

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN SEPTEMBER 2014

Kettleson Memorial Library Expansion:

Milestones This Period

- Public Works staff entered into value engineering negotiations with the low bidder to reduce the construction project cost and identified a total of \$312,497 of cost reductions to bring the construction contract amount within the available funding and able to be awarded.
- The Assembly approved the Notice of Award for the construction contract to Dawson Construction, Inc. on August 26, 2014 for \$5,097,000.
- The Notice of Award and the contract for construction was delivered to Dawson Construction along with deductive change order 1 for \$312,497. The total value of the construction contract after this change will be \$4,784,503.
- The City has begun library operations in the Stratton Library as a temporary library facility during construction. This space provides an opportunity to continue many of the current library programs and services. The State is committed to supporting the Kettleson project by making this facility available for the costs of utilities and maintenance required during the temporary occupancy. An MOA was signed in April.
- Preconstruction Conference held on September 2, 2014.

Future Milestones

- Start of Construction: September 10, 2014
- Construction is anticipated to be complete October 2015.

Background

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

Ultra Violet (UV) Disinfection Facility:

Milestones This Period

- The Assembly approved award of the construction contract to Dawson Construction, Inc. on August 12, 2014 for \$5,496,207.
- The contract has been signed and a Notice to Proceed was issued on August 15, 2014.
- A pre-construction meeting was held August 21, 2014.
- The preliminary construction schedule has been submitted for review.
- The schedule of values has been received and is being reviewed.

Future Milestones

- Project construction is anticipated to begin September 1, 2014 and be completed by fall 2015.
- Site clearing and preliminary excavation for the basement to begin September 8, 2014
- Under slab waterproofing and slab pour are scheduled in September 2014.

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.

Centennial Hall Renovation:

Milestones This Period

- Design Development (65%) drawings and specifications were received August 19, 2014 and are under review by cost estimator, constructability consultant, and CBS staff.
- The cost estimate and review will be complete for the scheduled design team coordination meeting September 17 & 18, 2014.

Future Milestones

- Construction Documents and 95% cost estimate due in late fall 2014.
- Project bidding winter 2014.
- Award construction contract winter 2014.
- Begin construction spring 2015.
- Target construction completion is under review.

Background

The 35% design estimated cost for this project is \$16.6 million for the full scope of the remodel project. 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), \$1,175,000 FY 11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, and a \$232,620 heat pump grant for a total of approximately \$16.3 million.

Jarvis Control and Crescent Harbor Shelter Re-roofing:

Milestones This Period

- A condition and needs assessment has been completed for each building in coordination with Building Maintenance, Harbor Department and Electric Department.
- A design-build RFP has been advertised since August 11, 2014.

Future Milestones

- Open responses to RFP for Professional Design-Builder (D-B) Services on September 10.
- Review proposals received and recommend award for the D-B at the September 23, 2014 assembly meeting.
- Award a contract for the work in early October and begin design fall 2014.
- Complete construction before June 2015.

Background

The Crescent Harbor Shelter roof is the original from the 1985 construction of the Shelter and is failing. Through harbor funding, it will be replaced with architectural shingles and will match the roofs planned for Harrigan Centennial Hall and Kettleson Memorial Library.

The Jarvis Substation Control Building over-roofing was budgeted through the Electric Department in 2013. The original flat (low slope) roof 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.

Lake Street / Monastery Street Lift Station Improvements:

Milestones This Period

- Awarded \$841,000 contract to CBC Construction for design and construction of this project.
- Hosted project kickoff meeting.

Future Milestones

- Design replacement of lift stations and secure ADEC approval in Fall 2014.
- Substantial Completion by December 31, 2014.

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 or repair. Pumps are outdated and difficult to find replacement parts for, and 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.

Swan Lake Restoration / Dredging Project:

Milestones This Period

- The contractor has completed dredging activities with the funding available and has begun clean up around the spit.
- Floating dock has been reinstalled.

Future Milestones

- 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 ongoing with several suppliers.

Background

The Assembly approved award of a construction contract to Island Enterprises, Inc. in the amount of \$399,806 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 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.

Baranof Warm Springs Dock Replacement:

Milestones This Period

- Alaska Department of Transportation is progressing with the design of the float system.

Future Milestones

- Provide review/comment for State of Alaska as needed to keep project moving forward.
- Design development through fall 2014.
- Construction is anticipated in fall 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.

Wastewater Treatment Plant (WWTP) Improvements:

Milestones This Period

- CH2M Hill inspected the WWTP siding, windows and other building envelope components.
- Completed ADEC grant questionnaire for HVAC improvements.

Future Milestones

- CH2M Hill evaluation report due December 31, 2014.
- Apply for Alaska Energy Authority funding to design and construct heat pumps in September 2014 pending Assembly approval.
- Complete ADEC loan questionnaire for WWTP improvements in February 2015.

Background

The WWTP is functioning properly but would benefit from efficiency improvements to the heating, ventilation and insulation systems. Specifically, staff is seeking to replace the oil-fired boilers with heat pumps that take advantage of the availability of warm, treated effluent from the plant and make concurrent improvements to the building envelope. There is no construction funding currently available. We will be seeking funding through the ADEC grant-and-loan process.

Gary Paxton Industrial Park Dock (GPIP):

Milestones this Period

- The GPIP Board of Directors received two major proposals from private enterprise entities, each of which proposes to utilize large portions of the GPIP via either long-term lease or land purchase. The acceptance of either or both of these proposals could have large effect on the general configuration and utilization of the multi-purpose dock. Early in the month of July, in the interest of gathering all the new proposal information that might affect the dock project, the Consultant has been put on hold for the time being until the proper course of action is decided upon regarding the two business proposals.

Future Milestones

- The business proposals must be reviewed, analyzed and discussed, and acted upon by the GPIIP Board of Directors and the Municipal Assembly before work resumes on the design of the multi-purpose Dock. When that work does resume, it will start with the CBS / GPIIP Board of Directors reviewing and commenting on the Draft Alternatives Analysis Report that has been submitted by M&N.
- When CBS has reviewed the Draft Alternatives Analysis (AA) Report, and discussed with the Consultant the findings presented there, a final AA Report will be prepared and submitted. At that point the CBS will decide on the specific type of structure that is preferred, and the Engineering Consultant will progress into starting the Design Phase of the Project.

Background

- The project is funded by a Designated Legislative Grant, administered by the State of Alaska, Department of Commerce, Community & Economic Development, Division 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.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- Issued notice to proceed on design-build contract.
- Hosted project kickoff meeting.
- Tasked design-build team with evaluation of providing shared-use path in lieu of sidewalk.

Future Milestones

- DOWL HKM, S&S's design consultant, is expected to complete geotechnical work and final design by December 2014.
- Public meeting to discuss progress of the design slated for late summer 2014.
- Construction to begin in April 2015. Substantial completion date is August 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 \$5.46 million.

Airport Water Main Repairs – US Coast Guard Housing Project:

Milestones This Period

- The pipe has been installed, pressure tested and chlorinated.

Future Milestones

- Re-pave the work area in September 2014.

Background

The existing 8-inch cast iron (CI) water main which serviced the Sitka Rocky Gutierrez Airport and associated outbuildings experienced a break in 2012. As part of the repair effort, a section of

the pipe was removed and an old valve was opened to provide water to the airport from an old 10-inch asbestos cement (AC) water main which also services the US Coast Guard housing on Lifesaver Drive. The 10-inch AC pipe is fed from a 16" ductile iron (DI) water main in Airport Road. The US Coast Guard contracted with ANC Research & Development, LLC to upgrade the water system within Lifesaver Drive. As part of this work, they will be replacing the 10-inch AC water main with High Density Polyethylene (HDPE) pipe within Lifesaver Drive from the 16" DI water main in Airport Road. With a Contractor already contracted to complete work for the US Coast Guard in the immediate vicinity, it was advantageous to contract with them to complete repairs for the City and Borough as well to avoid additional mobilization fees. On August 13, 2013, the Assembly approved award of a Construction Contract to ANC Research & Development, LLC in the amount of \$56,425 to install a new section of 8-inch water main to service the airport and remove the vintage 10-inch AC pipe from service. Funding for this project is provided from a FY 2013 Water Fund Capital Budget Item: Repair, Airport Water Main near USCG Housing for \$75,000.

Monastery and Baranof Water and Sewer Project:

Milestones This Period

- Two design proposals have been reviewed and CH2MHill has been selected as the most qualified to complete the design of this project.

Future Milestones

- The selected consultant is preparing a project scope and cost proposal for review and approval.
- The proposed professional services contract will be presented to the Assembly for approval in September 2014.
- 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:

- ADEC Sewer Loan FY14 \$533,000.00
- ADEC Water Loan FY14 \$497,000.00
- ADEC Grant FY15 \$763,000.00
- CBS Capital Improvement Monastery Street FY15 \$102,000.00
- CBS Capital Improvement Baranof Street FY15 \$81,000.00

Hollywood & New Archangel Water, Sewer and Road Upgrades:

Milestones This Period

- Received and reviewed final design drawings.

Future Milestones

- Bid out project in October 2014.
- Construction is anticipated in 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.

Sitka Transient Float Replacement:

Milestones This Period

- A request for qualifications (RFQ) is currently advertised seeking a design consultant to complete the design and permitting for this project.

Future Milestones

- Selection of a design consultant is anticipated in October 2014. Work will begin upon Assembly approval of a professional services agreement.
- 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.

Alternative Water Source Filtration (Blue Lake Project):

Milestones This Period

- The Indian River Temporary Filtration System began full-time operation on August 12, 2014. The tunnel was closed on Sunday, morning, August 17, 2014.
- Water operators are operating the temporary system and monitoring water quality.

Future Milestones

- Continue to operate Indian River Temporary Filtration System and monitor water quality.

Background

Temporary surface water filtration will be required during the Blue Lake Project outage. Award of the design contract to CH2M HILL was approved by the Assembly on February 12, 2013. Construction has been completed by Barnard Construction under a change order for the Blue Lake Dam project managed by the Electric Department.

Airport Terminal Upgrades:

Milestones This Period

- None.

Future Milestones

- Submit grant application to TSA for design of improvements to TSA baggage screening area in Fall 2014 pending Assembly approval.
- Award change order to McCool Carlson Green to develop concepts to improve passenger flow in the airport in Fall 2014.

Background

The original project was for design of improvements to the baggage makeup and TSA baggage screening areas. Funding collected from a previous PFC program amount to \$275,000 for the design project. Public Works identified TSA as a potential funding source for this work, and is seeking to develop low-cost terminal improvement options with some of the funding intended for design of TSA screening improvements.

Centennial Hall & Crescent Harbor Parking Lot Development:

Milestones This Period

- None.

Future Milestones

- Remaining work includes the following: pavement “birdbath” repair, installing a guard rail near the lightering dock, and sealing the decorative pavers. The contract time extends through October 29, 2014. All work other than the sealing of the pavers will be completed this Fall. Sealing the decorative pavers is more weather-dependent and it is possible a contract extension will be necessary.

Background

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. The project was accepted as substantially complete on September 30, 2013. S&S General Contractors was awarded the construction contract in the amount of \$2,613,651.

Seaplane Base:

Milestones This Period

- None.

Future Milestones

- Continue face to face meetings with upland property owners to discuss potential for them to provide tidelands access for new seaplane facility.

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 concluded that the north end of Japonksi Island, between the Coast Guard Base and the cove behind the SEARHC buildings along Seward Avenue was the preferred alternative. In February 2009, the CBS Assembly unanimously approved Resolution 2009-35 “Supporting the Development of the City and Borough of Sitka Seaplane Base.” This resolution 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 another 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.

Federal Land Access Program (FLAP) Grant:

Milestones This Period

- Received approval from the Corps of Engineers on our nationwide permit for installing two culverts on the Cross trail in phases 4&5.

- Materials have been received for the construction of two small bridges. The two bridges will be installed in the cross trail section from Yaw to Gavan trail intersection.
- Construction on the section from Yaw Drive back towards Gavan trail intersection will be started in mid August.
- Completing the first and second quarter reporting documents for the Western Federal Lands Access Program. This is our first reporting cycle.

Future Milestones

- Compensatory Mitigation negotiated with a restrictive covenant (conservation easement) on a tract of City land located near the cross trail project – The Corps of Engineers is reviewing the R&M Wetlands study.
- An amendment.
- The completion date is estimated around May 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.

Solid Waste Management Plan:

Milestones This Period

- Updated Solid Waste Division under the public works section of the CBS website, including SWAC Group meeting minutes, presentation, and a copy of the scope of work.
- CB&I has finalized the work they completed into a final Interim Solid Waste Management Plan. A copy of the report was given to each SWAC member at the August 28, 2014 meeting. It is also on the Solid Waste section of the Public Works page on the City website.
- SWAC met on August 28, 2014 to discuss rates and planning.

Future Milestones

- Proposed Project Schedule: SWAC meeting November 13, 2014.

Background

The City and Borough of Sitka (CBS) 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 assist Public Works in developing 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.