

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN MARCH, 2015

Kettleon Memorial Library Expansion:

Milestones this period

- Material submittals provided by contractor.
- Contractor has resumed work on site. All structural design issues are being resolved and the required changes are being incorporated into the work.

Future Milestones

- Framing of new structure to be complete April 2015.
- Construction is anticipated to be complete in November 2015.
- Occupancy anticipated in January 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

- Completion of bid documents is underway.
- An independent structural review is complete and the structural bid set is being revised and completed as required.
- The 95% cost estimate is complete and project's estimated costs are within the budget.
- The lease has been signed for alternative venues for city/government/non-profit meetings during the period the HCH will be closed for construction.
- HCH staff is finalizing storage facility lease space to store HCH goods and furnishings during construction.

Future Milestones

- Assembly Work Session and approval of bid docs April 14, 2015.
- The target bid period is April – May, 2015.
- Assembly approval of contract award May 26, 2015.
- Close the building for construction August 1, 2015.
- Target construction substantial completion December 20, 2016.

Background

The 35% design estimated cost for this project was roughly \$16.3 million for the full scope of the remodel project. The rectified 65% design estimated cost for this project was ~ \$18.5 million for the full scope of the remodel project. Scope was reduced to bring the project within its funding of \$16.3 million. 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 at 80% complete
- Site grading and exterior equipment at 50% complete

Future Milestones

- Facility Start up testing and operation at end of April and first two weeks of May 2015
- 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) submitted a plans to CBS for review in mid-March.
- Public Works and Harbor staff as well as Baranof Warm Springs Property Owner's Association Representatives participated in a review meeting with ADOT on April 1, 2015 .

Future Milestones

- Project advertisement in May 2015.
- Contract award in July 2015.
- Construction completion December 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.

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

Milestones This Period

- Preliminary concept designs received.

Future Milestones

- 35% plans May 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

- Sign contract and issue notice to proceed

Future Milestones

- Project kick off meeting April 2015
- Phase One, Route Planning of the project is expected to be completed in June 2015.
- Construction is anticipated summer 2016.

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

- Design-builder provided 95% design drawings for Phase I of the project, stretching from Cascade Creek Road to Charteris Street.
- Design-builder secured ADEC approval for replacement of Phase I stormwater infrastructure.
- The first construction-progress monthly public meeting took place on March 12, 2015. The next one is scheduled for April 9 at 7 p.m. at Keet Gooshi Heen.
- Design-builder entered into separate contract with Electric Department to install four parallel sets of 6" conduit from Charteris to Cascade Creek. Construction is under way.

Future Milestones

- Construction on Phase I of the project – from Cascade Creek Road to Charteris Street – to begin in April 2015. Early construction will focus on replacement or repair of existing storm drainage pipes and structures, and demolition of existing curb, gutter and sidewalk.
- Construction on Phase II of the project – Charteris Street to Peterson Street – will begin in May 2015 once school is out of the summer.
- Paving of the travel lanes scheduled for August 2015.
- Substantial completion date is September 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 \$5.46M. 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

- 65% design of the project received in March 2015.
- Design review meeting for 65% plans with water, sewer and road team held 3/31/15

Future Milestones

- 95% design of the project is expected in May 2015.
- Public meeting for project status scheduled for April 8, 2015 at Baranof School
- 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

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 is currently being installed. This will run adjacent to Kaelke Pond.
- US Geologic Survey easement agreement and permit final document is being reviewed and ready for final signatures.

Future Milestones

- Baranof Street Construction Access will be installed after the completion of the separated pathway around the first part of May.
- Quarterly Report due in April to Western Federal Land Access.
- 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 and sent off to Western Federal Lands for their signature.

Future Milestones

- Secure a reimbursable agreement. Start working on agreement in August 2015.

- 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

- A consultant company, Bell & Associates was hired to put together an RFP for the bidding of the curbside recycling and trash pickup, and scrap yard services for CBS. Draft RFP completed January 23, 2015.
- MSW RFP was advertised out in the market place on the February 23, 2015.

Future Milestones

- Proposals due April 17, 2015.
- SWAC meeting May 2015 after all proposals have been reviewed.
- Assembly contract award June 1, 2015

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

- Design development toward 65% submittal.
- Meeting with ADNR to discuss tidelands boundary issues.
- USACE permit submitted for agency review.

Future Milestones

- PND will present the ~65% design to the P&H Commission on April 8, 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 for the project for a total budget of \$6,150,000.

Airport Terminal Upgrades:

Milestones This Period

- Assembly approved airport terminal lease to Delta Airlines, subject to Alaska Department of Transportation approval, on March 24, 2015.

Future Milestones

- Host a June 2015 workshop with the Airport Users Group (AUG) to develop passenger-flow improvements contingent upon AUG availability.
- 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, Fall 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

- Traffic control signs posted for work on Hollywood Way.
- Contractor began procuring materials.

Future Milestones

- Project construction at Hollywood Way scheduled to last through mid-May 2015.
- Work scheduled to begin on New Archangel in May 2015.
- Paving for both roads scheduled for June 2015.
- 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

- Trenchless technology consultant provided specifications for installation of Cured-In Place Pipe (CIPP).

Future Milestones

- Select contractor to install CIPP liner, obtain Assembly approval to award contract in May 2015.
- Install CIPP liner in summer 2015.
- Depending on remaining budget, take advantage of CIPP contractor's presence in Sitka to address other failing storm water pipes.

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

- Working on steps necessary to prepare grant application to fund environmental process for the Seaplane Base.

Future Milestones

- A meeting with an upland property owner to discuss potential for them to provide tidelands access for new seaplane facility scheduled for April 2016.
- 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

- Signage was installed; "Use at Your Own Risk" safety signs installed at each shooting shelter and at the main entrance.

Future Milestones:

- The first phase of the project will be to develop scope for the project in April 2015. Once the scope for the project is developed then we will move forward to get quotes to fix the end berm height for the 100 and 200 yard ranges. The second
- The second phase of the project will be to get quotes to bring the heights of the medians up to a consistent height in between the 100 yd. and the 200 yd. ranges. This is dependent on how much funds are available at the end of phase one.

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.

Jeff Davis Street Water and Sewer Improvements:

Milestones This Period

- None.

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.

Jarvis Control and Crescent Harbor Shelter Re-roofing:

Milestones This Period

- Reviewed/Approved Submittals

Future Milestones

- 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 Kettleton 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 \$105,493 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$225,493.

Gary Paxton Industrial Park Dock:

Milestones this period

- None.

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 haulout 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.

Lake Street / Monastery Street Lift Station Improvements:

Milestones This Period

- Project is substantially complete.

Future Milestones

- Project closeout activities including completion of punch list, final acceptance of project and final payment to contractor.

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 authorized award of a design-build contract to CBC Construction for \$841,000 on August 12, 2014.

Building Department – First Quarter 2015

- Construction activity has been steady in Sitka with the first quarter statistics comparable to activity a year ago.
- We continue to see demolition of outdated housing stock with new homes being built to replace them.
- 92 building permits were issued in the first quarter of 2014.
- 34 of those building permits were issued for electric heat pump installations. These appear to be taking advantage of the rebate program offered through the Electric Department. 43 heat pump installation permits have been issued since the program's inception December 26, 2014.
- The valuation of permitted construction in the first quarter is \$2,870,198.
- 5 new single family dwellings were permitted.
- 1 single family dwelling is permitted for demolition. 2 manufactured homes are permitted for demolition.
- 13 fire and life safety inspections were performed under the authority Sitka's deferral from the State Fire Marshal.
- 175 building inspections were performed.
- All the lots in the Ethel Staton Subdivision on Alice Loop are reported to be sold. Construction activity is occurring on nine lots, two of which have completed, occupied homes.