as a single \$1.8 million grant and have the project managed by Western Federal Lands for greater efficiency and cost savings.

Federal Land Access Program (FLAP) Grant: Phase 6

Milestones This Period

- Grant application was submitted and awarded on June 26, 2014 by Western Federal Lands.
- Match agreement signed and sent off to Western Federal Lands for their signature.

Future Milestones

- Secure a reimbursable agreement.
- Hire a consulting company for starting planning, design, and complete environmental and permitting.
- The completion date is estimated around May 2016.

Background

The City and Borough of Sitka has been awarded a \$250,000 MAP-21 Federal Lands Access Program (FLAP) Grant for Phase 6 Cross Trail multimodal pathway (Cross TMP), connector from Kramer Drive to Alaska Marine Ferry Terminal, by Western Federal Lands (WFL). The Assembly approved submission of the grant in Resolution 2014-06 in April 2014. The Western Federal Lands Access Program application was submitted in April 2014, and then awarded on July 26, 2014. This is listed as a FY16 budgeted project with Western Federal Lands Access Program.

Solid Waste Management Plan:

Milestones This Period

- Gathering information the SWAC group requested at the September 28, 2014 meeting.

Future Milestones

- Proposed Project Schedule: SWAC meeting November 13, 2014.
- Update the SWAC with information about research completed under Solid Waste Division, public works section of the CBS website.

Background

The City and Borough of Sitka currently does not have a Solid Waste Management Plan to address the current or future needs of the Solid Waste Fund and general operations. As we approach the end of the current collection and off-island disposal contracts in 2015, we believe it is in the best interest of the CBS to be better prepared with a plan that details the goals and direction of our solid waste management backed with data and a financial plan. At the June 6, 2013 Assembly Meeting, the Assembly approved advertising for a Request of Qualifications and select a consultant to develop a Solid Waste Management Plan. The funding for a Solid Waste Management Plan will come from the working capital of the Solid Waste Fund which is approximately \$1.3 million. The Solid Waste Management Plan is a time and materials, not to exceed \$250,000 contract. The total amount is dependent on the complexity of future goals and the amount of public process exploring options.

Sitka Transient Float Replacement:

Milestones This Period

- Recommendation to award professional service contract on October 28, 2014 Assembly agenda.

Future Milestones

- Bathymetric survey and geotechnical investigation planned for October/November 2014.
- Construction is anticipated to begin in fall 2015.

Background

CBS received a FY15 State of Alaska Municipal Harbor Facility Matching Grant, for the Sitka Transient Float Replacement Project, which will cover 50% of eligible construction costs not to exceed 2,700,000 in match funding. CBS has allocated a total of \$3,450,000 from the Harbor Enterprise Fund for the project for a total budget of \$6,150,000.

Hollywood & New Archangel Water, Sewer and Road Upgrades:

Milestones This Period

- Advertisements for construction bids advertised on October 23, 2014.

Future Milestones

- Bid opening on November 25, 2014.
- Construction is anticipated in 2015.

Background

The project includes water, sewer, storm drain, pavement, curb and gutter and sidewalk improvements on Hollywood Way and New Archangel Street from Halibut Point Road to Marine Street. Funding is available from ADEC Loans (\$750,000), an ADEC Grant (\$552,300) and from the General Fund (\$232,000) for ADEC-ineligible expenses.

Wastewater Treatment Plant (WWTP) Improvements:

Milestones This Period

- None

Future Milestones

- CH2M Hill final evaluation of WWTP building envelope improvements due December 31, 2014.
- Complete ADEC loan questionnaire for WWTP improvements in February 2015.
- Alaska Energy Authority Renewable Energy Fund grant recommendations due to State Legislature for review and approval on January 30, 2015. CBS submitted a grant application for a heat pump utilizing treated effluent as a heat source.

Background

The WWTP is functioning properly, however would benefit from efficiency improvements to the heating, ventilation and insulation systems. Specifically, staff is seeking to replace the oil-fired boilers with heat pumps that take advantage of the availability of warm, treated effluent from the plant and make concurrent improvements to the building envelope. There is no construction funding currently available. We will be seeking funding through the ADEC and AEA grant/loan processes.

Airport Terminal Upgrades:

Milestones This Period

- None

Future Milestones

- Host a workshop with the Airport Users Group to develop passenger-flow improvements in December 2014.
- After improvements are fully developed, MCG will make a winter presentation to the Assembly with cost estimates and recommendations.

Background

The original project included design of improvements to the baggage makeup and TSA baggage screening areas, which will primarily be covered by a TSA grant. Funding collected from a previous PFC program amounts to \$275,000 and can be used to scope passenger-flow improvement options.

Centennial Hall & Crescent Harbor Parking Lot Development:

Milestones This Period

- None

Future Milestones

- Installation of additional guardrail near the boat harbor will be completed this fall. Pavement repairs and sealing the decorative pavers will be completed next spring.

Background

The project includes the complete reconstruction of the Centennial Hall Parking Lot and Crescent Harbor Parking lot. The improvements include storm drain, water, sewer, curb and gutter, paving, lighting, pedestrian plaza and landscaping. The project was accepted as substantially complete on September 30, 2013. S&S General Contractors was awarded the construction contract in the amount of \$2,613,651.

Water

- Water operators responded to 13 callouts; eight for locates and five for water service leaks. All of the leaks were on the customer's services. Several of these locates are associated with the Harbor Drive and HPR DOT projects so not one locate but many for installation of the road signs, and finding valve boxes that had been paved over. The HPR contractor is currently raising those valve box tops.
- Water operators worked with Engineering to hire a contractor to abandon a problematic leaking service on the city side of the service located behind a five foot high rock wall on Edgecumbe Drive and had to install an entirely new service. That replacement work was accomplished during the first two weeks of October with the road being completed later in the month.
- Received the results of special water sampling and testing for *Giardia* and cryptosporidium which were done at the request of the State to alleviate some concerns after a few citizens were confirmed to have *Giardia*. Results were ZERO.
- Our maintenance crew, typically thought of as WW operators, completed the installation of new high pressure PVC water piping inside the Blue Lake Water Plant while the plant was off line for the Blue Lake outage. Hopefully, this preventative maintenance will reduce emergency response to leaks for many years to come.
- Water operators filled and flushed the transmission main from the Blue Lake Water Plant manually with freshly chlorinated water on October 24, 2014. This main has not been in use since the Blue Lake supply was taken out of service in August 2014. Total coliform bacterial samples were taken and analyzed to assure the pipe is properly disinfected before it will be put back in use when the Blue Lake Plant comes back on line in early November. All these bacterial samples, tested at our certified microbiological lab, were clean; no coliform bacteria present.
- Water Operators with the help of our temporary operator, John Blankenship, continued to operate the Indian River Water Plant. Reporting for this filtration system is very much more involved than when we operate on the Blue Lake supply, so Kelly Chevalier from the WW side has been spending several hours each week helping summarize the individual filter rack performance data that is required to be reported to DEC monthly.

Wastewater

- WW operators and maintenance staff with the assistance of the Water operators operated the large diameter bulk/raw water system at the GPIIP in coordination with NSRAA to flow test and flush out NSRAA's new piping connecting the Blue Lake penstock with the 42" bulk water line. This connection will act as an alternative route for getting water from the penstock to the 42" line off which the NSRAA hatchery is supplied. This 42" line reduces to a 36" line that runs to the bulk water filling area near the water's edge at the Industrial Park.

- At the end of the month, the same crews turned the raw water/ fire protection system on the GPIP back to Blue Lake water from the penstock, adjusted the new pressure regulating valve flushed out the fire loop and removed the jumper connections and back flow preventers that connected the raw water fire system to the city potable system while the penstock was drained. As of October 30, 2014, the raw water system in the GPIP is back to normal with the exception of one extremity section that is isolated due to a leak. We will attempt to locate that leak at a later date; the only fire protection system that is out of water is a hydrant at the Scrap Yard tank across Sawmill Creek Road.
- Replaced an E-1 residential pump on Cedar Beach Road. The removed pump has not been evaluated at this time. As time allows the crew will dismantle the pump and determine if it can be rebuilt as a spare.
- Pump maintenance crew replaced one of the pumps at the Crescent lift station. These are small grinder pumps and somehow a lot of asphalt came down the sewer – the grinder pump did not like trying to pump rocks.
- The hypochlorite generation system at the WWTP experienced significant component failures with long lead time for repair parts; after a long wait, that system is back in operation.
- The WW crew managed the fall Household Hazardous Waste collection event which was held the first weekend of October. Derik Rennie, a new PW Streets employee, worked both days of the event and received some good hands-on training from our experienced crew and Carson Dorn contractor. A total of 15 drums of consolidated waste were shipped out along with six “fish-tote sized” cartons of waste in original containers.