

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED MARCH 2016

Kettleson Memorial Library Expansion:

Milestones this period

- Library dedication March 20, 2016.
- Contractor is working on punch list items.
- Building Commissioning initiated.

Future Milestones

- Commissioning and Physical Completion by Spring 2016

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

- Installation of the skylights and the storefront window systems at the new entries, concourse clerestory, and back of stage are nearly complete.
- Skylight in Canoe Canopy is complete.
- Exterior wall cement board siding is installed on the upper portion of the walls and behind Stage.
- Installation of the covered walkways and entry canopies is complete.
- Most of the Interior walls that are framed, are in the process of receiving finishes.
- Rough-in plumbing, fire suppression, electrical/data/AV, and HVAC throughout and are nearing completion.
- Interior soffit light fixtures are being installed in meeting rooms.
- Ceiling grid installation is beginning.
- Tile at exterior walls and new Restrooms is beginning.
- Installation of the new electrical transformer and building service and switch gear is nearly complete.

Future Milestones

- Grading and installation of exterior concrete to begin the first week of April.
- Installation of wall finishes, wood wainscot, and casework.
- Installation of flooring.
- Installation of lighting fixtures and lighting controls.
- Installation of mechanical trim.
- Installation Theatrical Systems in the Auditorium.
- Installation of AV Equipment.
- Bid the Furniture, Fixtures, and Equipment (FF&E) package.

- Substantial completion is contractually required December 20, 2016, but the current project schedule shows the project achieving Substantial Completion before this required date.

Background

The current funding includes four State grants totaling \$11,500,000; a \$1,991,271 FY'10 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, \$232,620 heat pump grant, and \$66,000 from the Sitka Historical Society for a total project budget/funds of \$16.4 million.

Airport Terminal Upgrades:

Milestones This Period

- Received \$158,569.25 grant offer for CBS signature from Transportation Security Administration (TSA) to design improvements in the TSA luggage screening area.

Future Milestones

- Design improvements to the TSA luggage screening area (with TSA grant) and the airport "baggage bay," where bags are loaded into the carts for delivery to the airplane. Baggage bay design costs as well as required 5 percent match on TSA improvements will be paid with collected Passenger Facility Charges (PFCs). Design timeline is February 2017.
- TSA intends to fund construction of eligible improvements. Work would take place before Delta Airlines begins summer service, or after it ends, in 2017.

Background

The Assembly-approved airport terminal master plan called for corrections to three critical deficiencies, including (1) working conditions in the baggage make-up area and (2) working conditions in the TSA baggage screening area. CBS addressed the third deficiency – the lack of hold-area rest rooms –in 2010. Passenger Facility Charges have been collected to provide \$275,000 to accomplish this work.

Baranof Warm Springs Dock Replacement:

Milestones This Period

- Bid award to Turnagain Marine Construction pending.

Future Milestones

- Construction completion Fall/Winter 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. The project was originally bid in September, however the bids exceeded the available funds so the project was re-scoped and re-advertised in 2016. The State recommended award of a contract to Turnagain Marine in the amount of \$1,457,285 for the Basic Bid and Alternate A which will result in a 200-foot long float.

Sitka Transient Float Replacement:

Milestones This Period

- Contractor was unable to complete the pile installation prior to the regulatory no in-water work window which extends from March 15, 2015 through May 15, 2016.
- CBS and the Contractor are working toward a solution which will allow for partial utilization of the float prior to the completion of the pile work after May 15, 2016.

Future Milestones

- Final Completion anticipated late May 2016.

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.

Seaplane Base:

Milestones This Period

- Siting Study update in progress.
- Existing facility can be repaired for an estimated cost of up to \$200K. Staff are working on the best way to accomplish the work.

Future Milestones

- Siting Study Update completion Spring 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 (FAA) 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. SEARHC has provided very encouraging feedback on the possibility of providing uplands access for a new municipal seaplane base. Due to a decline in the number of based aircraft, FAA requires an update to the Siting Study prior to application for any future grant funds for this project.

Gary Paxton Industrial Park Dock:

Milestones this Period

- CBS Staff working on Design/Build (D/B) Request for Proposals (RFP) effort with consultants.

Future Milestones

- Finalize D/B RFP scope and formulate RFP documents.
- Advertise RFP Spring 2016.

- Award professional services contract to PM firm to manage project for PW Engineering.

Background

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, and Division of Community & Regional Affairs. The total amount of the grant is \$7.5 million. The project is administered by Public Works and the GPIIP Director, Garry White. The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIIP Dock Project and will assist CBS with the D/B RFP and serve as the Owner's Representative during proposal evaluation and construction.

Edgcumbe Drive Street Reconstruction:

Milestones This Period

- Rectangular Rapid-Flashing Beacons (RRFBs), aka lighted crosswalk signs, were installed at the Kashevaroff and Kostrometinoff intersections.

Future Milestones

- Completion of outstanding punch list items in May 2016.

Background

The project includes drainage, sidewalk, curb and gutter, road subgrade and pavement improvements on Edgcumbe 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.

Jeff Davis Street Reconstruction Project:

Milestones This Period

- Design consultant completed 65 percent drawings for replacement of water main, construction of new sidewalks, curb & gutter, storm drainage structures and limited sanitary sewer work.
- CBS reviewed submittal and provided comments.
- CBS provided e-mail update to project stakeholders.

Future Milestones

- 95 percent design submittal due April 2016.
- Advertise for construction bids in May 2016.

Background

The project includes replacement of approximately ~50-year old undersized water main with new, large diameter pipe within Jeff Davis Street and replacing the existing storm drainage infrastructure, pavement, curb, gutter and sidewalks. The project will also improve the sewer service to four homes on Jeff Davis Street currently served by a collection main crossing private property. Funding for the project is provided by the following sources; \$644,000 FY2015 ADEC Grant, \$812,000 FY2014 ADEC Water Loan and \$225,000 from 2016 General Fund.

Landfill and Crescent Lift Station Replacement:

Milestones This Period

- Received five proposals in response to CBS Request for Qualifications to design improvements at the lift stations.

Future Milestones

- Review proposals and recommend award of design contract in April 2016.
- Advertise for construction bids June 2016.

Background

The project includes replacement the Landfill Lift Station and force main pipe at the end of Tilson Street and the Crescent Lift Station adjacent to the Sitka Sound Science Center. The pumps and components of both lift stations are inefficient, obsolete and, in the case of the Landfill Lift Station, corroded due to the landfill leachate it is pumping to the wastewater treatment plant. There have also been four force main break within the past 2 years. Funding for the project is provided by ADEC loans and from the General Fund.

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

Milestones This Period

- 95% plan review completed in March.

Future Milestones

- 100% to be received for final review first week of April 2016
- Advertisement for bids in April 2016.
- Construction is anticipated summer 2016.

Background

The project will include a minimum of 24-foot-wide paved road, storm drainage, water main and services, and possible pedestrian amenities 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. Funding for the project consists of a \$1,500,000 2013 Commerce Community and Economic Development Grant.

Nelson Logging Road Upgrades:

Milestones This Period

- Scope and fee development for Phase 2 Final Design.

Future Milestones

- Phase 2 Final Design authorization April 2016.
- Construction is anticipated in late 2016 / early 2017 to align with Katlian Bay Road (ADOT&PF) project.

Background

The project includes replacing both inadequate bridges and upgrading Nelson Logging Road as funding allows. The scope may also include road realignment(s) and widening to accommodate two-way traffic. Funding for the project is provided by \$2,343,000 2013 Commerce Community and Economic Development Grant.

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- Larger dehumidifier installed.
- Fluoride loading feeder installed.
- Gate warranty repair and security fence upgrades.

Future Milestones

- SCADA upgrades by Boreal Controls, Inc. and flow controls valves for final system upgrade to address the UV Disinfection Facility and the new higher dam elevation.
- Additional work in progress and scheduled to be completed in early 2016.
- Final Completion Spring 2016.

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

Sitka 2016-17 Paving Project:

Milestones This Period

- Consultants who previously submitted responses to Request for Qualifications were given a revised scope and schedule to update their proposals.

Future Milestones

- Revised proposals due April 25, 2016.
- Selection of design consultant & scope/fee negotiation April/May 2016
- Design Contract to Assembly May 24, 2016.
- Advertisement for bids October 2016.
- Construction is anticipated in spring 2017.

Background

The project includes new pavement and ADA required improvements with curb and gutter, storm drain improvements and sidewalk as applicable. Funding for the project is provided by the following sources:

\$ 500,000 CBS Capital Improvement Lincoln Street – Jeff Davis to SNHP FY16
\$1,130,000 CBS Capital Improvement Katlian Avenue FY16
\$ 310,000 CBS Capital Improvement Gavin Street – Brady to Cascade FY15 & FY16
\$1,940,000 Total Project Funding

North Kramer Debris Removal and Repair:

Milestones This Period

- Plans and specification development.

Future Milestones

- Advertisement for bids April/May 2016

Background

The Assembly passed Ordinance 15-44 on August 21, 2015 which declared a local government disaster declaration as a result of the slides of August 18, 2015, authorized the expenditure of local emergency funds, and requested the Governor declare a Disaster Emergency to exist as described in AS 26.23 and provide State assistance to the CBS. Governor Walker authorized up to \$1,000,000 from State Disaster Relief Funds to assist with the cleanup and recovery. These funds can be utilized to remove the debris from the right-of-way and restore municipal infrastructure to its pre-disaster condition. On October 27, 2015 the Assembly approved a total authorized budget of \$1,500,000 for all costs related to the disaster declaration and authorized the Administrator to award all bids and execute all

contracts necessary to complete the remaining disaster remediation work with a total not to exceed budget of \$1,500,000.

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

Milestones This Period

- The construction crew has completed construction of the new trail. New trail marking signage has been created and installed.
- As-built surveying of new trail is complete.
- MHLT is reviewing the final as-built surveys for the portions of the trail that are on their property.

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

- Memorandum of agreement between The City and Borough of Sitka and Western Federal Lands has been executed.

Future Milestones

- Hire a consulting company for planning, design, and complete environmental and permitting sometime in June 2016.
- The completion date is estimated around October 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.

Water

Water operators responded to six water leak calls all of which were on the customer side.

Water locates were performed at various locations around town.

Equipment issues at the UV facility have been remedied. The contractor continues to work on punch list items. The engineering firm will begin the process of getting the facility certified by the Alaska Department of Environmental Conservation. An assembly tour will be forthcoming.

Water staff are preparing the annual Watershed Control report and the Consumer Confidence reports as required by the Safe Drinking Water Act.

Water staff met with the design engineers regarding the Jeff Davis Road paving and utility project to go over the 65% completed plans. Staff provided a number of comments and suggestions.

Water and Wastewater crews attended a webinar discussing the Flint water crisis.

Wastewater

Wastewater staff are updating our standard operating procedures to include new equipment.

Manholes along Katlian and Thompson Harbor were inspected with the new sewer camera equipment. Three manholes in the Thompson Harbor parking lot have a high amount of tide influenced infiltration. Crews are formulating a plan to grout the manholes.

A number of sewer service locates were performed.

Wastewater crews oversaw a sewer line repair made by a contractor.

Wastewater crews used the new camera to inspect the sewer main from the round-about to Jeff Davis. DOT will be paving this section of road in 2017.

Maintenance staff completed a number of routine preventative maintenance items including equipment oil changes, generator inspections, and the draining and cleaning of clarifiers.

Wastewater crews are working on updating the safety program which includes monthly safety meetings, updates to the Hazardous Communications Program, Safety Data Sheets, Confined Space and Respiratory Protection Programs.

Wastewater maintenance staff performed the monthly generator checks to ensure functionality.

A faulty battery back-up was diagnosed and replaced at one of the lift stations.

Wastewater staff received two days of training on the new sewer televising equipment.

Wastewater staff responded to a number of sewer back-ups which all turned out to be on the customer side.

