



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

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## MEMORANDUM

To: Mayor Gary Paxton and Assembly Members

From: Hugh Bevan, Interim Municipal Administrator *HB*

Date: December 3, 2019

Subject: Lincoln Street Paving project

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### Background

When I started work as Interim Administrator I identified as many issues as possible that needed resolution with the intent of trying to resolve as many as possible. One project that fell into that category is the Lincoln Street Paving project.

I reviewed a portion of the record and concluded that staff needs clear direction from the Assembly before moving to the bidding and construction phase of the project.

The Lincoln Street project is funded solely with CBS funds as follows:

General Fund	\$1,955,000
Water Fund	80,000
Wastewater Fund	20,000
Marine Passenger Fee Fund	<u>105,000</u>
Total Budget	\$2,160,000

On July 9, 2019 the Assembly had a Discussion/Direction dialog with staff regarding the project. From reading the meeting minutes it seems there were a variety of concerns and opinions expressed by Assembly members and that no clear direction was given to staff.

### Analysis

I have reviewed the paving project drawings and have several observations:

- The project is fundamentally a maintenance effort with improvements to storm drains and water mains. Another element of work are safety and ADA improvements to pedestrian cross walks. This work will be of value as Sitka's cruise passenger visitation increases in the future.
- The final maintenance element is the removal of the existing asphalt and

repaving with two lifts of new pavement.

- In my opinion the project is funded bare bones, meaning the bids will be very close to the available budget. This is due in part to the narrow nature of the street requiring expensive traffic and pedestrian control measures. Another pressure point on cost is the fact the project is being done over the winter. Construction productivity is lower when work is done during short days and using lights at night.

On December 3, 2019 I attended a meeting of the Tree and Landscape Committee for a discussion on the Lincoln Street project. The Committee has number of concerns:

- The loss of downtown businesses begs a creative process to revitalize the Lincoln Street business district and to enhance tourism visitors' experience.
- Additional input from Lincoln Street businesses should be obtained before moving forward with the maintenance project as it is currently designed.
- Before moving forward with the maintenance project, a portion of the budget should be allocated for a landscape architect to facilitate a development plan for Lincoln Street, a portion of this plan will include the necessary infrastructure improvements.

#### Fiscal Note

If the Assembly desires to delay the maintenance contract and perform the development plan, I suggest a budget of \$30,000 to cover consultant costs, advertising, etc.

The maintenance contract will have to be re-funded to compensate for this budget move later if the project goes to bid as currently designed.

#### Recommendation

Discuss the merits of proceeding with the maintenance project in fall 2020 as currently scheduled or hold it while a consultant facilitates a Lincoln Street revitalization plan.

Ideally, I would like to take the Assembly's guidance at the December 10, 2019 Work Session and bring it forward as an action item on the December 23, 2019 Assembly meeting agenda.