

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH SEPTEMBER 2017

South Lake – West DeGroff Water, Sewer and Street repairs:

Milestones This Period

- Installed Lake Street water main.
- Backfilled Lake Street and installed 450 linear feet of concrete curb and gutter in preparation of paving.

Future Milestones

- Substantial completion October 26, 2017
- Depending on weather, the progress of utility construction and the availability of paving labor, DeGroff Street paving may be delayed until Spring 2018.

Background

The project includes replacement of aging, failing water, sewer and storm drainage infrastructure in Lake Street from the roundabout to DeGroff Street, and DeGroff Street from Lake Street to Hollywood Way. The project will also replace pavement, curb, gutter and sidewalk, which will be demolished during the utility replacement. Funding for the project is provided by the following sources; \$1,000,000 FY2017 ADEC Grant, \$715,800 FY2015 ADEC Water and Sewer Loans, \$200,000 from FY2017 General Fund, \$50,000 from the 2017 Water Enterprise Fund and \$50,000 from the 2017 Wastewater Enterprise Fund.

Current Contracts:	PND Engineers	\$232,526.00
	Coastal Excavation	\$1,315,356.00

Gary Paxton Industrial Park Dock:

Milestones this Period

- Floating dock arrived in Sitka on September 8, 2017.
- Contractor prepped their crane barge in anticipation of pile installation in early October pending receipt of permits.
- Limited associated uplands work completed to include electrical trenching, road patching and abutment construction.
- Project is ~75% complete with a construction value of ~\$5.2 million completed to date.

Future Milestones

- Receipt of project permit anticipated October 2017.
- Demolition of existing dock superstructures and timber piles October 2017.
- Complete abutment construction October 2017.
- Complete pile/dolphin installation November 2017.
- Substantial completion is anticipated in December 2017.

Background

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, and Division of Community & Regional Affairs. The project is administered by Public Works and the GPIIP Director, Garry White. The total amount of the grant is \$7.5 million. The Assembly approved establishing a project contingency of \$250,000 utilizing \$125,000

from the Bulk Water Fund and \$125,000 from the GPIIP Enterprise Fund on December 13, 2016. A design/build contract was awarded to Turnagain Marine Construction on November 22, 2016. Substantial completion is anticipated in December 2017.

Current Contracts: Delphi Maritime	\$47,000.00
Turnagain Marine Construction	\$6,902,934.00

O'Connell Lightering Float Pile Replacement:

Milestones This Period

- US Army Corps of Engineers permit application and required documentation submitted September 6, 2017.
- Assembly approval of appropriation of \$280,000 from Harbor Fund Undesignated Working Capital on September 12, 2017.
- Awarded professional services contract to PND Engineers to assist with design calculations, bid package development, and construction phase support services.

Future Milestones

- Receipt of project permit anticipated November 2017.
- Completed bid package November 2017.
- Bid project November 2017.
- Complete construction December 2017.

Background

With lightering traffic reduced due to cruise ships choosing to use Old Sitka Dock, and what lightering remains shifting to the Crescent Lightering Facility / Harrigan Centennial Hall, Harbor Staff have found O'Connell to be a popular moorage location for yacht owners. However, the existing piling at the O'Connell Lightering Float were installed too shallow to support yacht moorage as evidenced by several piles being displaced during a storm event. This project will replace all piling on the project with new rock-socketed piling ~10' deep specifically designed to support large yachts. The Assembly approved an appropriation from the Harbor Fund Undesignated Working Capital on September 12, 2017 on 2nd reading.

Current Contracts: PND Engineers	\$35,380.00
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Sitka Wayfinding Signage

Milestones This Period

- Worked with Chamber and Consultant to modify design and produce bid documents fall/winter 2017/2018.

Future Milestones

- Bid Project December 2017
- Substantial signage installation anticipated prior to Spring 2018 Visitor season.

Background

Wayfinding signage was identified as one of the key projects in the 2010 Sitka Passenger Fee Fund Implementation Plan. On June 25, 2013 the Assembly approved a request from the Tourism Commission and Destination Sitka Working Group to move the

Wayfinding Signage Project forward by funding the project utilizing Commercial Passenger Excise Tax proceeds. The Sitka Convention & Visitors Bureau (SCVB) was tasked to manage the project at that time. Later The Sitka Chamber of Commerce managed the project while the Consultant, Great Destinations Strategies (GDS), completed the design intent drawings and general specifications. With these complete, the project management has shifted to Public Works to oversee the fabrication and installation of the signage. The project is anticipated to be completed in 2017. The Assembly approved a budget appropriation of \$282,300 from CPET Funds, General capital projects Fund, for the purpose of designing and constructing Wayfaring signs.

Current Contracts: Axia Creative

\$22,500.00

Police Station Planning Study

Milestones This Period

- PD/CBS Staff reviewed the proposal received from Stantec Architecture, Inc. to prepare a planning study, including space needs and adjacencies, site selection, rough magnitude of cost estimates, and funding investigations, for a new police station. Stantec was ranked #1 by the selection committee after reviewing qualifications of the firms on the professional services roster qualified to perform the work.
- Currently Stantec is working on revisions to the proposal based on staff review comments.
- Chief Ankerfelt is working with SPD Staff to organize a stakeholder group including volunteer community members who are willing to commit the time and participate in the planning study development.
- CBS/SPD Staff is compiling a preliminary list of potential sites for a new police station along with a ranking matrix and selection parameters.

Future Milestones

- Finalize a Stakeholder Group
- Develop a project schedule
- Execute a professional services contract to prepare the new police station planning study
- Prepare a rough magnitude cost estimate to improve and expand the existing facility and rectify the existing deferred maintenance and infrastructure obsolescence.

Background

The Sitka Police Department and Jail occupies 1/3 of the first floor in the City/State Court/Office Building located on Lake Street across from the Sitka Fire Department near the round a bout at Lake Street and SMC Road. The City/State Building was built in 1974-76 in partnership with the State of Alaska. The City owns the land including the parking lot and is joint owner with the State of the building. Expenses for maintenance and operations per agreement December 1993, when the CBS moved to 100 Lincoln Street, are to be split 34% CBS and 66% State based on the occupancy remaining within the building. The building is roughly 40 years old and over this time period maintenance of the facility and its building systems, along with replacement of non-functional and obsolete infrastructure has not kept pace resulting in significant deferred

maintenance and critical needs. It is known that repairs to the facility to address its deferred maintenance will have significant costs. The order of magnitude of these costs are conservatively estimated to exceed \$1 million. How these costs are to be shared is to be determined, and is complicated by the shared ownership of the facility with the State of Alaska. Given Alaska's current fiscal crisis, reaching a timely cost sharing agreement is a point of significant concern. These estimated costs do not include any physical or design improvements to the Police Department. As stated by the Chief of Police, the building does not meet current industry standards. It is nonfunctional, unsafe, and severely inhibits the effective delivery of police service to Sitka.

Current Contracts:

\$0000.00

Airport Terminal Improvements:

Milestones This Period

- Assembly approval to move forward with project to 65% milestone design (second reading).
- Published the 'Notice and opportunity for public comment' required as part of the PFC Application, which describes the project and the particulars of the PFC funding, with a 30 day (minimum) comment period. The notice will be published in the local paper and posted on the City Web page at the end of September 2017.
- Finalized the additional budget appropriation in September 2017 and add scope to the design contract for design of areas beyond the existing scope and the TSA Baggage Screening Area Design.

Future Milestones

- FAA review of the PFC application (allow 120 days), after the required Air Carrier and Public comment periods and the FAA 'Findings' decision is issued.
- If the PFC Application is approved on the anticipated schedule, collection of PFCs should begin March 1, 2018 and end February 28, 2038. The estimated total PFC revenue of \$4.50 per enplanement, with 77,000 annual enplanements, over 20 years, equals total PFC revenue of \$6,840,000.
- Schedule *Airport Terminal Improvement Financial Planning Work Sessions* with CBS Finance and staff, the Assembly, and the Consultants during the period of time between Alaska Day and mid November 2017.

Background

The Airport Terminal Improvement Project is intended to remedy some of the existing critical problems identified in the Airport Terminal Master Plan 2008-2011, including working conditions in the baggage make-up area and in the TSA baggage screening area, as well as problems with congested passenger queuing, screening, baggage, fish boxes, and waiting areas, or passenger flow. The Airport Terminal Improvements Project is funded through a \$275,000 budget appropriation, FY14 from prior Passenger Facility Charges (PFC) collected for terminal improvements. Currently PFCs are not being collected to fund design and construction of terminal improvements.

CBS accepted a TSA design grant in the amount of \$158,569.25 to design specific improvements to the TSA Baggage Screening Area. Other areas impacted by these design changes are ineligible for the TSA design funding and need to be funded by other sources, like funds collected through Passenger Facility Charges.

The preliminary TSA baggage screening layouts impact other adjacent terminal areas/spaces. These limited conceptual design schemes do not address the many problems that exist with passenger flow, queuing and through-put, waiting areas, or the handling of fish boxes (which impact all aspects of the terminal, especially during the visitor season). Staff is working on a plan with the airport consultants and stakeholders to improve the airport terminal problems along with the baggage screening and will be presented to the Assembly for approval at a work session in August.

Current contracts: MCG Architects \$317,413.13 (2013 to Present)

GPIP Shoreline Stabilization 2017:

Milestones This Period

- Bids opened September 14, 2017
- K & E low bidder \$115,650.00
- Notice of Award to K & E
- Contract signed by K & E and submitted for approval by CBS

Future Milestones.

- Notice to Proceed first week of October 2017
- Begin Construction October 2017
- Complete Construction November 3, 2017

Background

The project includes stabilizing eroding shoreline at the Gary Paxton Industrial Park. The Assembly appropriated \$250,000 from the Environmental Fund on April 11, 2017.

Current Contracts: Tisher Construction	\$23,800.00
K & E Alaska	\$115,650.00

Nelson Logging Road Upgrades:

Milestones This Period

- Alaska Department of Natural Resources Right Of Way easement received for signature by CBS.

Future Milestones.

- 95% design October 2017.
- Bid project November 2017.
- Construction is anticipated to begin in March 2018.

Background

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

Current Contracts: LEI Engineers & Surveying \$415,390.00

Landfill and Crescent Lift Station Replacement:

Milestones This Period

- Landfill Lift Station: Contractor constructed security fence around the new leachate pond.
- Crescent Lift Station: None.

Future Milestones

- Landfill Lift Station: Close out construction contract (October 2017).
- Crescent Lift Station: Construct retaining wall between lift station slab and Crescent Harbor Playground to address grading issue at the intersection of the two projects. Complete landscaping, fence installation and final clean-up; close out construction contract (October 2017).

Background

The project includes replacement of the Landfill Lift Station and force main pipe at the end of Tilson Street and the Crescent Lift Station adjacent to the Sitka Sound Science Center. The pumps and components of both lift stations are inefficient, obsolete and, in the case of the Landfill Lift Station, corroded due to the landfill leachate it is pumping to the wastewater treatment plant. There have also been four force main break within the past two years. Funding for the project is provided by the following sources: Two separate ADEC loans (the Lake, Monastery, Channel and Landfill lift station loan; and a separate Crescent lift station loan) and the Wastewater Enterprise Fund.

Current Contracts:

PND Engineers	\$190,972.10
CBC Construction	\$339,401.00 – Crescent LS
Coastal Excavation	\$573,125.79 – Landfill LS

Sitka 2016-17 Paving Project:

Milestones This Period

- Excavation, backfill and compaction for Lincoln Street and the Hospital Parking Lot.
- Construction of curb, gutter and sidewalk where required at Lincoln Street and Hospital Parking Lot.
- Paving Lincoln Street and the Hospital Parking Lot.
- Install red concrete cross walks on Lincoln Street.

Future Milestones

- Final clean up and landscaping repairs
- Substantial Completion by October 5, 2017.
- Physical Completion by November 5, 2017

Background

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

\$ 2,770,000	General Fund – Sitka Paving 2017
\$ 35,000	Water Fund – Sitka Paving 2017
\$ 85,000	Wastewater Fund – Sitka Paving 2017
\$ 60,171	Hospital Fund for Parking Area
\$ 2,950,171	Total Project Funding

Current Contracts:	PND Engineers	\$339,044.00
	SECON	\$1,119,131.00

Cross Trail (Granite Creek to Ferry):

Milestones This Period

- Executed design grant amendment from Western Federal Lands to include \$1.93 million construction funding, with City responsible for \$192K in matching funds. This match is expected to be met with a Rasmuson Foundation grant, which has not yet been applied for.

Future Milestones

- 35 percent design package due in November 2017.
- NEPA environmental permitting to be completed in partnership with the Forest Service by this winter.
- Sitka Trail Works will apply for Corps permit on behalf of the City after USFS wetlands delineation. The Corps permit will be in place by 2018.

Background

The City and Borough of Sitka was awarded a \$250,000 MAP-21 Federal Lands Access Program (FLAP) Grant for planning, design and permitting of Phase 6 Cross Trail multimodal pathway – a connector from Kramer Drive to Alaska Marine Ferry Terminal – by Western Federal Lands. The Assembly approved submission of the grant in Resolution 2014-06 in April 2014. Sitka Trail Works is overseeing the design work alongside CBS via a Memorandum of Agreement. None of the \$1.93M from the construction grant will be spent until CBS and Sitka Trail Works secures the required match funding.

Harrigan Centennial Hall (HCH) Renewal:

Milestones This Period

- Production still in progress for meeting room name signage and original totemic door pull art display.
- Furniture, Fixtures, and Equipment (FF&E) procurement of kitchen equipment and maintenance equipment is in progress. Most items ordered for Kitchen and maintenance equipment. We are still working on outstanding items, like reception desk for Lobby, fixed ceiling camera for Assembly Meeting Room, and other misc. operational/functional items.

Future Milestones

- Complete the FF&E procurement, signage, installation art 'pulls' planks.
- Support operations and address warranty items that occur during the warranty periods.

Background

The project funding includes four State grants totaling \$11,500,000; a \$1,991,271 FY10 Legislative Grant designated for a lightering facility visitor's center (previously planned for under the O'Connell Bridge), \$1,180,000 FY11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, \$232,620 heat pump grant, and \$66,000 from the Sitka Historical Society for a total project budget/funds of \$16.4 million.

Current Contracts:	MCG Architects	\$1,553,024.00
	McG Constructors/DCI Inc. – Joint Venture	\$13,625,793.64

East DeGroff Water, Sewer and Street repairs:

Milestones This Period

- None.

Future Milestones

- Design scheduled for completion in December 2017. Project will be bid over the winter, and a construction contract will be awarded in February 2018. Construction to be completed in Spring and Summer 2018.

Background

The project includes replacement of aging, failing water, sewer and storm drainage infrastructure in DeGroff Street from Hollywood Way to Sawmill Creek Road. The project will replace pavement, curb, gutter and sidewalk that will be demolished during the utility replacement. Scope will also include utility trenching work in Sawmill Creek Road, ahead of Alaska Department of Transportation project to re-pave SMC in 2019. Funding for the project is provided by the following sources: \$2.1 million from FY2015 ADEC Water and Sewer Loans, \$175,000 from the FY17 Water Enterprise Fund and \$45,000 from the FY17 Wastewater Enterprise Fund and \$300,000 from the FY18 General Fund.

Current Contracts:	PND Engineers	\$144,747.00
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Water

- Water operators assisted WW Operators with 16" broken pressure sewer main on Tongass Ave at SEARHC Hospital access. Found main to be in poor condition. Assisted with repair.
- Water operators reported water coming off neighbor's property on Anna Drive, concerned about potential erosion. Operators investigated and contacted home owner.
- Water operators responded to customer reported water running at edge of property on Sirstad. Operators' shutoff prop valve, leak is on customer side. Customer was notified.
- Water operators responded to water leak on private property on Halibut Point Road.
- Water operators responded to intersection of Lake and Seward. Large leak at exit of drive thru window of First Bank. Major flooding, lifted sidewalk panels, flooded out lawn and road. Operators excavated at 6" valve on fire line to building. Found epoxy painted valve body in good condition but bolts holding valve together had failed due to corrosion. This failure was due to valve manufacturer painting the valve bodies but using black iron bolts instead of stainless. Most of these valves were installed in Sitka infrastructure in the early 1990's. This resulted in approximately four water leaks in the winter of 2011/2012 and several since then. Operators installed new O ring seals and stainless bolts. Backfilled excavation. Southeast Fire Protection had to flush rocks and gravel out of building fire line. Public Works Engineering will assist with concrete road patch bid process.
- Water operators installed 120' of 6" HDPE water line to extend mainline in Pherson St for system blow off. Also removed older fire hydrant from private property and installed new hydrant on CBS ROW. Project involved electro fusing 120' of 6" pipe, excavating existing "T" at end of existing line, shutting down water to approximately 10 houses on Pherson, removing "T" and installing new "T" and mechanical fittings for connection of 6" pipe. Also required trenching approximately 150' of ditch 5' deep for pipe installation. New pipe and hydrant were installed, bedded, backfilled and tested. Houses affected by water shutoff were put on BWN until clean samples passed. Parking area at end of Pherson for Cross Trail Access cleaned up.
- Water operators worked night shift to repair second failed valve at Lake/Seward intersection on Seward. This valve same vintage as valve fixed on Sept 18th and on same line feeding First Bank. Operators replaced O ring seals and installed stainless bolts.

Wastewater

- Sept. 4th the 16" sewer force main that runs from Thomsen Pump Station to the Wastewater Treatment Plant developed a hole. Operators from Streets, Water and Wastewater worked on the repair for 20 hours straight to get the repair

completed. (All the wastewater from town was being pumped in the 10" force main that runs parallel to the 16".

- Wastewater crew started their annual cleaning of all the wet wells for the lift stations. This took several months last year because of weather and crew availability. To date 20 wet wells have been cleaned and 5 remain to be cleaned. The new camel has been a real asset for this task. It works faster and lifts more material off the bottom of the wells.
- Camera work continues on Lake Street new sewer line and testing of man holes has just started.
- Wastewater crews helped locate the sewer connection out HPR where the land slide happened. Pacific Services installed a new sewer line.
- The annual Fall HHW event was held at the WWTP on Sept.30th and Oct.1st. We collected 7 large totes and 26 drums of paint and chemicals.