

# City and Borough of Sitka

100 Lincoln Street Sitka, Alaska 99835

*Coast Guard City, USA*

July 2, 2013

Mr. Ralph Moll  
223 Observatory Street  
Sitka, Alaska 99835

Dear Mr. Moll,

I wish to respond to your email of July 2 (enclosed) in which you summarized the conversation that took place in our meeting in my office on June 27, in which Mr. Wells Williams and Ms. Maegan Bosak from the Planning Department also attended.

I believe that your summarization is a mischaracterization of the meeting and of my comments. At the meeting, I first patiently listened to your concerns, then asked you what it was that you requested that I do as Administrator. Upon hearing your requests, I responded that I found no compelling facts or reasons to overturn the decisions previously made by the Planning Director in regards to your case. I stated that I supported his decisions and found them to be sound.

My response has not changed and the Municipality's position in regards to your concerns remains the same. A summarization of the Municipality's position is as follows:

- The Planning Office identified the physical boundaries of the Access and Utility Easement as those marked on plat 2001-19. This plat, as well as the Access and Utility Easement notes, was created at time of subdivision by parcel owner, not City and Borough of Sitka.
- The Sitka General Code (SGC) defines an easement as "Easement means an interest in land owned by another that entitles the easement holder to a specified limited use of said area of land." In this case the easement is for the exclusive use of the owners of Lots 1 and 2.
- The designated easement is both access and utility. There is no divide between services according to the plat. SGC states that access easements must be a minimum of 20 feet wide. It is clearly marked that the easement on Lot 1 and 3 is both access and utility easement.

- Maintenance of the easement, including water and sewer utilities, is the expense of the owners of Lot 2 as referenced on the plat.
- You contacted the Sitka Police Department (SPD) regarding parked vehicles on the easement. The SPD contacted the Planning Office for clarification of this particular easement in regards to type and use. The SPD determined that this was a civil issue as the easement is private property.
- The SGC states that easements shall be free of permanent structures.

I have asked the Chief of Police to separately look into the on-street parking issue that you raised and to have a member of the SPD contact you on this issue.

Unless new facts are presented in regards to this issue which bear consideration, my decision in regards to your concerns, that being to support the actions of the Planning Director, are final.

Sincerely,



John P. Sweeney III  
Interim Municipal Administrator

Attachment as Stated

cc:

Mayor and Assembly Members  
Robin Koutchak, Municipal Attorney  
Wells Williams, Planning Director

## Jay Sweeney

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**From:** Ralph Moll [mailto:ralph.moll@gmail.com]  
**Sent:** Monday, July 01, 2013 1:28 PM  
**To:** Jay Sweeney  
**Subject:** Observatory Subdivision

Dear Mr. Sweeney;

In recapping our meeting, I understand that you refuse to:

- 1) identify the physical boundaries of the utility easement mentioned on plat 2001-19 (Observatory Subdivision).
- 2) acknowledge the status of the City of Sitka as the utility easement holder for lot #3
- 3) enforce trespassing, parking and access violations on the utility easement on said subdivision.
- 4) acknowledge any involvement of the City of Sitka in drafting or sanctioning the wording of the easement.
- 5) to articulate the respective (i.e., easement holder City of Sitka and easement property owner) obligations and rights regarding this utility easement in clear, unambiguous language.
- 6) provide a clear, unambiguous statement regarding the respective obligations and rights of the parties involved in the access and utility portions of this easement.
- 7) I provided documented evidence (the plat document) that the access and utility easements are separate. First, the plat document refers to the easements as the utility portion and the access portion, and secondly, the plat document shows that the easement owners and easement holders are different for each easement portion.
- 8) I further understand that the City of Sitka has made the upland owner of Lot 2 of the Observatory St. aware of the issues on hand and has advised the Sitka Police Dept. not to take action in this matter.
- 9) The utility easement owner is lot #3 and the easement holder is, according to you, not the City of Sitka and therefore unknown. You were only able to offer an unsupported opinion that these two easements are one and the same.
- 10) You have also said that you would look into the on street parking issues (blocked access to parking on my property by 2 vehicles parked on the road directly in front of my property) I had experienced. As of today, I have received no response to that complaint.

It is our position that:

The access easement owner is lot #1 and the easement holder is lot #2 (per Note #2 on the plat). The utility easement owner is lot #3 (as all utility lines are buried there), with the easement holder(s) undefined. Therefore, neither lot #1, nor lot #2 have access to the utility easement (with the exception of utility work carried out by the city of Sitka or a registered and licensed contractor) and are therefore trespassing when parking vehicles, depositing objects and traversing. Due to the continuous violation of the utility easement area, we will be erecting an removable barrier on the utility easement shortly.

Sincerely,  
Ralph Moll

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"Democracy is when two wolfs and a sheep are voting on what's for dinner.... Liberty is when a well armed sheep is contesting the vote!"



### WARRANTY DEED

THIS INDENTURE, made and entered into this 31.....day of January, 2012 by and between William W. Peterson and Rena M. Peterson, husband and wife whose mailing address is: 7475 Addenda Court, 99507 Anchorage, GRANTOR, and ~~RALPH MOLL~~ and CHOHLA A. MOLL, husband and wife, whose mailing address is: 214 Observatory Street, Sitka AK 99835, GRANTEES. \*

Witnesseth:

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration, does by these presents convey and warrant unto said GRANTEES, all of the following described property, to wit:

LOT Three (3), OBSERVATORY SUBDIVISION\*, according to the plat thereof filed October 25, 2001 as Plat No. 2001-19, Sitka Recording District, First Judicial District, State of Alaska.

\*A Subdivision of Lot 1, Armory Subdivision into Lots 1, 2 and 3.

SUBJECT TO covenants, conditions, easements, restrictions, reservations and rights-of-way of record, if any.

TO HAVE AND TO HOLD the premises, with the appurtenances unto the said GRANTEES, and to their heirs and assigns forever.

Dated: 2-3-2012

William W. Peterson

Rena M. Peterson

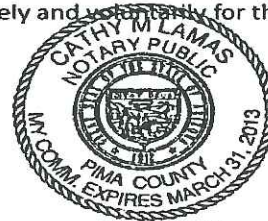
William W. Peterson

Rena M. Peterson

Arizona  
State of ~~Alaska~~ )  
Pima County ) SS.  
First Judicial District )

On this day personally appeared before me: William W. Peterson and Rena M. Peterson to me known to be the individual(s) described in and who executed the above and foregoing instrument, and acknowledged to me that they signed the same freely and voluntarily for the use and purpose therein mentioned.

Witness my hand and official seal this 3 February of ~~January~~ 2012.



Cathy Mlamas

Notary in and for the State of Arizona  
My commission expires:

Rafaelito Grantee \*

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY AGREE TO THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10/22/01  
 SIGNATURE: [Signature]  
 OWNER: William W. Peterson

**NOTARY'S ACKNOWLEDGMENT**

STATE OF ALASKA  
 CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF October, 2001, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William W. Peterson known to me to be the identical individual(s) mentioned and who executed the SAME WITHIN PLAT AND ~~THEY~~ ACKNOWLEDGED TO ME THAT ~~THEY~~ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

MY COMMISSION EXPIRES Nov. 18, 2001

[Signature]  
 NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

**CERTIFICATE OF APPROVAL BY THE BOARD**

STATE OF ALASKA  
 NOTARY PUBLIC  
 EDWINA BARNETT SIMMONS  
 My Commission Expires Nov. 18, 2001

[Signature]  
 CITY & BOROUGH OF SITKA

**CERTIFICATE OF APPROVAL BY THE BOARD**

THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF William W. Peterson AND THAT, ACCORDING TO SAID RECORDS, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL UP TO THE DATE OF October, 2001.

[Signature]  
 ASSESSOR, CITY AND BOROUGH OF SITKA

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED BY THE ASSEMBLY IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE: 10/22/01  
 CITY AND BOROUGH CLERK: [Signature]

**CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT**

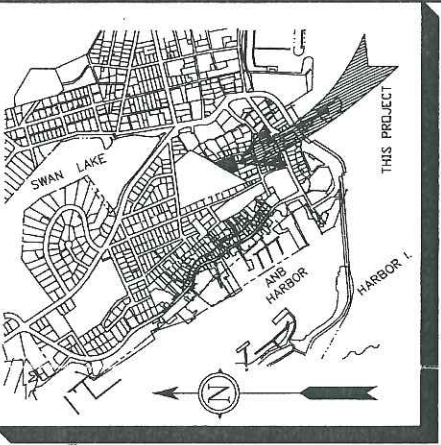
I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF William W. Peterson AND THAT, ACCORDING TO SAID RECORDS, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL UP TO THE DATE OF October, 2001.

[Signature]  
 FINANCE DIRECTOR, CITY & BOROUGH OF SITKA

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

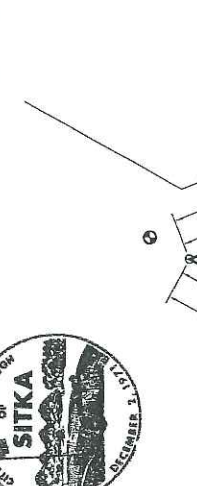
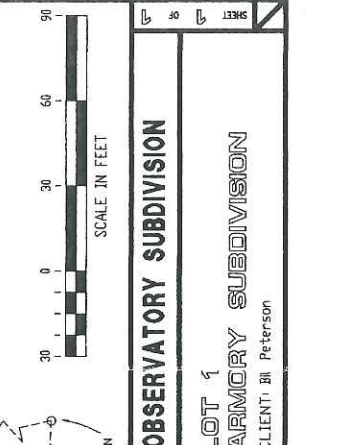
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED BY THE ASSEMBLY IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE: 10/22/01  
 CITY AND BOROUGH CLERK: [Signature]



- LEGEND**
- PRIMARY CONTROL MONUMENT RECOVERED (BRASS CAP)
  - BURN/GOLD PRIMARY BRASS CAP (RECOVERED)
  - CHASED X IN STONE
  - SECONDARY MONUMENT (SET)
  - SECONDARY MONUMENT (RECOVERED)
  - RECORDED DATA
  - COMPUTED DATA
  - MEASURED DATA

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, ARMOY SUBDIVISION INTO THREE LOTS.
  - THE ACCESS PORTION OF THE ACCESS AND UTILITY EASEMENT CROSSING LOTS 1, AND 2, WILL BE THE EXCLUSIVE USE OF THE OWNERS OF LOTS 1 AND 2.
  - MAINTENANCE OF THE DRIVEWAY AND WATER AND SEWER UTILITIES, WITHIN THE DESIGNATED ACCESS AND UTILITY EASEMENT WILL BE AT THE EXPENSE OF THE OWNERS OF LOT 2.
  - ANY STRUCTURES BUILT ON LOT 1 ARE LIMITED TO A MAXIMUM HEIGHT OF 24 FEET.



**49th**  
 DISTRICT COURT  
 EX OFFICIO RECORDER  
 SITKA, ALASKA

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

BY	DATE	REV.	DESCRIPTION OF CHANGE	RECORD OF REVISIONS

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

**ARMORY SUBDIVISION**  
 CLIENT: Bill Peterson

## Public Works Assembly Update 7-03-13

### **\*Centennial Hall & Library Site Parking Lot Development:**

- Phase IV concrete pedestrian plaza is currently under construction and will be substantially complete by July 5, 2013.
- Phase III parking lot to begin in July, 2013.
- Topsoil and plants for the landscaping has been delivered and the planting is underway.
- Revised schedule for the Crescent Harbor Parking Lot is being developed to limit parking losses during construction.

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.

S&S General Contractors was awarded the construction contract in the amount of \$2,613,651. The total project budget is \$3,950,000. Substantial completion is required by September 30, 2013.

### **\*Baranof Street Water and Sewer Improvements:**

- AC pavement removal is complete between Baranof Street and Oja Street
- Sewer main and storm drain main are complete between Baranof Street and Oja Street
- Baranof Street and Oja Street water Line main installation began June 25, 2013
- Water and sewer connections to Pacific High School underway

The project includes water, sewer, storm drain, curb and gutter, sidewalk and pavement improvements and has a total funding of \$2,672,500.00 including Alaska Department of Environmental Conservation (ADEC) Municipal Matching Grant and Loan funds.

The Assembly awarded the construction contract to S&S General Contractors on the April 23, 2013 Assembly meeting, in the amount of \$1,712,916.00. The total estimated project cost is \$2,232,000.00. Substantial completion is required by August 28, 2013.

### **\*ANB Harbor Replacement:**

- On June 25, 2013, the Assembly approved award of the Procurement Contract to Transpac Marinas, Inc. for \$2,698,870.00 which is ~\$230,000 lower than the Engineer's Estimate.

- Public Works received the 65% submittal for the Installation Contract on June 18, 2013 and submitted comments back to Moffatt & Nichol. The cost estimate increased for the Installation Contract due to a US Army Corps of Engineers permit requirement that the floats must be disposed of in an approved uplands landfill. This requirement is due to an invasive tunicate growth on the ANB Floats that must not be allowed to spread. Since the Contractor cannot give the floats away per the permit special conditions, the disposal costs are passed along to the City and Borough. Staff is working with the Corps to determine what other options might be available. The total project cost is now estimated at \$8,500,000.
- The anticipated bid opening date for the Installation Contract is October 4, 2013.

CBS received a FY13 State of Alaska Municipal Harbor Facility Matching Grant, for the ANB Harbor Replacement Project, which will cover 50% of eligible construction costs not to exceed \$4,250,000 in match funding. CBS has received bond proceeds from the Alaska Municipal Bond Bank in the amount of \$4,600,000 for this project. On January 10, 2013, the Assembly awarded a Professional Services Contract to Moffatt & Nichol for the ANB Harbor Replacement Project. The rough order of magnitude cost estimate for ANB Harbor (to include design, permitting, construction, and contingency) is approximately \$8.25 million. The estimate will be revisited and refined at each project milestone.

**\*Sitka Community Hospital Roof Replacement:**

- Public Works is awaiting several submittals from the Contractor.
- Public Works anticipates construction beginning after July 4, 2013, however is awaiting a formal project schedule from the Contractor.

The Assembly approved award of a construction contract to CBC Construction, Inc. in the amount of \$784,754.16 for the Sitka Community Hospital Roof Replacement project on April 23, 2013. Due to the very competitive bid received, a change order to the contract was approved to upgrade the insulation to a better product (polyiso instead of EPS). The project is funded through a \$1,200,000 FY2013 State Legislative Grant. Substantial Completion is required by August 31, 2013.

**\*Swan Lake Restoration / Dredging Project (Project # 90747):**

- Public Works met with the Contractor to discuss his plan to defer the start of dredging until 2014. The Contractor submitted a revised work plan and is considering beginning dredging in Fall 2013 pending approval of the grant agency.
- Public Works and the Contractor are working on different scenarios to increase productivity to allow most, if not all of the dredging to be completed by late 2014.
- Purchase of a refurbished aquatic weed harvester was included in the grant funding. These floating machines cut and remove the vegetation to improve

recreational opportunities and water flow through the lake. The search for a suitable harvester is on-going with several suppliers.

The Assembly approved award of a construction contract to Island Enterprises, Inc. in the amount of \$399,806.00 for the Swan Lake Restoration – Lake Dredging project on April 23, 2013. The project includes dredging prioritized selected locations to improve water flow through the lake, winter habitat for fish, access and recreation in general. The City and Borough of Sitka received \$771,236.00 in Federal funds through the Coastal Impact Assistance Program (CIAP) for this restoration project on Swan Lake. The grant is administered through the Wildlife and Sport Fish Restoration Program, CIAP Branch and runs through December 2015.

#### **Edgecumbe Drive Street Reconstruction:**

The project is funded through a \$2,900,000 FY2013 State Legislative Grant (Paving Failed Collector Streets – Edgecumbe Drive and Jeff Davis Street). Budgetary cost estimates were completed to help scope the project based on funds available. That estimate indicates approximately \$5.5 million would be required to completely rebuild Edgecumbe Drive from Kimsham to Cascade Creek to include paving, curb and gutter, sidewalk, and storm drain (budget shortfall of \$3.25 million); approximately \$3.5 million would be required to rebuild Edgecumbe Drive from Kimsham to Cascade Creek to include paving and storm drain only (budget shortfall of \$1.25 million); and approximately \$2.5 million would be required to rebuild Edgecumbe Drive from Kimsham to Cascade Creek to include paving the drive lanes (not shoulders) and storm drain (budget shortfall of \$250,000). Public Works staff has begun planning level work for this project. Test borings were completed along Edgecumbe Drive in areas of suspected subgrade failure and in other areas of interest on March 4-5, 2013. This information will assist in the design of the improvements. Public Works anticipates construction during the summer of 2014.

#### **Centennial Hall Renovation:**

- The design consultant, McCool Carlson Green, is incorporating the comments from the public meeting into the exterior building design concepts.

The current total estimated cost for this project is \$15.2 million including the new museum wing. Current grant funding allocated specifically to the project is only \$8,230,000. A \$2,000,000 FY10 Legislative Grant designated for a lightering facility visitor's center (previously planned for under the O'Connell Bridge), is eligible to be used for this project since Centennial Hall serves as a visitor center for the Crescent Harbor Lightering Facility. A FY14 Legislative Priority Request was submitted consisting of \$4,200,000 for the Centennial Hall building improvements and \$3,341,000 for combined Library/Centennial Hall heating system improvements; however it does not appear that either request will be funded at this time. Additionally, approximately \$2,000,000 is available in the Marine Passenger Fee Fund that could be used for this project. If additional funds are not secured, the scope of the project will need to be scaled back or phased with additional museum and meeting space expansion planned for the future when funding becomes available.



### **Ultra Violet (UV) Disinfection Facility:**

The Blue Lake drinking water system is a surface water system, which must comply with the EPA Enhanced Surface Water Treatment Rules (ESWTRs). The subject UV Disinfection Facility will provide the additional microbial and disinfection controls required under the ESWTRs.

The current 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 (pending).
  - \$3,500,000 FY 2012 ADEC Grant (30% local match requirement).
  - \$2,061,000 FY 2013 ADEC Grant (pending - 30% local match requirement)
- \$12,111,000 Total Project Funding.

The grants and loans indicated as pending are grants and loans listed on the Alaska Drinking Water Fund intended use plans, for which CBS has submitted appropriate paper work to have the grant or loan finalized.

### **\*Library Development Planning:**

- The design team was on site June 18 and 19, 2013, to begin the Facility Needs Assessment and asbuilts. The Facility Needs Assessment will be completed while the FEMA information is finalized.

The design phase is expected to take 12 months at a minimum with the earliest advertisement for construction planned for late summer/fall 2014. The project construction may be completed in 2015, depending on the phasing plan that is developed.

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. \$350,000.00 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 \$5.75 million for the expansion and renovation of the Library.

### **\*Storm Water Master Plan Phase II:**

- The final report was received June 26, 2013.
- The GIS data set was received the first week in June, 2013.

The first phase of the Storm Water Master Plan was completed in late June 2012 with Tetra Tech Alaska, LLC gathering existing infrastructure data and condition inventory to

include in our GIS system along with precipitation analysis and drainage basin delineation as part of the first phase of the project. The second year grant funding (FY13) was approved by the Alaska Department of Environmental Conservation and the grant agreement was authorized by the Assembly in July 2012. The grant amount of \$43,388 requires a forty percent CBS match of \$28,925.

**\* Alternative Water Source Investigation Filtration (Blue Lake Project):**

- The consultant has prepared the draft RFP for the leasing of the water filter units. The guarantee that the units will be available for installation when needed is under evaluation.

The proposed schedule has the design completed in October 2013, ADEC permitting completed in March of 2014, construction of the piping and pumping completed in April 2014 and final installation of the filter units in June 2014 for operation in July 2014. The preliminary design cost estimate has a projected design and construction cost of \$3,000,000. Due to the lack of well potential in the Indian River Valley, temporary surface water filtration will need to be utilized during the Blue Lake Project outage. Award of the design contract to CH2MHILL, was approved by the Assembly on February 12, 2013.

**\* Blatchley Middle School:**

The current status of the project includes the following items:

- School ended May 30, 2013, so the contractors have unrestricted access to remaining work. There is a full painting crew along with a small carpentry and flooring crew proceeding with remaining work.
- Painters are currently re-finishing and painting remaining metal frames, prepping and painting the MPR and Gym Locker Rooms, to be followed by painting the Pool Locker Rooms and touch up of the rest of the school.
- Carpenters are finishing the chair rail, wainscot, and trim details- a lot of miscellaneous items throughout the school, including the outdoor unit(s) fencing repairs.
- Electricians are working out the bugs in the lighting control system and finishing miscellaneous details.
- Mechanical are finishing miscellaneous details and preparing for the building commissioning, which is scheduled for July 14-17, 2013.
- The new Desert Aire pool heat pump is experiencing re-occurring problems on one of its two circuits. The manufacturer has tested a similar unit in its plant where they were able to recreate the problem and have identified a solution.

The project budget is \$12.475 million. The contract required substantial completion date is August 1, 2013, which we expect to make with the exception of the door correction (installation), which will have its own completion date. The project is approximately 95% complete.

**\*Pacific High School:**

The current status of the project includes the following items:

- The roof and exterior wall siding is nearly complete.
- Interior sheetrock is installed finished and painted.
- Ceiling grid is installed.
- Mechanical and electrical systems are roughed in and trim & fixture installation is in progress.
- Building utilities are being tied in with the Baranof Street Project.
- Outdoor concrete preparation and landscaping is scheduled to begin within the next two weeks.
- Students will begin the school year at the Voc Center, allowing for the completion of the building, its furnishing and the grounds and landscaping prior to the school being occupied by the students.

The project budget is \$2.671 million and the project is within its budget. The contract required substantial completion date is December 1, 2013.

**Water Operators Gear Up for Indian River Sampling:**

This summer special sampling of Indian River raw water will be performed in preparation for the summer of 2014 when the Blue Lake Supply will be out of service as part of the Blue Lake Dam expansion. Water quality changes seasonally so operators will collect and analyze samples this summer to help finalize treatment processes that will be needed to produce adequate potable water for the community next year from Indian River. Operators are currently researching lab and shipping fees and will soon select the most cost effective commercial lab to send the samples to, for analyses that our lab is not certified to perform.

**Old Sitka Dock Water Line:**

Water operators have been working closely with the McGraw dock where they are installing a 4" water line to provide water to ships at the dock. There are many intricacies involved in system to serve potable water to a vessel; disinfection and testing of the new line, testing for leaks, flow metering and protecting the municipal system with proper back flow protection to prevent any possibility of back siphoning from the ship's tanks.

**\*Water Service Calls; Leaks/Locates/Routine Repairs & Maintenance:**

During the last two weeks, the Water Division responded to 15 customer/contractor call-outs: four for locates – private and contractors, five for service leaks – all leaks were on the customer side of the service lines, two to turn on water services, one household reporting strong chlorine smell in the water and one large leak caused by a blast by QAP the contractor on the SMC Rd. project – this blast/leak generated many dirty water complaints Saturday night , June 22 and Sunday the 23<sup>rd</sup> as a cloud of dirty water moved through the system. Based on timing this cloud was caused by the blast shaking

up the 30" transmission main that brings the water from Blue Lake Water Plant to town. Water operators worked through Saturday night assisting and monitoring QAP's repair of the 12" distribution main that brings water back from town to SMCIP which was damaged by the blast.

Water operators also continue working with DOT's HPR Rd sub-contractor performing locates near their storm drain crossing locations. Water operators replaced three problematic broken valve box tops in Edgumbe Dr. Once a valve box top is sufficiently worn the lid can be flipped out of the box by passing vehicle tires. Replacement requires cutting pavement and installing a new valve box top with matching lid then replacing the asphalt with cold patch, asphalt or concrete.

Water operators have begun the annual fire hydrant 'weed whacking' and painting program. With about 400 hydrants to maintain it is our goal to get around 75 repainted each year – a five year cycle.

**\*Connections to Transmission Main for Future UV Facility:**

Testing was completed on the valves and T's in the 30" transmission main and 24" extensions across SMC Rd, that were installed during the second week of June 2013. These 24" mains will eventually be used to deliver water to the UV facility and back into the transmission main after UV treatment. It was important to get this portion of the piping installed before DOT repaves SMC Rd.

**\*Annual Lead and Copper Sampling:**

Water operators are preparing for the annual Lead and Copper sampling which takes place at the household tap inside 40 specifically selected homes during July 2013. These are the only compliance water samples that are collected inside homes, as required by DEC/EPA. Letters will be sent July 8, 2013, to the participating customers; sample bottle drop off/pick up will be coordinated with the residents who collect the "first draw" samples after the water has stood in the faucet and piping a minimum of six hours; typically overnight. Sampling is scheduled for July 23, 2013. Results of lead and copper testing guide our corrosion control program and the addition of soda ash solution to the transmission main before the water gets to town. Addition of soda ash solution to our water increases the alkalinity and pH, reducing the amount of corrosion to household plumbing, resulting in lower levels of copper and lead which come from the household piping and faucets.

**\*Water Division Works on ANB Harbor Renovation & new Service Line to Crescent Harbor:**

Water operators continue working w/ Engineering and the design consultant on the new water service to and potable/fire system for ANB Harbor. We are currently assisting the consultant with the DEC approval to construct and plan submittal. The Water Division also assisted Engineering and the Harbor Dept. in selection of materials for replacing the short water service line from Lincoln St. to Crescent Harbor. Materials have been

ordered. Water Operators will likely install the new line next month before the Sea walk project installs a new sidewalk past the area of the water service crossing.

**\*WW Division Routine Maintenance:**

Wastewater operators also continue working with DOT's HPR Rd sub-contractor performing locates near their storm drain crossing locations as they make their way towards town. During the last two weeks of June WW operators have dealt with control problems at the Lake and Lincoln Lift Station (LS). These problems are now understood to have been caused by higher than normal amount of sand and rocks in the wet well jostling the level transducer causing rapid/false level changes which in turn causes the pumps to operate rather wildly. Following the second evening call-out the potential problem was reduced and three WW operators worked during the evening with the 'camel' to vacuum out much of the debris in the wet well. Additional and more thorough cleaning is planned for the first week in July. A level transducer failed at the Halibut Point LS and was replaced; it is unusual for these reliable pressure sensing devices to fail. The DC drive on the sludge press failed and was replaced with the spare; this failure delayed the weekly 'sludge run' which is closely coordinated with equipment operators from the PW Shop who cover the lime stabilized WW sludge at the Sitka Landfill monofill site.

During the last week of June, following our Storm Water Permit requirements, quarterly samples were collected and analyses performed on the water leaving our settling pond system at Granite Creek pit-run site.

**\*W/WW Laboratory:**

The W/WW lab has been busy analyzing many additional samples from the various construction projects, special samples of Indian River water, samples required by minor turbidity spikes caused by the dam construction project as well as the routine monitoring. During the last week of June our lab received state certification for drinking water microbiological analysis for the upcoming fiscal year. Operating a state certified lab is a tedious process requiring a seemingly endless amount of quality control and record keeping but having a local certified lab saves us thousands of dollars annually. The lab also generates some income by performing sample analysis for other entities such as contractors, the USFS, local seafood processors, etc...

**\*Baranof St. Utilities Project (Prj # 90710):**

Water and WW Divisions are working closely w/ our project manager, inspector and the contractor on this project which will replace water, sewer, storm drain, sidewalks and road surface on Baranof St. between Lincoln St and SMC Rd. The utilities will connect with mains that were installed last year across SMC Rd. prior to the DOT paving project. Additional temporary water services have been installed near Market Center which will allow installation of a new section of water main on Oja St. eventually connecting with the new main that will be installed on Baranof St. Sanitary and storm sewers have

been installed between Lincoln and Etoin Streets with that section of water main being installed during the last week of June.

**Federal Land Access Program (FLAP) Grant:**

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

**Alaska Community Forestry CBS Inventory:**

CBS Parks and Recreation staff is working with the Alaska Community Forestry Program to complete a Community Forest Management Plan and survey for urban trees in park areas owned by CBS. This plan includes a tree ordinance that is being worked on by the Tree and Landscape Committee. The project is funded with a \$26,000 grant from the Alaska Community Forestry Program. The draft plan was presented at the April 9, 2013 Assembly meeting. Alaska Community Forestry staff is in the process of making final revisions and the plan will be to try and present to the Assembly for approval in June.

**\* Access Walkway by Brenner's:**

John Rennie has completed the access ramp work beside Brenner's. A red herringbone pattern in concrete has been placed and looks very good. Lee's Fabrication, fabricated and installed the aluminum railings and the project is complete.

**Drop off Recycle Center:**

Beginning July 1, 2013 Community Schools will no longer have the contract for operating the recycle center. In anticipation of this CBS Public Works Department will be taking over the operation of the recycle center. Public Works has already made some major changes at the center to help with the transition. Roll off containers have been set in place of the handling system that was designed for plastics in the past. This will allow for a more efficient way of handling the plastics and for a cleaner recycle center. The containers have been moved and cleaned under. The barracuda's building has been moved back beside the collection area for aluminum cans for accessibility. The aluminum can roll off container has been moved back beside the barracuda's area for cleaning the cans for ease of accessing the container.

**\*Erler Street Mill and Overlay**

This project consists of milling and paving approximately 920 Linear Feet from HPR to Marine Street on Erler Street. Erler Street was heavily utilized as a detour route when a main water line broke in January of 2012. The project also consists of milling and overlaying approximately 660 Linear Feet from HPR to Erler Street. Both Erler Street and Spruce Street have an RSL (Remaining Service Life) = 2 based on the 2009 survey from our pavement management system. Initially it was not anticipated to complete both Erler and Spruce Streets. Erler Street from HPR to Marine Street was slated to complete in FY13 and some sections of Spruce Street due to a storm water line that failed near the Intersection of Spruce and HPR (dentist office). In reviewing the RSL of Spruce Street and the intent of completing sections verses completing whole road sections it was decided to add a little more additional funding and complete Spruce Street from HPR to Erler Street.



City & Borough of Sitka  
**Electric Department**  
105 Jarvis Street, Sitka AK, 99835  
Telephone: 907-747-4000 Fax: 907-747-3208



## BLUE LAKE EXPANSION PROJECT

### MONTHLY UPDATE FOR CITY ASSEMBLY

Report No. 7

Month ending June 30, 2013

#### SCOPE

- 83 ft dam raise with modified tunnel system and new 15.9 MW powerhouse (\$89 million)
- Eight supply contracts for Owner-Furnished equipment and materials (\$16 million)

#### PROJECT HIGHLIGHTS DURING THIS MONTH

- Excavation work in the powerhouse area continued all month with additional work shifts added. Schedule is still of significant concern for the City; however, some schedule gains have occurred and are planned for the coming weeks.
- The City's Resident Project Representative (RPR) and Barnard executed a change order to address nine change items in contract scope as described below. The RPR and contractor continue to discuss an additional group of changes, which we hope to resolve in July. Change items include: powerhouse stairway changes for code compliance; changes in the powerhouse concrete outline, powerhouse miscellaneous metal modifications; powerhouse rebar changes; powerhouse interior windows with 1-hr fire ratings; a new culvert required under the powerhouse access road; and addition of a security gate at the entrance to the drainage tunnel at the dam.
- June 11-The executive level partnering meeting was conducted. The executive partners agreed that project schedule is behind and it was agreed that Barnard would take a larger role in working with and assisting their subcontractors to complete the work on schedule.
- June 19- Blue Lake Tunnelers completed the left abutment thrust block excavation.
- June 20- Board of Consultant meeting No. 10 was conducted in Sitka. The primary purpose of the meeting was to have the BOC inspect the rock conditions at the left abutment thrust block prior to concrete placement. Based on the observations the BOC agreed that the rock was adequate to begin concrete placement and that further rock anchors and drains may be removed from the design.
- June 20- The Dam release valve (Howell Bunger valve) was opened to 90 cfs in an effort to manage the lake level and allow Blue Lake Tunnelers to complete the intake tunnel and gate shaft this season.
- June 20- Barnard submitted a powerhouse work plan.
- June 28- A meeting with Barnard was conducted to discuss the powerhouse work plan, powerhouse cofferdam and powerhouse schedule.
- Multiple Factory Acceptance Tests were witnessed in Canada and Oregon for the turbine generators by McMillen or City staff prior to shipment of the equipment to Sitka.



**COST SUMMARY - updated 6/28/13**

Project Element	Current Contract Total or Projected Amount	Remaining Contingency incl. Site Representatives	Payments	
			Paid this Month	Paid to Date*
<b>Supply Contracts</b>				
Contract 1 - Turbine Generator Equipment	\$11,573,707	\$1,342,020	\$0	\$5,586,730
Contract 2 - Switchgear	\$629,980	\$81,122	\$0	\$64,581
Contract 2A - SS Switchgear	\$300,000	\$0		\$0
Contract 3 - Gates and Hoist	\$780,185	\$37,505	\$295,795	\$586,349
Contract 4 - Penstock	\$836,315	\$91,660		\$753,962
Contract 5 - 69 kV Transformers	\$592,584	\$26,900		\$1,204
Contract 6 - Bridge Crane Equipment	\$270,518	\$18,170		\$245,246
Contract 7 - Steel Building	\$1,138,918	\$46,730		\$118,607
Contract 8, Debris Management	\$1,530,000	\$0		\$0
Contract 9, General Construction	\$88,054,075	\$4,640,225	\$1,860,117	\$27,886,229
Diesel Fuel	\$1,260,000	\$0		\$0
Temporary Filtration**	\$3,000,000	\$0		\$0
Remaining Project Costs		(\$302,541)		
License Amendment	\$1,150,000	\$0	\$7,259	\$1,122,492
Engineering	\$10,850,000	\$0	\$7,941	\$11,418,153
Construction Management	\$6,974,594	\$0	\$494,527	\$2,513,701
City Performed Work	\$1,495,000	\$0	\$345,342	\$1,203,547
Incentive Payment	\$1,600,000	\$0		\$0
Cost of Issurance/Reserve Account	\$3,500,000	\$0	\$0	\$0
<b>TOTALS</b>	<b>\$135,535,876</b>	<b>\$5,981,791</b>	<b>\$3,010,981</b>	<b>\$51,500,801</b>
<b>ESTIMATED TOTAL PROJECT COST</b>		<b>\$141,517,667</b>		

\*Paid to Date includes unpaid retainage

\*\*Temporary Filtration budget updated. Assembly approval will be requested at a later date for the overrun.

**COST CHANGES THIS MONTH**

- There were no change orders in June for the supply contracts that affected the total price of the Owner supplied materials and equipment. One change order on Contract 7 allowed the building supplier to receive partial progress payments for the building wall panels, in exchange for delaying delivery of the panels to the site.
- We do expect a series of change orders for the supply contracts for the purchase of additional spare parts (Contracts 1, 2, and 6) and for additional current transformer devices on Contract 2, over the next two months.
- Change order 3 was signed for the amount of \$133,585.89 for the general construction contract (Contract 9) in June. The change items include: powerhouse stairway changes for code compliance; changes in the powerhouse concrete outline, powerhouse miscellaneous metal modifications; powerhouse rebar changes; powerhouse interior windows with 1-hr fire ratings; a new culvert required under the powerhouse access road; and addition of a security gate at the entrance to the drainage tunnel at the dam.
- We expect to agree on contract 9, change order 4 during the month of July.

**CONSTRUCTION SCHEDULE MILESTONES: PLANNED/ACTUAL**

Construction Start	11-20-2012/ 12-3-2012	Sub. Compl. BLU #5	10-24-2014/
Drainage Tunnel Comp.	7-1-2013/ 05-05-2013	Sub. Comp. FVU	11-12-2014/
Drainage Tunnel Comp.	7-1-2013/ 5-1-2013	Sub. Comp. BLU#4	11-22-2014/
Intake complete	8-19-2013/		

Ready for Gen. Outage	8-24-2014/	Substantial Completion	2-1-2015/
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### NOTES ON PROJECT SCHEDULE

- Construction at the intake tunnel is nearing completion.
- The Gate shaft raise will begin the first week in July and is expected to be complete prior to August 2<sup>nd</sup>.
- The first concrete pour on the dam occurred in late June and consisted of the right abutment keyway (9 CY).
- The most recent schedule submitted by Barnard shows the following upcoming target dates:
  - a. Continuation of construction on the Dam raise.
  - b. July 8 – Completion of Powerhouse Cofferdam
  - c. July 12 – Completion of Powerhouse Excavation
  - d. July 18 – Consolidation Grouting on Left and Right Abutments
- Delivery schedules for the supply contracts continue to be acceptable– all show arrival of goods and equipment on site in adequate time. The powerhouse crane and penstock materials are now on site. The turbine generators will ship in July. This is still a very adequate schedule as the start of installation of these items is planned for January, 2014.
- The Contract 3 intake gate and hoist arrived June 28<sup>th</sup>.
- Contract 7 Metal building fabrication is complete and was inspected at the factory in late June. The building materials are now scheduled for delivery in early July through September, 2013
- The CM team and Electric Department continue working on the City-performed work tasks to ensure these activities get done on time. About half of these work items are now complete. Continued good progress is needed through July to make sure we do not impact the construction schedule. An outage of Blue Lake is planned for July 16-19 to install new circuit breakers in the Blue Lake switchyard.

## **PROJECT RISK PROFILE**

A discussion of the major risk areas follows below. As a general rule risks are measured as follows:

**LOW:** Probability of less than 10%, or mitigation cost less than \$1 million.

**MODERATE:** Probability of more than 30%, or mitigation cost up to \$5 million.

**HIGH:** Probability of more than 60%, or mitigation cost likely more than \$5 million.

The City's project team believes the following risk areas will dominate the potential for increases in overall Project cost. We also believe these areas pose the greatest risk for schedule delays.

**Construction Schedule:** In Barnard's most recent (June 28, 2013) schedule, they provide a plan to help recover from the late completion of the powerhouse excavation work. The Barnard plan now shows the critical start of the 2014 Generation Outage starting on August 22, 2014, on schedule

**CURRENT RISK: MODERATE**

**Weather and Lake levels:** Warm weather is driving an earlier than usual snowmelt in the Blue Lake and Green Lake basins. On June 23, Blue Lake level was 13 feet above its rule curve and Green Lake was 48 feet high relative to its curve. . We opened the big release valve at the dam (the Howell Bunger valve) on June 20 to help keep the lake level low enough for the contractor to finish the intake tunnel excavation. The attached lake level report shows a simulation of how low we could drive the lake with the Howell Bunger valve if needed to support construction. We will use this big valve at the dam to try to maintain lake levels that meet the Contractor's needs and our Contract obligations. We continue to expect the 2013 construction window will be met without problems, see the attached Lake Level Reports.

**CURRENT RISK: LOW TO MODERATE**

**Rock Conditions:** Contract 9 includes an allowance of \$2,702,000 for rock support in the Project tunnels, shafts and excavations. This rock support is a combination of rock bolts, shotcrete, and steel arch supports. Based on the excavation work during June it appears that rock support will cost less than expected at the powerhouse, adit and surge shaft, intake tunnel and drainage tunnel. It will cost more in the intake portal and gate shaft areas. Project-wide the total underground excavation work is now about 80% complete.

Additional rock support will be required at the intake area. We have also determined that the rock conditions are not as good as expected on the dam right abutment where the reservoir access road and gate house are located. Realignment of the reservoir access road and a deeper foundation excavation for the gate house are currently being developed. These changes will result in added cost to the City and will consume part of our rock support allowance. This issue remains from April and a final reservoir access road alignment has not yet been defined.

Excavation of the left abutment is substantially complete. Rock conditions appear to be better than anticipated. FERC requested additional analysis of the abutment at elevation 390'. Once we resolve this left abutment analysis and the intake gate shaft is excavated we will know most all of the rock conditions on the project.

Right now the overall allowance for rock support on the project looks to be significantly more than adequate and we should expect an under-run on rock support quantities.

**CURRENT RISK: LOW**

**City Performed Work, for Contract 9:** The City has elected to self-perform some work associated with the Project's general construction. This work includes: procurement, installation and field wiring of a switchyard control building; installation and connection of fiber-optic cables from the powerhouse to the dam; control wiring of the Fish Valve Unit generator; and design and installation of the SCADA system. The bulk of this work is either under design or is underway at the Project. We are currently making good progress in this work and we are on schedule.

**CURRENT RISK: LOW.** [See Appendix 1-Action Plan at the end of this monthly update, for the status of this self-performed work].

**Temporary Water Filtration Plant:** During the August through September 2014 outage of the Blue Lake tunnel, the City will need to get its drinking water from a temporary water supply. This temporary system needs to be designed, purchased and installed at Indian River. This system must be in place and fully operational before the Blue Lake tunnel can be shut down to connect the new powerhouse. Any delay in the filtration plant beyond August 1, 2014, will delay the hydro expansion Project. Currently a \$2 million cost allowance is being maintained in the Blue Lake Expansion Project funds for the filtration plant. CH2 MHILL estimates \$3.0 million. This \$1.0 million dollar increase has been added to the project cash flow spreadsheet using contingency funds which have now been consumed. The filtration project is being managed by the City's Public Works department.

**CURRENT RISK: MODERATE** [The current status of the filtration system design and planned construction is described in Appendix 2. If the filtration system is constructed as planned, we will be ok for the Expansion Project.]

**Other:** This is a broad combination of bad things that might happen such as: earthquake; construction site accidents; equipment damage during shipping; floods; extreme winter weather; fire; labor unrest; etc. We expect that many of these risks would be covered by insurance at least in part.

**CURRENT RISK: LOW**

## PROJECT PHOTO RECORD THIS MONTH

Photos are taken of each work area each month from a fixed location to document construction progress by work area. Relevant photos of the project for this month are provided on the following pages.



**Figure 1. Dam and Left Abutment Area, Blue Lake Tunnelers completed the left abutment thrust block excavation. Work on the keyway began and the first concrete pour was completed on the dam.**



**Figure 2. Drainage Tunnel and Scour Wall, the Howell Bunger valve was opened to 10% to control the rising lake level.**



**Figure 3. Intake Portal and Right Abutment, Blue Lake Tunnelers have completed 700 of 829 feet of the intake tunnel.**



**Figure 4. Gate House Location, No change this month.**





**Figure 5. Dam Staging area, The 600 ton crane boom was disassembled to add an additional 40 feet of boom and a new counter weight carriage.**



**Figure 6. Surge Chamber Top Portal, The small structure over the surge shaft is complete.**



**Figure 7. Lower Portal Area, No change this month.**



**Figure 8. Powerhouse Site, Excavation work in the powerhouse area continued all month with additional work shifts added.**



**Figure 8. Lower Project Site, Excavation of the new powerhouse site is ongoing.**

**LAKE LEVEL WINDOW FORECAST**  
**Blue Lake Expansion Project**  
**Contract 9 – General Construction**

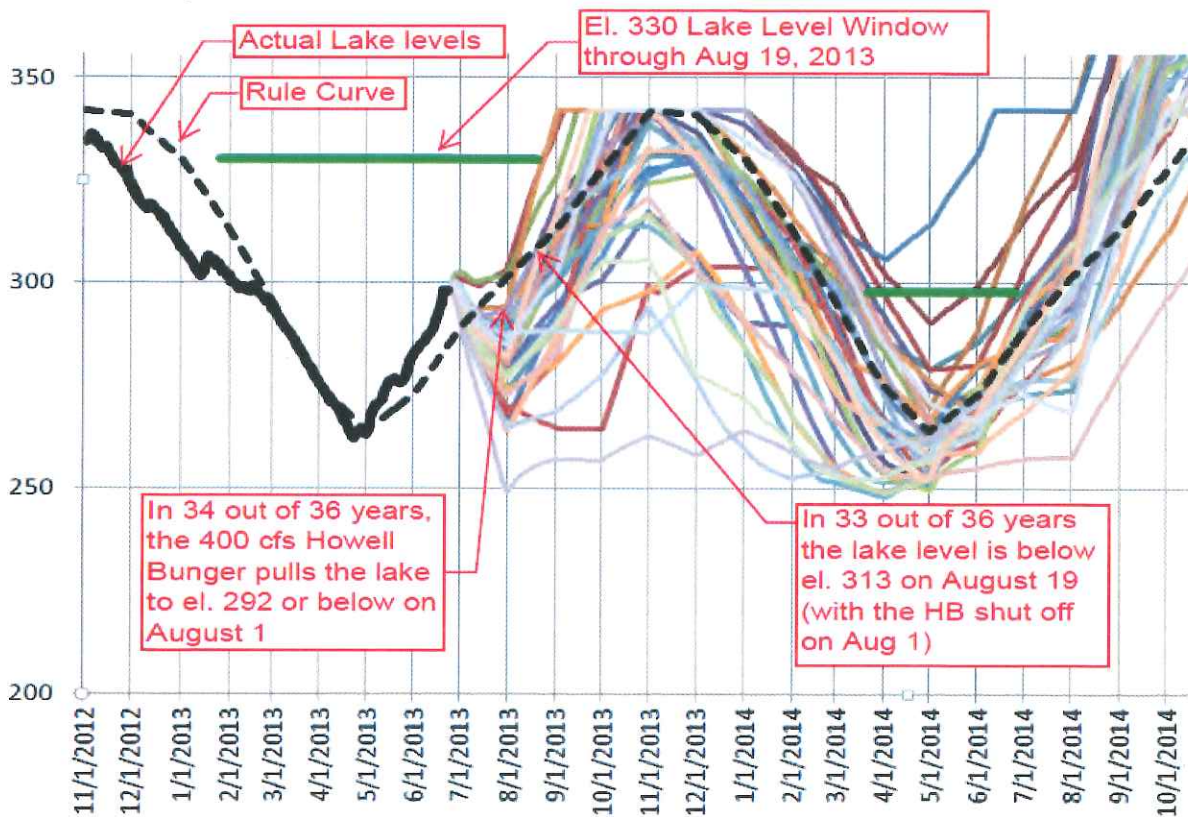
Forecast Date: June 24, 2013

Blue Lake WSEL: 298.3 on June 23, 2013

**2013 Lake Level Window: At or below WSEL 330 from January 26 to August 19, 2013**

**Highlights:**

1. This model run simulates opening of the Howell Bunger valve to 400 cfs starting June 27 and holding this flow for 34 days till July 31. The simulated flow releases in this run include the following:
  - a. 140 cfs flow at campground (FVU turbine 70 cfs plus 70 cfs in bypass valve)
  - b. 400 cfs Howell Bunger valve flow from June 27 to July 31
  - c. 102 cfs at PMFU powerhouse (60 cfs turbine and 42 cfs bypass valves).
2. With this increased flow from the dam, the probability of August 19 lake levels are as follows:
  - a. Above el. 330 on August 19 = 0/36 years, or 0%
  - b. Above el. 313 on August 19 = 3/36 years, or 8%
3. With this simulation of running the HB valve during July we would have a 47% chance (17 years out of 36) that Blue Lake will spill this fall, 2013. In other words, there would be a 53% chance the lake would not refill fully, if a “full generation” policy is followed for Blue Lake after August 19.



*Appendix 1 to Monthly Update for City Assembly*

**June 28, 2013  
ACTION PLAN  
City Performed Work, for Contract 9**

The following table presents the Project Team’s plan, staffing assignments and schedule to ensure that these owner-furnished design, fabrication and construction elements of the Expansion Project do not delay the construction contractor or result in additional costs.

**Blue** shaded boxes indicate completed work items.  
**Yellow** shaded boxes indicate items of concern.

Project Element	Design Phase		Fabrication, Delivery and Construction		
	Lead	Date planned/ complete	Lead	Date Complete	Notes
PH Plant Function PLC panel, with BOM	S. Kim	4/30/2013/	B. Belley	Jul-13	Small communication and PLC panels, to be “owner furnished” to Barnard
Industrial water pump panel (outside south wall of PH)	S. Kim	5/15/2013/	B. Belley	Jun-13	Small communication and PLC panels, to be “owner furnished” to Barnard
Industrial water pump VFD cabinet (inside east wall of PH--S.E. corner)	S. Kim	7/15/2013	B. Belley		Seung to update design. Specs are 80% complete.
Fish Valve Unit as-builts	R. Dryden	4/18/2013/			Not critical path. Switchyard to be done first.
Fish Valve Unit interconnection wiring design, diagrams	R. Dryden	6/1/2013/	B. Belley	Oct-14	Install wiring and start up FVU after Generation Outage
Switchyard control panels – First Priority for Bob	R. Dryden	3/15/13, now 4/15/13/	B. Belley	Sep-13	Boreal controls will supply the Hoffman boxes. Seung will provide model numbers for relays. CBS will purchase relays. Bruce Belley will build the panel and install in building.
Switchyard control enclosure (building)	R. Dryden	4/20/2013/	Parkline	After June 15, 2013	Dean ordered the building from Parkline. Bob will do the foundation design after we receive shop drawings
<b>Work in the more distant future:</b>					
SCADA system design and supply	T. Honadel, D. Orbison	Nov-13	T. Honadel, B. Belley	3/1/2014	CBS furnish and install a complete SCADA system. Tal needs the UEE tags to proceed.
PH interconnection diagrams	S. Kim	12/1/2013			Design of interconnects needed to quantify cable schedules. Barnard needs for install in 2014. Seung needs UEE interconnect to complete.
Relay Coordination and Ground Fault Study	EPS Corp.	2/1/2014	EPS	6/1/2014	These are settings for the protective relays and controls
Station interface with old Blue Lake PH	B. Dryden	1/15/2014	J. Wheeler	Nov-14	Re-power existing PH as a shop area, after Generation Outage.

*Appendix 1 to Monthly Update for City Assembly – continued*

Project Element	Design Phase		Fabrication, Delivery and Construction		
	Lead	Date planned/ complete	Lead	Date Complete	Notes
<b>Completed work:</b>					
Water Treatment Plant phone and fiber	J. Wheeler	Feb 2013/ 3/28/2013	Chatham Electric	Mar-13	Chatham on site now, expects to finish on March 29, 2013
PMFU demolition of conduit, pole, UG cables – telephone line as well	J. Wheeler	Mar 2013/ 3/25/2013	J. Wheeler	Apr-13	Need before Barnard excavates for penstock. Chatham on-site now for this work. May be complete. Will update on Apr 19, 2013.
Gate house comm/level monitoring panel, (modification of C9 dwgs to suit revised panel.)	S. Kim	4/20/2013/ 4/12/2013	B. Belley	May-13	Small communication and PLC panels, to be "owner furnished" to Barnard. Fabrication is complete. McMillen (Joe) to provide memo that we are combining 2 panels. Memo should show revised conduit.
Low Voltage Switchgear (contract 2A) (Eaton Corporation is selected vendor.)	S. Kim	3/15/2013/ 3/28/2013	D. Orbison	6/1/2013	PO to be issued to Eaton Corp. following Assembly approval at April 9, 2013 Assembly meeting.
Switchyard control conduit & cable schedule – Second Priority for Bob	R. Dryden	4/1/2013, now 4/20 /	D. Orbison	Oct-13	Jeff has information. He is updating.
Shunt trip for standby generator logic, New panel SSP2A	S. Kim	4/16/2013	Barnard (under C9)	--	Ask Jeff Coleman if this is a good idea; Jeff did all the electrical load calcs. (Jeff approves.)
Standby Generator internal controls – PH design for startup, shutdown of standby generator	S. Kim	Mar 2013/ 3/20/2013	Barnard	4/1/2014	Shunt trip devices now provided in switchgear. PLC programming remains as only City-furnished item. ASRC supply will be sufficient.
Blue Lake Expansion conduit for fiber-optic runs	B. Dryden	3/1/2013/ 3/15/2013	Barnard	6/1/2014	Design for embed conduit, by 3/1/2013—finished. Remaining design, and check of conduit, needed 6/1/2013. Install 2014
Low voltage transformers T4, SST1, SST2, and WPTX (Owner furnished transformers in C9 contract).	R. Dryden	5/15/2013/	D. Orbison		Purchase contract documents. CBS will procure via PO. Owner-furnished to Barnard
Replace Switchyard 22 and 55 Circuit Breakers,	B. Belley	Complete	J. Wheeler, B. Belley	May-13	CBS will install breakers with j-boxes for terminating to new substation control conduit. Jeff W. to do this July 16-18. Dean scheduled ABB.
Terminate Fiber-optic for Blue Lake Expansion	J. Wheeler, B. Belley	Design Complete, mid March	Chatham	6/1/2014	Fiber must be terminated at the following locations: Gate house, FVU, Switchyard control building, BLU SCADA, B-3, B-4, B-5



*Appendix 2 to Monthly Update for City Assembly*

**June 30, 2013**

**Summary of Temporary Filtration Project Status  
as Provided by Public Works Department**

**Alternative Water Source Investigation Filtration (Blue Lake Project):**

We held a kick-off meeting with the consultant to discuss schedule and methods of procurement of the pumps, temporary water contact tanks and filter units. The proposed schedule has the design completed in October 2013, Alaska Department of Environmental Conservation permitting completed in March of 2014, construction of the piping and pumping completed in April 2014 and final installation of the filter units in June 2014 for operation in July 2014. The preliminary design has a projected design and construction cost of \$3,000,000. Due to the lack of well potential in the Indian River Valley, temporary surface water filtration will need to be utilized during the Blue Lake Project outage. Award of the design contract was approved by the Assembly on February 12, 2013.

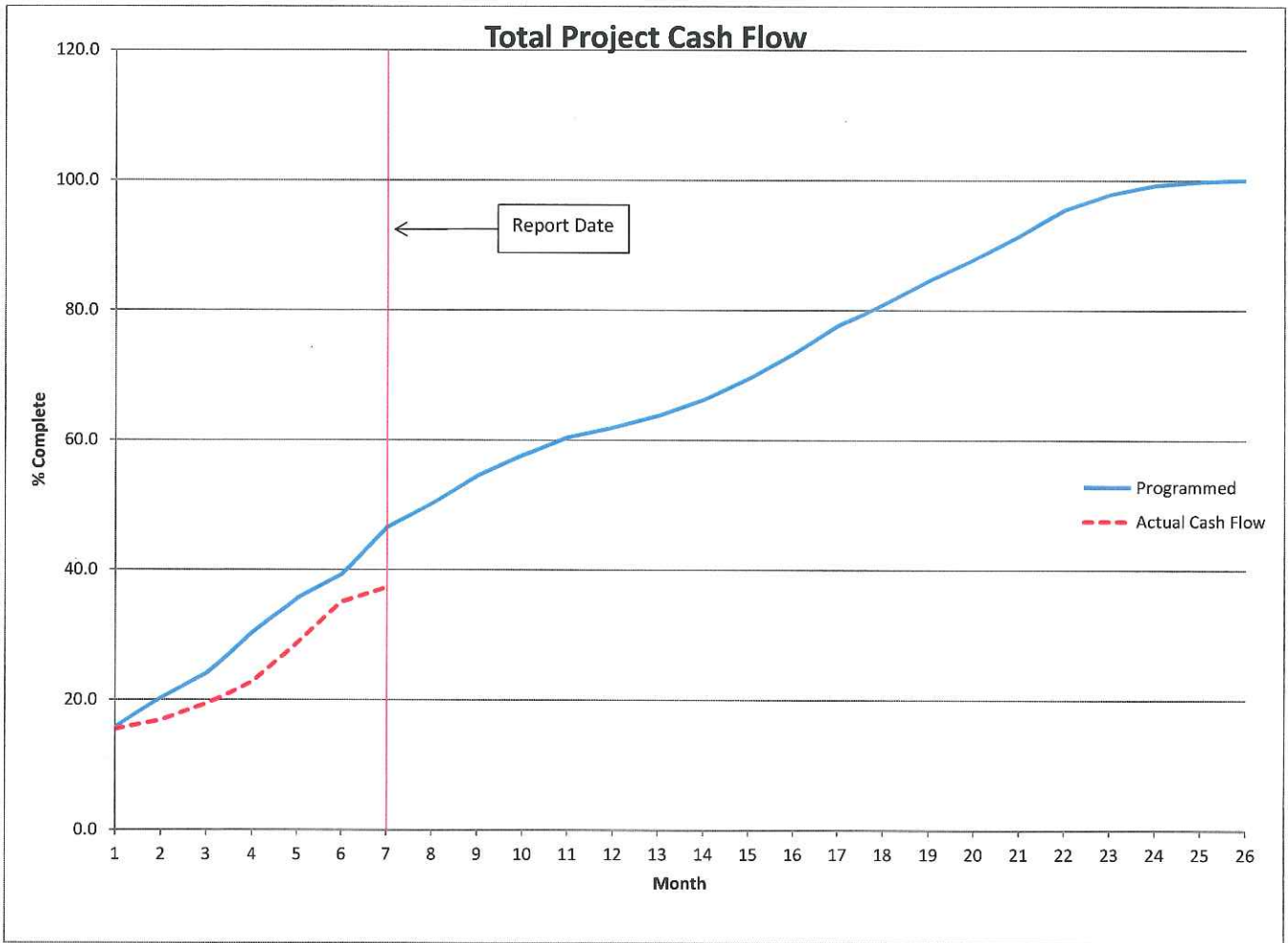
**Installation of Titan 130 Turbine for Standby Generation:**

Following is the project status:

- Agreement with Solar was signed and a down payment of \$1,700,000 was made for the turbine generator package. Delivery of the turbine generator is scheduled for March 5 2014.
- 69kV main transformer has been awarded to CG Power Systems.
- 69kV Switchgear have been purchased to duplicate the breakers purchased for the Blue Lake Expansion.
- Fuel tanks bids are due July 15, 2013.
- Site rock removal is scheduled to be complete in August 2013. The rock removal is the critical path for project at this time. Support from all City Staff in getting the rock out of the way of construction will be helpful. If the rock removal is not completed until December (as S&S has requested) the Titan Turbine installation will most likely not be completed as planned, which is prior to the Generation Outage.
- Concrete pours are scheduled for August 2013.

Jack West is herding this project along but he can't remove the rock.

### Total Project Cash Flow



## **BLUE LAKE EXPANSION PROJECT MONTHLY CONSTRUCTION REPORT**

For Period Ending: JUNE 30, 2013

Prepared by: BARNARD CONSTRUCTION COMPANY, INC.

### **1. Progress of work**

#### **Environmental Protection**

Barnard continues to install erosion and sediment control measures as required at the dam site, storage yard at Sawmill Cove Industrial Park and powerhouse area as ground disturbing activities continue. BMP maintenance and repair is ongoing as needed throughout the project site.

#### **Intake Tunnel Excavation/Gate Shaft Excavation**

Blue Lake Tunnelers have completed approximately 650 LF of tunnel excavation (through June 26) and should complete the intake tunnel in early July. Once the tunnel is complete, BLT will setup the Alimak Mechanized Raise Climber and complete the gate shaft excavation.

#### **Dam Raise**

Barnard crews have completed the demolition of existing dam concrete features on the right abutment. We have also completed the concrete keyway required on the right abutment. We have also begun concrete demolition activities on the existing left abutment concrete.

#### **Left Abutment Excavation**

Blue Lake Tunnelers completed the left abutment excavation in June. The Board of Consultants was onsite June to evaluate the rock conditions at the left abutment prior to grouting and concrete placements. We anticipate consolidation grouting activities to begin in early July on the left abutment.

#### **Adit Tunnel/Surge Shaft**

Blue Lake Tunnelers have completed installation of the surge shaft top structure steel can and "birdcage". They are currently installing the permanent barrier fence and demobilizing equipment from the mountain. The work in this area will be complete in early July. Barnard crews completed the concrete stem wall in the adit tunnel around the tie-in location to the existing tunnel.

#### **Powerhouse**

ASRC McGraw and Southeast Earthmovers have continued the rock excavation required for the powerhouse construction. A dewatering system and larger cofferdam is currently being installed to maintain a dry working environment for the lower level powerhouse concrete activities.

### **2. Status of Construction**

#### **Status of Ongoing Major Construction Activities**

- Dam Staging Area – Complete, except for final cleanup at project completion

## **BLUE LAKE EXPANSION PROJECT MONTHLY CONSTRUCTION REPORT**

For Period Ending: JUNE 30, 2013

Prepared by: BARNARD CONSTRUCTION COMPANY, INC.

- Powerhouse Excavation – 65% complete
- Gate House Access Road – 95% Complete
- Reservoir Access Road – Complete, for first season construction activities.
- Intake Tunnel Excavation – 75% complete.
- Left Abutment Rock Excavation – Complete
- Dam Parapet Wall Demo – 75% complete

See Section 1 above for construction work completed in June 2013.

### **3. Construction Issues**

Powerhouse excavation activities remain behind the critical path schedule. June Progress at the intake tunnel has regained the negative float on the schedule relative to Milestone #2. We expect to complete the intake and gate shaft excavation ahead of the August 19, 2013 milestone date.

### **4. Contract Status**

Barnard's key subcontractors for the Blue Lake Project are as follows:

<b>Name</b>	<b>Scope</b>
ASRC McGraw Constructors, LLC	Powerhouse Construction
Southeast Earthmovers, Inc.	Excavation
Blue Lake Tunnelers	Underground Construction
Crux Subsurface	Foundation Grouting, Micropiles, PRW's
O'Neill Surveying and Engineering	Land Survey
Baranof Materials Test Lab	Quality Control
NAES Power Contractors	Turbine-Generator Installation/Electrical

Barnard's key material suppliers for the Blue Lake Project are as follows:

<b>Name</b>	<b>Scope</b>
ASRC McGraw Constructors, LLC	Concrete Supply
Gerdau Reinforcing Steel	Concrete Reinforcing Steel
Haskell Corporation	Misc. Metal Fabrication

### **5. Critical Events and Dates**

Please see attached summary progress schedule updated June 26, 2013.

Critical Dates for the Blue Lake Project are as follows:

<b>Milestone</b>	<b>Date</b>	<b>Required Status of Construction</b>
1	07/01/2013	Drainage Tunnel Complete – <b>Completed May 6, 2013</b>
2	08/19/2013	Initial Intake Excavation Complete
3	06/04/2014	Intake Structure Complete
4	08/24/2014	Ready for Generation Outage

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5	61 days after start of Generation Outage	Substantial Completion of 1 <sup>st</sup> Blue Lake Turbine Generator
6	91 days after start of Generation Outage	Substantial Completion of 2 <sup>nd</sup> Blue Lake Turbine Generator
7	80 days after start of Generation Outage	Substantial Completion of Fish Valve Unit

### **6. Reservoir Filling**

Not applicable for this report

### **7. Foundations**

Not applicable for this report.

### **8. Sources of Major Construction Material**

The City and Borough of Sitka will be providing most of the major construction materials for this project. Please see list below.

<b>Contract No.</b>	<b>Vendor</b>	<b>Scope of Supply</b>
1	Gilbert Gilkes and Gordon, Ltd.	Turbines and Generators
2	Myers	12.47 kV Switchgear
3	Linita Design and Manufacturing	Bulkhead Gate, Fixed Wheel Gate and Hoist
4	T Bailey, Inc.	Penstock and Manifold
5	WEG Electric	69kV Transformers
6	Benchmark Industrial Services	Powerhouse Bridge Crane
7	CHG Building Systems	Powerhouse Building

Materials Received this Period:

Rebar – Barnard has been receiving reinforcing steel for the powerhouse and dam throughout the month of June.

Misc. Metals - Barnard has been receiving misc. metals for various project features throughout the month of June.

### **9. Material Testing and Results**

ASRC McGraw has continued with trial batching onsite with satisfactory results for all mix designs. Additional lab testing is ongoing on a potential alternate mix design for the mass concrete in the dam.

## **BLUE LAKE EXPANSION PROJECT MONTHLY CONSTRUCTION REPORT**

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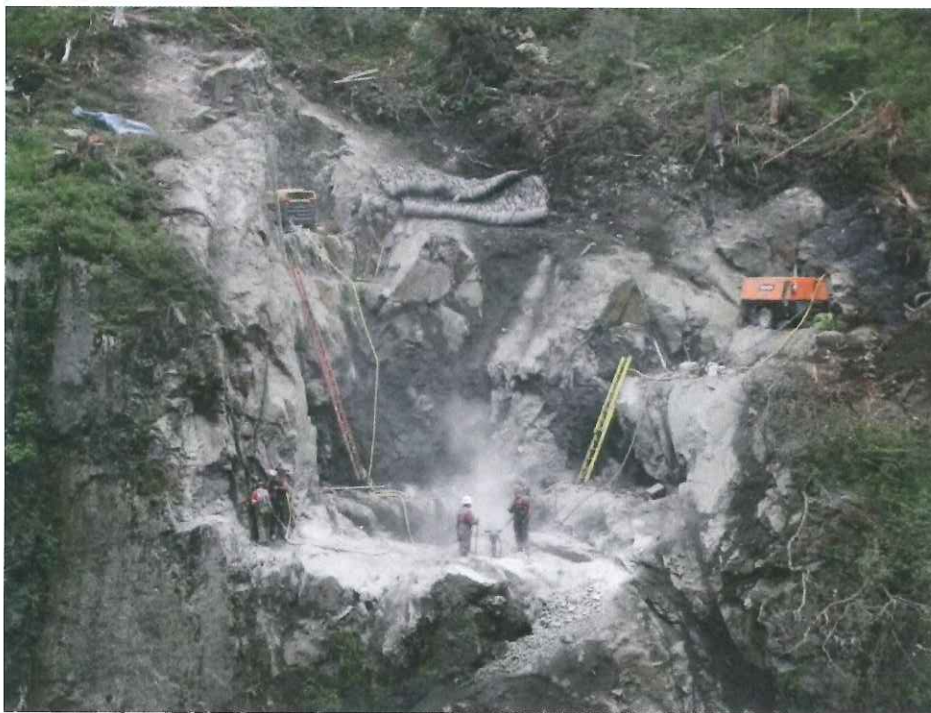
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Barnard completed two concrete pours in June. 7 day breaks have been completed on the Adit Tunnel stem wall with average break strength of approximately 6000 psi. We have not received any break data on the keyway concrete pour to date.

### **10. Instrumentation**

Not applicable for this report.

### **11. Photographs**



**Figure 1: Left Abutment Excavation**

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**Figure 2: Aerial View of Intake Tunnel Portal**



**Figure 3: Surge Shaft Top Structure**

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**Figure 4: Powerhouse Excavation**



**Figure 5: Keyway Concrete Pour**

### **12. Erosion Control and Other Environmental Issues**



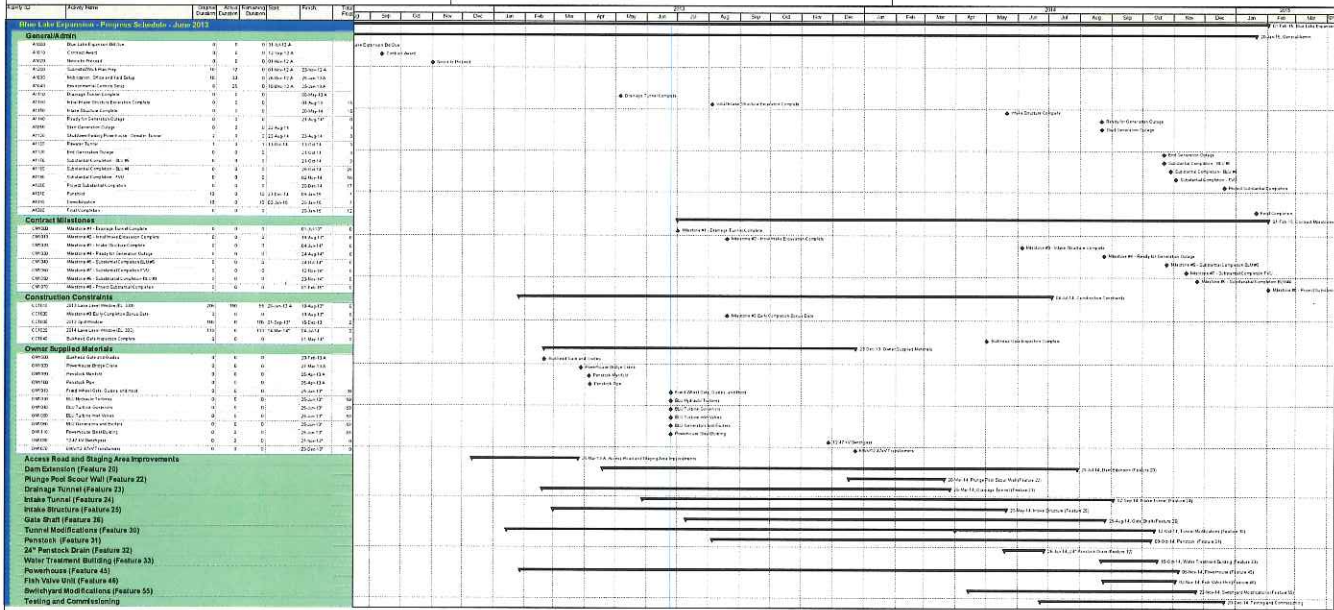
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Barnard is continuing to install the required environmental protection measures on the project site ahead of ground disturbing activities. Ongoing maintenance of dewatering system at powerhouse excavation site will be required to maintain water quality in Sawmill Creek.

### **13. Other Items of Interest**



Actual Level of Effort Summary  
 Milestone