

PUBLIC WORKS ASSEMBLY UPDATE - WORK COMPLETED IN SEPTEMBER 2014

Building Department – Third Quarter 2014

- Construction activity has been steady in Sitka, with third quarter housing starts slightly lower than a year ago.
- 6 new single family dwellings were permitted this quarter.
- 5 permit applications for new housing going through the plan review process.
- 2 single family dwellings are under permit for demolition this quarter. We continue to see outdated housing stock replaced.
- 58 building permits were issued this quarter.
- As of the third quarter, more permits have been issued this year than the same period last year. Valuations are higher due to large public works projects coming on line
- The valuation of permitted construction this quarter is \$14,673,510. This includes the Kettleton Memorial Library project and the UV Treatment Facility.
- 10 fire and life safety inspections were performed under the authority of Sitka's deferral from the state fire marshal.
- 167 building inspections were performed this quarter.
- William Stortz attended National Electrical Code training in July.
- Chris Duguay attended training in August sponsored by the Federal Emergency Management Agency (FEMA) on managing development in flood zones.
- The Builders Seminar is scheduled for October 9 & 10. Representatives from Boise Cascade, Glulam, Simpson Strong Tie, Malarkey Shingles, and Hilti will be presenting on code compliant installations of engineered products and fastening systems. We have an expert in building science from Anchorage presenting on insulation and vapor control in buildings. This seminar has been certified by the Alaska Department of Commerce for continuing education units (CEU) for contractor licensing. This service allows contractors to attend and satisfy State of Alaska CEU requirements for their bi-annual residential contractor license renewal.

Kettleton Memorial Library Expansion:

Milestones This Period

- Preconstruction submittals received and reviewed.
- Contractor mobilized on site and construction started.
- Excavation for foundation footings started.
- Storm sewer installation started.
- Selective demolition started.

Future Milestones

- Foundation of new addition to be complete in October.
- Selective demolition and abatement to be complete in October.
- 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

- Basement excavation started.
- Kickoff meeting completed.
- New electrical power for project site and construction power installed.
- Material submittals have been received and reviewed.
- Revised schedule has been received.

Future Milestones

- Under slab waterproofing and slab pour are scheduled in October 2014.
- Construction completion anticipated by fall 2015.

Background

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

The current total project cost estimate is \$8,966,000. Funding for this project is provided by State of Alaska Department of Environmental Conservation (ADEC) loans and grants:

- \$4,000,000 FY 2011 ADEC Loan (Includes \$2,500,000 financed with \$1,500,000 subsidized)
 - \$2,550,000 FY 2012 ADEC Loan
 - \$3,500,000 FY 2012 ADEC Grant (30% local match requirement).
 - \$2,061,000 FY 2013 ADEC Grant (30% local match requirement).
- \$12,111,000 Total Project Funding.

Centennial Hall Renovation:

Milestones This Period

- Initial draft of 65% cost estimate for complete renovation and museum expansion came in substantially higher than the 35% cost estimate. Value engineering efforts have begun to reduce the cost and break out other project components into additive alternates in order to have a base project within the existing funding constraints.
- Design team coordination meeting held September 17- 18, 2014.
- Begun negotiations with Sitka Fine Arts Camp and State of Alaska for temporary use of their facilities as alternative venues for city/government/non-profit meetings and events and Harrigan Centennial Hall (HCH) staff during the period the HCH will be closed for construction.

Future Milestones

- Rectified/updated 65% cost estimate and cost reduction options due mid-October.
- 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 was \$16.6 million for the full scope of the remodel project. The preliminary 65% design estimated cost for this project is ~ \$20 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

- Assembly awarded the Design-Build contract to CBC Construction during the September 23, 2014 assembly meeting.

Future Milestones

- Issue a Notice to Proceed in early October and begin design fall 2014.
- Review/Approve Engineered Systems and other Submittals December 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. 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 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.

The Assembly awarded a Design-Build contract in the amount of \$185,500 to CBC Construction for completion of this project during the September 23, 2014 assembly meeting. Total project funding includes \$105,493 from the Harbor Fund and \$120,000 from the Electric Fund for a total approved budget of \$225,493.

Lake Street / Monastery Street Lift Station Improvements:

Milestones This Period

- Project designer submitted design drawings to ADEC for review and approval.

Future Milestones

- Construction and procurement of long-lead items (pumps and control huts) will begin immediately upon ADEC approval of plans.
- Substantial Completion is anticipated by December 31, 2014, however is partially dependent upon ADEC approval of plans.

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

Swan Lake Restoration / Dredging Project:

Milestones This Period

- Rip rap was placed around the spit under the United States Corps of Engineers Permit to prevent further erosion of the shoreline. The spit area impacted by dredging operations had guard rails installed and was hydrosseeded. A trail was constructed around the south side of the spit and the existing benches were relocated.

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 on-going 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 submitted a 35% design to CBS for review.
- CBS review comments were returned and a teleconference was conducted to discuss the review comments.
- United States Corps of Engineers permit obtained for the new construction.

Future Milestones

- Provide review/comment for State of Alaska as needed to keep project moving forward.
- Design development through fall/winter 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 provided draft report on the condition of the WWTP siding, windows and other building envelope components.
- Obtained Assembly approval and applied for Alaska Energy Authority funding to design and install heat pumps.

Future Milestones

- CH2M Hill final evaluation report due December 31, 2014.
- 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/loan process.

Gary Paxton Industrial Park Dock:

Milestones this period

- The draft alternative analysis report is now in the hands of the CBS project staff for review and comment.
- In September 2014 the consultants delivered a geotechnical data report which presents the findings of the on-site geotechnical investigations, including subsurface drilling and sampling.
- The GPIB Board of Directors has received two major proposals from private enterprise entities, each of which proposes to utilize large portions of the GPIB via either long-term lease or land purchase. The acceptance of either or both of these proposals could have some effect on the general configuration and utilization of the multi-purpose dock. In the interest of gathering all the new (proposal) information that might affect the dock project, the Consultant (M&N) has been “put on hold” for the time being, until the proper course of action is decided upon, regarding the two business proposals. This “hold” was initiated early in the month of July.

Future Milestones

- The business proposals will be reviewed, analyzed and discussed by the GPIB Board of Directors. Work will resume on the design of the multi-purpose Dock when the Board of Directors and the relevant CBS staff are satisfied that the basis of design is amenable to the activities that may develop from the business developed by either of the major proposers.
- When the CBS has reviewed the draft alternatives analysis 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 M. On the local level, the project is administered by Public Works and the Sawmill Cove Industrial Park Director (Mr. Garry White). The firm of Moffatt & Nichol (M&N) has been awarded a contract to provide the design for the GPIB Dock Project. By the

end of the month of June M&N had prepared a Draft Alternatives Analysis Report (AA), utilizing recently collected data, the Basis of Design document prepared in May, and site data from past projects. This report presents three possible ways to build a dock structure at the Sawmill Cove location, and provides an “opinion of Probable Construction Costs” (OPCC) for each alternative. This analysis will help the CBS to see which construction method gives the most facility for the limited funds available.

Edgecumbe Drive Street Reconstruction:

Milestones This Period

- Approved geotechnical testing program.
- Reviewed conceptual drawings that would replace the sidewalk on one side of the street with a 10-foot-wide shared-use path, similar to the one built on the ocean side of Sawmill Creek Road.

Future Milestones

- DOWL HKM, S&S’s design consultant, is expected to complete geotechnical work and final design during the winter.
- Public meeting to discuss proposed road and sidewalk layout scheduled for the winter.
- 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. The Assembly approved award of a design-build contract to S&S for \$4,636,500 on May 27, 2014.

Monastery and Baranof Water and Sewer Project:

Milestones This Period

- Two consultants submitted responses to our Request for Qualifications (RFQ) to provide professional design services for this project. CH2MHill has been selected as the most qualified proposer.
- Project scope has been prepared with the cost proposal by the consultant which has been approved.

Future Milestones

- The proposed professional services contract will be presented to the Assembly for approval on October 14, 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:

- \$533,000 FY 2014 ADEC Sewer Loan
- \$497,000 FY2014 ADEC Water Loan
- \$763,000 FY 2015 ADEC Grant (30% local match requirement)
- \$102,000 CBS Capital Improvement Monastery Street FY15
- \$81,000 CBS Capital Improvement Baranof Street FY15

\$1,976,000 Total Project Funding

Alternative Water Source Filtration (Blue Lake Project):

Milestones This Period

- The Indian River Temporary Filtration System is continuing full-time operation.
- Water Department personnel are operating the temporary system and monitoring water quality.

Future Milestones

- Continue to operate Indian River Temporary Filtration System and monitor water quality until planned switchover October/November.

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

- Issued change order to McCool Carlson Green (MCG) to develop improvements to the terminal building to improve passenger flow.
- Obtained Assembly approval and applied for Transportation Security Administration funding to design improvements to the baggage screening room.

Future Milestones

- Host a workshop with the Airport Users Group to develop passenger-flow improvements in November.
- After improvements are fully developed, MCG will make a winter presentation to the Assembly with cost estimates and recommendations.

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

- S&S General Contractors attempted to repair a pavement “birdbath” with a technique that allows new asphalt to be incorporated into the existing material by heating it up with an infrared heater unit. The results were not acceptable. This will delay the repair of the birdbaths until next spring, when conditions will allow for grinding and paving.

Future Milestones

- Adjustments to parking lot lighting and the installation of additional guardrail near the boat harbor will be completed this fall. Pavement repairs and sealing the decorative pavers will be completed next spring.

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

- Staff provided background information on the project to Representative Kreiss-Tompkins to assist his efforts in discussing the project with the Department of Education.

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

- Construction on the section from Yaw Drive back towards Gavan trail intersection is under way and moving along good.
- Starting on paperwork for third quarter reporting documents for the Western Federal Lands Access Program.

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 has reviewed the R&M Wetlands study.
- We are filling out the Restrictive Covenant paperwork for submittal.
- 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.
- Working on gathering information that the SWAC group asked for in the September 28 meeting.

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.

Sitka Transient Float Replacement:

Milestones This Period

- Four (4) consultants submitted responses to our Request for Qualifications (RFQ) to provide professional design services for this project. PND Engineers, Inc. was selected as the most qualified proposer.
- CBS and PND have begun scoping the project and negotiating fees.

Future Milestones

- Recommendation to award a professional services contract is anticipated to be on the October 28 Assembly agenda.
- 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.

Hollywood & New Archangel Water, Sewer and Road Upgrades:

Milestones This Period

- None.

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.

Water

- Water operators responded to 15 callouts; seven for locates and eight for water service leaks. Six of the leaks were on the customers' service lines, and the other two were on the city side. Several of these locates are associated with the Harbor Drive and Halibut Point Road DOT projects, which meant not one locate, but many, for installation of the road signs.
- Water and Wastewater operators responded and worked with the contractor on the DOT water main break near the airport. Operators also coordinated with DEC and the customers for water testing and a boil-water notice following the repair.
- Water operators worked with engineering to hire a contractor to abandon a problematic leaking city service that is behind a five-foot high rock wall on Edgecumbe Drive, and install a new service. That repair work will be accomplished during the first two weeks of October.
- We received the results of the semi-annual lead and copper sampling in local household's kitchen taps. Results were below the required action levels so DEC will reduce our required monitoring for next year. Soda ash (calcium carbonate) solution is added to the water before the entry point to raise the pH and alkalinity, which reduces our soft Blue Lake water's corrosiveness to household plumbing, which in turn reduces lead and copper in the water at the home taps.
- Our maintenance crew, typically thought of as WW operators, installed new PVC water piping inside the Blue Lake Water Plant while the plant is off line for the Blue Lake outage. Hopefully, this preventative maintenance will reduce emergency response to leaks for many years to come.
- Water Operators, with the help of our temporary operator John Blankenship, continued to operate the Indian River Water Plant. Reporting for this filtration system is very much more involved than when we operate on the Blue Lake supply, so Kelly from the WW side has been spending several hours each week helping summarize the individual filter rack performance data that is required to be reported to DEC monthly.

Wastewater

- WW operators drained, cleaned and winterized the seasonal WW pump stations at the lightering facility and Vilandre Field.
- Replaced two E-1 residential pumps; one on Cedar Beach Rd and one on Shotgun Alley and rebuilt the two pumps that had failed. Rebuilt pumps are kept in inventory as spares.
- Pump maintenance crew rebuilt one of the pumps in the Wortman Loop water booster station. This pump station is located on Edgumbe Drive and increases the water pressure on Wortman Loop, upper Edgumbe Drive, upper Cascade Creek Rd., Charteris Street, a portion of Georgeson Loop and Mills Street.
- During the Halibut Point Road DOT project, a leaking sewer issue was discovered along Halibut Point Road near Kuhnle Drive. WW operators spent many hours researching the issue and ultimately modified the piping in and around a manhole in HPR to install a new interior drop connection for the Kuhnle Drive line.
- The hypochlorite generation system at the WWTP experienced a couple of significant component failures with long lead time for repair parts so while the system was down, operators added powdered calcium hypochlorite to maintain odor control, and the maintenance crew replaced the PVC discharge piping with new pipe.
- In September, the WW crew began preparing for the fall household hazardous waste collection event which was held the first weekend of October. There will be more info on wastes collected and shipped out next month.