

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN JUNE, 2015

Kattleson Memorial Library Expansion:

Milestones this period

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

Future Milestones

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

Background

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

Harrigan Centennial Hall (HCH) Renewal:

Milestones This Period

- The Assembly approved award of the construction contract to McG Constructors, Inc. / DCI – JV on June 9, 2015.
- The Contract was executed and the Notice to Proceed for Phase 1, 'Staging and Submittals' was issued.
- Change Order 1, awarding the Museum expansion additive alternate, was issued. Funds were donated by the Sitka Historical Society to be used specifically for the expansion.

Future Milestones

- Close the building for construction August 1, 2015.
- Target construction substantial completion December 20, 2016.

Background

The current funding includes four State grants totaling \$11,500,000; a \$1,991,271 FY10 Legislative Grant designated for a lightering facility visitor's center (previously planned for under the O'Connell Bridge), \$1,180,000 FY 11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, and a \$232,620 heat pump grant for a total project budget/funds of \$16.3 million.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- Building and interior equipment complete.
- Site grading and exterior equipment complete.
- Facility is functional and operational
- Certificate of Occupancy given by Building Department

Future Milestones

- 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

Baranof Warm Springs Dock Replacement:

Milestones This Period

- Alaska Department of Transportation (ADOT) development of bid documents.

Future Milestones

- Project advertisement in July 2015.
- Contract award in August 2015.
- Construction completion spring 2016.

Background

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

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

Milestones This Period

- 35% plans reviewed and comments provided to consultant.

Future Milestones

- 65% plans July 2015.
- Final design of the project is expected in summer/fall 2015.
- Construction is anticipated summer 2016.

Background

Funding for the project consists of a \$1,500,000 2013 Commerce Community and Economic Development Grant. The project will include a minimum of 24-foot-wide paved road with possible pedestrian amenities and storm drainage and a new water main and services within Eagle Way. The project will also include a minimum of 24-foot wide paved road and storm drain improvements within Old Harbor Mountain Road.

Nelson Logging Road Upgrades:

Milestones This Period

- Conceptual routes developed and shown on aerial photography to allow CBS review.
- Preliminary cost estimates completed.
- Existing bridge condition surveys completed.
- Geotechnical field work for bridges completed.

Future Milestones

- Bridge assessment and geotechnical report.
- Phase One, Route Planning of the project is expected to be completed in fall 2015.
- Meetings with Forest Service and State of Alaska Department of Natural Resources to discuss route selection.
- Construction is anticipated as early as summer 2016, but may be 2017.

Background

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

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- Public Works and design-builder hosted a monthly construction progress public meeting on June 11, 2015. The next monthly meeting is scheduled for July 9, 2015 at 7 p.m. at Keet Gooshi Heen.
- Design-builder completed the following work:
 - graded for curb, gutter and sidewalk from Charteris to Kashevaroff; installed approximately 3,600 linear feet of curb and gutter; began construction of sidewalk
 - extended buried electrical conduit from the north side of Charteris across the intersection
 - installed 2 storm drainage structures, 3 storm drainage pipes and replaced 3 fire hydrants

Future Milestones

- Phase I of the project (Cascade Creek Road to Charteris) will be complete except for paving in July 2015.
- Paving of the travel lanes scheduled for August 2015.
- Substantial completion date is September 21, 2015. Final completion date is November 30, 2015.

Background

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

Monastery and Baranof Water and Sewer Project:

Milestones This Period

- Notice to proceed issued on June 1, 2015 and construction initiated June 15, 2015.

Future Milestones

- Sewer and water line replacement on Baranof complete by end of July 2015.
- Curb/gutter/sidewalk and paving on Baranof is anticipated to be substantially complete before school start date August 27, 2015.
- Monastery sewer and water line work to begin by end of July 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 General Fund Monastery Street FY15
 - \$81,000 General Fund Baranof Street FY15
- \$1,976,000 Total Project Funding

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

Milestones This Period

- The separated pathway along Yaw Drive which will end at the Indian River Trailhead parking lot has been completed.
- Baranof Street Trailhead Access has been completed.
- The construction crew has started on the Pherson Street access point and will continue with the trail to the Baranof Street access point.

Future Milestones

- The completion date is estimated around November 2015.

Background

The City and Borough of Sitka has been awarded a \$916,897 MAP-21 Federal Lands Access Program (FLAP) Grant for Phase 5 Cross Trail multimodal pathway (Cross TMP), Baranof Street and Yaw Drive connectors, by Western Federal Lands (WFL). The Assembly approved submission of the grant in Resolution 2013-03 in February 2013. Phase 4 of the project, a \$926,000 STIP Grant for a multimodal pathway reconstruction and re-routing from Yaw Drive to the CBS property was funded by the Department of Transportation in the 2009 STIP. DOT planners, with the concurrence of Western Federal Lands (WFL) and CBS, initiated action to combine the two projects as a single \$1.8 million grant and have the project managed by Western Federal Lands for greater efficiency and cost savings.

Federal Land Access Program (FLAP) Grant: Phase 6:

Milestones This Period

- Grant application was submitted and awarded on June 26, 2014 by Western Federal Lands.
- Match agreement signed by Western Federal Lands and CBS.

Future Milestones

- Started working on a reimbursable agreement. This is the next step in the process. Should have agreement by the end of August.
- Hire a consulting company for planning, design, and complete environmental and permitting sometime in October 2015.
- The completion date is estimated around May 2016.

Background

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

Solid Waste Management Plan:

Milestones This Period

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

Future Milestones

- SWAC meeting will be held towards the middle part of July 2015.
- Assembly contract award is projected around August 1, 2015

Background

In July of 2014, the City and Borough of Sitka completed a Solid Waste Management Plan to address the current or future needs of the Solid Waste Fund and general operations. As we approach the end of the current collection and off-island disposal contracts in 2015, we believe it is in the best interest of the CBS to be better prepared with a plan that details the goals and direction of our solid waste management backed with data and a financial plan. At the June 6, 2013 Assembly Meeting, the Assembly approved advertising for a Request of Qualifications and select a consultant to develop a Solid Waste Management Plan. The funding for a Solid Waste Management Plan will come from the working capital of the Solid Waste Fund which is approximately \$1.3 million. The Solid Waste Management Plan is a time and materials, not to exceed \$250,000 contract. The total amount is dependent on the complexity of future goals and the amount of public process exploring options.

Sitka Transient Float Replacement:

Milestones This Period

- Staff returned comments on the 95% design to PND Engineers on June 18, 2015.
- Development of front-end bid documents by CBS Staff.
- Development of tunicate eradication plan by University of Alaska Southeast faculty and a local Contractor which could allow the floats to be repurposed rather than demolished and disposed of at a landfill in the lower 48 at a substantially reduced price.

Future Milestones

- Bid float construction contract July / August 2015.
- Bid separate float demo/eradication contract pending USACE approval of an eradication plan.
- Request Assembly approval of construction contract on August 11, 2015.
- 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, ~\$198,000 from unspent ANB Harbor bond proceeds, and \$500,000 from the CBS Electric Fund for the project for a total budget of \$6,848,000.

Airport Terminal Upgrades:

Milestones This Period

- Reached cost-sharing agreement with Alaska Airlines and Delta Airlines on a project allowing both airlines to simultaneously utilize the baggage make-up area (where checked bags are loaded on carts for delivery to the airplanes)
- Received draft concept passenger-flow drawings from McCool, Carlson and Green to share with the Airport Users Group

Future Milestones

- Review passenger-flow concepts with Airport User Group.
- After passenger-flow improvement concepts are fully developed, project consultant McCool Carlson Green will make a presentation to the assembly with cost estimates and recommendations, summer 2015.

Background

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

Hollywood & New Archangel Water, Sewer and Road Upgrades:

Milestones This Period

- Removal and replacement of unsuitable material in Hollywood Way road section; grading for Hollywood Way curb, gutter and sidewalk.
- Removal and replacement of unsuitable material under New Archangel curb and gutter (north); grading for New Archangel curb and gutter.

Future Milestones

- Installation of curb, gutter and/or sidewalk for both roads, early July 2015.
- Paving of both roads in August 2015; anticipated June paving was delayed by questions about unsuitable material in both road sections.
- Substantial Completion date is August 28, 2015.

Background

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

Lake Street Storm Drain Rehabilitation:

Milestones This Period

- Working with specialty Cured-in-Place Pipe (CIPP) contractor to acquire Alaska Business License, to allow them to work in Alaska.

Future Milestones

- Select local contractor to assist and oversee CIPP liner installation, obtain Assembly approval to award contract in July 2015.
- Install CIPP liner in summer 2015.

Background

The project will repair a 42" culvert passing Arrowhead Creek under Lake Street, near 701 Lake Street. The culvert is corroding and is in danger of collapse. This project was budgeted in FY15 from the General Fund (\$299,000).

Seaplane Base:

Milestones This Period

- None due to insufficient resources at present time.

Future Milestones

- Request Assembly approval for application for grant funding to cover required environmental documents in summer 2016.

Background

In August 2002, the Sitka Seaplane Base Master Plan was completed and includes a Condition & Needs Assessment and Master Plan Alternatives Report. The plan considered 12 alternative sites for a new seaplane base and found the north end of Japonksi Island, between the Coast Guard Base and the cove behind the SEARHC buildings on Seward Avenue was the best alternative. In February 2009, the Assembly unanimously approved Resolution 2009-35 "Supporting the development of the Sitka Seaplane Base." This approved staff applying for and executing a Federal Aviation Administration Airport Improvement Program grant for up to \$500,000 to develop the siting plan, issues resolution, design, environmental, and permitting phases of the project. Utilizing proceeds from that grant, in

June 2012, an updated Sitka Seaplane Base Siting Analysis was completed which considered a new site and redevelopment of the existing site in addition to the previously recommended Japonski site. The Japonski site was again selected as the preferred site. The findings of this study were presented to the Port and Harbors Commission on April 11, 2012 where they unanimously approved further study of the Japonski Island site. Preliminary discussions with the US Coast Guard (USCG) regarding potential Seaplane Base access from USCG property were encouraging.

Hrebar Rifle Range: (Shooting Range Improvements)

Milestones this period

- Four bids were reviewed. Island Enterprise has been awarded the contract for a not to exceed amount of \$6,900.
- Notice to proceed was given, and insurance documents were secured.

Future Milestones:

- Awarding the bid for construction to fix the end berm height for the 100 and 200 yard ranges and to bring the heights of the medians up to a consistent height in between the 100 yd. and the 200 yd. ranges.
- Construction is scheduled to start July 6th, 2015 and be completed by July 14th, 2015.

Background:

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

Jarvis Control and Crescent Harbor Shelter Re-roofing:

Milestones This Period

- Over-roofing structure 99% complete at Jarvis Control with metal gable and trim 25%.
- Physical completion of Crescent Harbor Shelter re-roofing.

Future Milestones

- Substantial/Physical completion of Jarvis Control Building before July 15, 2015.

Background

The Crescent Harbor Shelter roof is the original from the 1985 construction of the Shelter and was failing. It was replaced with architectural shingles to match the roofs planned for Harrigan Centennial Hall and Kettleon Memorial Library. The Jarvis Substation Control Building currently has a flat (low slope) roof. It is leaking, under-insulated, and expensive to maintain, thus a shingled gable roof and added insulation are in this design to reduce annual operating and replacement costs. The Assembly awarded a Design-Build contract in the amount of \$185,500 to CBC Construction for completion of this project during the September 23, 2014 assembly meeting. Total project funding includes \$111,993 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$231,993.

Deteriorated decking was encountered on the east face of the Crescent Harbor Shelter. Additional funds were allocated from the ANB project to make up the \$6,500 needed to complete that work.

Jeff Davis Street Water and Sewer Improvements:

Milestones This Period

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

Future Milestones

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

Background

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

Gary Paxton Industrial Park Dock:

Gary Paxton Industrial Park Dock:

Milestones this Period

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

Future Milestones

The engineering of the project remains on hold while changes to the proposed use of the dock facility continue to be considered by the GPIIP Board of Directors and CBS staff. Possible changes to the original basis of design include (but are not limited to):

- 1) Constructing facilities that will be fully ready and able to accommodate a large (250 ton) sling-type boat haul out device;
- 2) Design/construct whatever configuration is chosen, so that the facility can be easily expanded in the future to accommodate container ships of the sort used in other major Alaskan ports; and
- 3) Relocate the facility to the shallower waters at the head of the cove. CBS staff prepared concept sketches of several possible layouts or configurations to be considered under #3. Please note that Item #3 will exclude the possibility of Item #2. Further discussion of the direction for this project will be an item on the agenda for the next meeting of the GPIIP Board of Directors.

Background

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, Div. of Community & Regional Affairs. The total amount of the grant is \$7.5 million. On the local level, the project is administered by Public Works and the Gary Paxton Industrial Park Director, Garry White. The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIIP Dock Project.