

## **PUBLIC WORKS ASSEMBLY UPDATE**

### **WORK COMPLETED THROUGH JANUARY 2018**

#### **WWTP Needs Assessment**

##### **Milestones This Period**

- Received proposals from two firms listed on the CBS Professional Services Roster, to perform the WWTP Building Needs Assessment to define the required scope and estimated cost to rehabilitate the building and its mechanical (HVAC), electrical, and life safety systems. 'Fast Track', due to life safety issues in the facility.

##### **Future Milestones**

- Select the more qualified firm and award a contract for the Needs Assessment and subsequent design.
- Completion of 'Needs Assessment' is anticipated in April 2018.

##### **Background**

The Waste Water Treatment Plant was built in the early 1980s and most of the building systems, especially the HVAC (ventilation air) systems have failed or are past their 'useful life' and require replacement. The air quality within the building is inadequate and corrosive and the exposed piping and metal within the building are corroded. The building's envelope leaks air and does not allow for proper pressurization of the office areas and other clean rooms. Corrosive air in these areas results in electronics regularly become dysfunctional within months, in addition to creating an unhealthy air quality for the WWTP Operators. The building needs assessment will provide the information to determine the required full project scope and estimated cost. It is intended to move this project forward as quickly as possible as there are life safety issues that need to be addressed in the existing facility.

Current Contracts: None

#### **Nelson Logging Road Upgrades:**

##### **Milestones This Period**

- Bid package preparation.

##### **Future Milestones.**

- Bid project February 2018.
- Construction is anticipated to begin in Spring 2018 with completion by January 2019.

##### **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

## **Lincoln Street 2018:**

### **Milestones This Period**

- Preliminary Design and Draft Technical Memo submitted, completed and reviewed by staff.
- Public Meeting January 31, 2018
- Presented project scope to Historic Preservation Commission.

### **Future Milestones**

- 65% plans due February 2018.
- To minimize impacts to downtown businesses, construction will occur between Fall 2018 and Spring 2019 outside the visitor seasons.
- Additional funds are required to complete the base scope. Many aesthetic improvements requested at the Public meetings will be evaluated with cost estimates.

### **Background**

The Lincoln Street (Harbor Way to Harbor Drive) project includes grinding and repaving the asphalt street surface to extend the life of the pavement another 15-20 years. The scope also includes replacement and/or lining of select storm drain pipes which are at the end of the useful life, replacement of curb ramps to meet ADA requirements, and limited sidewalk and curb & gutter replacement. Based on feedback received from the public, aesthetic improvements will be costed and may be bid as alternates that can be awarded depending on the availability of funding.

\$950,000 General Fund – Lincoln 2018.

\$20,000 Water Fund – Lincoln 2018

\$20,000 Sewer Fund – Lincoln 2018

\$990,000 Total Project Funding

Current Contracts: Professional and Technical Services, Inc. \$147,960

## **East DeGroff Water, Sewer and Street Repairs:**

### **Milestones This Period**

- Bid package advertised.
- CBS hosted non-mandatory pre-bid meeting on January 31, 2018.

### **Future Milestones**

- Construction Bid Opening February 27, 2018.
- Pre-construction public meeting in March 2018.
- Construction to be completed in September 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: \$2.24 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

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

**Milestones This Period**

- None.

**Future Milestones**

- Pave DeGroff from Lake to Hollywood and landscape entire project in 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, \$575,800 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  
K&E Alaska, Inc.

\$232,526  
\$1,478,440

**Gary Paxton Industrial Park Dock:**

**Milestones this Period**

- Substantial Completion attained.
- Work toward completion of punch list work items.
- Draft tariff schedule developed.
- Worked with CBS IS Department and ACS on camera and phone system for dock.

**Future Milestones**

- Complete punch list work items.
- Complete and publish tariff schedule.
- Dock open to the public.
- Camera and phone installation.

**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. A design/build contract was awarded to Turnagain Marine Construction on November 22, 2016. 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 for a total project budget of \$7,775,000. The Assembly approved

increasing the project scope to include development of a tariff schedule and camera system to assist with dock management on December 26, 2017.

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| Current Contracts: Turnagain Marine Construction | \$6,935,356 |
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### **O'Connell Lightering Float Pile Replacement:**

#### **Milestones This Period**

- Harbor Staff working with a consultant to perform an economic analysis to assist with marketing and establishing rates for the facility.

#### **Future Milestones**

- Complete final bid documents February 2018.
- Obtain rate recommendation from Harbor consultant February 2018.
- Request additional project funds from Assembly March 2018.
- Bid project March/April 2018.
- If possible, complete permitting and construction by March 15, 2019 allowing for 9 months from contract award for permitting and an additional 3-4 months for procurement, mobilization, and pile installation before annual USACE in-water work restrictions March 15-May 15, 2019. If not, likely require completion by June 30, 2019.

#### **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 near 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 of \$280,000 from the Harbor Fund Undesignated Working Capital on September 12, 2017 on 2<sup>nd</sup> reading. This is insufficient given regulatory agency feedback. Additional funds will be required in order to complete the project.

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| Current Contracts: PND Engineers | \$35,380 |
| Solstice Alaska Consulting Inc.  | \$11,040 |
| Parrish, Blessing & Associates   | \$10,000 |

### **Sitka Wayfinding Signage**

#### **Milestones This Period**

- Bid package finalized and advertised.

#### **Future Milestones**

- Pre - Bid Conference February 8, 2018.
- Bids due February 20, 2018.
- Substantial signage installation anticipated May/June 2018 (If there is enough funding).

## **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 Assembly approved a budget appropriation of \$282,300 from CPET Funds, General capital projects Fund, for the purpose of designing and constructing Wayfinding signs.

Current Contracts: Axia Creative

\$25,910

## **Police Station Planning Study**

### **Milestones This Period**

- None.

### **Future Milestones**

- Finalize a Stakeholder Group for Study Launch anticipated late February 2018.
- Prepare a rough magnitude cost estimate for the existing deferred maintenance and infrastructure obsolescence at current facility for first round of public/Assembly meetings anticipated in May 2018.
- Develop potential site matrix list and evaluation criteria for stakeholder discussion and anticipated public meetings in May 2018.
- First round of public meetings and Assembly presentation/work session anticipated in May 2018.
- Final report and study completion anticipated December 2018.

## **Background**

As stated by the Chief of Police, the Sitka Police Offices and jail do not meet current industry standards. It is nonfunctional, unsafe, and severely inhibits the effective delivery of police service to Sitka. The Sitka Police Department and Jail occupies 1/3 of the first floor in the City/State Court/Office Building. 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, 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 status, 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.

Current Contracts: Stantec

\$57,558.00

### **Airport Terminal Improvements:**

#### **Milestones This Period**

- Preliminary TSA Baggage Screening Area/Equipment layouts developed.
- FAA review and comment of draft PFC application.

#### **Future Milestones**

- FAA, State of Alaska DOT-PF, & CBS discussion regarding FAA recommended revisions to the existing MOA between the CBS and DOT-PF (Airport Sponsor) for submittal of PFC Application.
- If the PFC Application is approved, collection of PFCs is anticipated to begin sometime after March 1, 2018. 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.
- Ongoing *Airport Terminal Improvement Financial Planning Work* with CBS Finance, PW, and the Consultants via GoToMeeting through April 2018 to be followed by Assembly work sessions and public meetings.
- 35% design complete and Assembly presentation anticipated mid-year 2018.

#### **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 TSA baggage screening area, as well as problems with congested passenger queuing, screening, baggage, fish boxes, waiting areas and passenger flow. The project is funded from prior Passenger Facility Charges (PFC) collected for terminal improvements. Currently PFCs are not being collected to fund design and construction of terminal improvements, but a new application has been drafted and is under FAA review.

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.

The Assembly approved moving forward to the 65% Schematic Design Milestone for the preferred concept plan that was presented in the Assembly work-session August 8, 2017.

Current contracts: MCG Architects

\$229,776

### **GPIP Shoreline Stabilization 2017:**

#### **Milestones This Period**

- Project Closeout
- Submitted Corps of Engineers project completion form.

## **Future Milestones.**

### **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: K & E Alaska

\$115,650

### **Cross Trail (Granite Creek to Ferry):**

#### **Milestones This Period**

- CBS met with Sitka Trail Works and design consultant to discuss 65% plan submittal.

#### **Future Milestones**

- Submit preliminary plan package to Federal Highways Administration in February 2018 consisting of the following:
  - 65 percent plans
  - cultural resources report
  - wetlands report
  - threatened & endangered species report, essential fish habitat findings
  - list of all permits required for proposed construction plan
- Sitka Trail works to submit Letter of Inquiry for Rasmuson Foundation grant to meet our Western Federal Lands grant match requirements in Spring 2018.
- Final design plans and specifications in August 2018.
- Construction anticipated in early 2019 pending securing grant match funds.

### **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 (STW) is overseeing the design work alongside CBS via a Memorandum of Agreement. Received a \$1.93M construction grant from Western Federal Lands in October 2017, which cannot be spent until CBS and Sitka Trail Works secure the required match funding.

Current Contracts: none (LEI is performing design work for Sitka Trail Works)

### **Harrigan Centennial Hall (HCH) Renewal:**

#### **Milestones This Period**

- Warranty Items/issues addressed.

#### **Future Milestones**

- Complete the FF&E procurement. Ongoing and future work expected to be completed by the end of year 2018.
- Support operations and address warranty items that occur during the warranty periods.

- Building signage revision and installation of signage under entry canopies anticipated to begin in February 2018.

### **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.

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| Current Contracts: | MCG Architects                            | \$1,553,024  |
|                    | McG Constructors/DCI Inc. – Joint Venture | \$13,625,793 |

### **Davidoff & Peterson Storm Sewer Rehabilitation:**

#### **Milestones This Period**

- Awarded consultant contract for design support.
- Met with U.S. Fish & Wildlife (USFW) representative to discuss potential matching-grant funding for Peterson Street culvert. Funding would augment CBS funds and allow for the construction of a culvert that meets fish-passage criteria.

#### **Future Milestones**

- 65 percent design package for Davidoff culverts due March 2018.
- Award Davidoff construction contract May 2018.
- Rehabilitate and replace where appropriate storm infrastructure, Summer 2018.
- Apply for matching grant funds to support Peterson Street culvert replacement as appropriate.

### **Background**

The project includes rehabilitation and/or replacement of deteriorated storm drain infrastructure to include: a 60" corrugated metal culvert crossing under Peterson Street, and two 30" and two 36" metal culverts and two metal storm structures adjacent to Davidoff Street, between Charteris and HPR. Funding for the project is provided in the FY18 General Fund, at \$350,000.

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| Current Contracts: | Stephl Engineering | \$37,500 |
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### **Eagle Way Lift Station Rehabilitation:**

#### **Milestones This Period**

- Secured agency approval to spend remaining funds from the Eagle Way – Old Harbor Mountain Road (EW-OHMR) grant on the rehabilitation of the Eagle Way Lift Station.
- Solicited quotes for lift station replacement pumps, motors and valves.

#### **Future Milestones**

- Design Lift Station upgrade to convert existing wet well/dry well to scheme submersible Lift Station valve vault.

### **Background**

The original EW-OHMR project included new pavement, storm drainage, water main and services, and a pedestrian pathway within Eagle Way, and new pavement and



storm drain improvements within Old Harbor Mountain Road. Funding for the project consists of a \$1,500,000 State of Alaska Department of Commerce Community and Economic Development Grant, of which approximately \$280,000 remains for the lift station rehabilitation work.

Current Contracts: none

### **Streets**

- 45% of time, the majority, was spent De-icing and Snow Removal.
- 20% of time for street repair; grading roads and filling pot holes.
- Replacing failed catch basin and rusted out culverts at Lower Moller Field to improve drainage as weather and time permits.
- Approximately 20 yards of Bio-Solids generated by the WWTP weekly is hauled and disposed in Landfill at Granite Creek.
- Approximately 8,000 lbs. of glass is received at the Recycle Center every two weeks and hauled to the Construction Debris Landfill for Fill.

### **Future Milestones**

- Help Engineering plan the expansion of Bio-Solids pit.
- Continue ditching at Lower Moller Field as weather permits.
- Start ditching drainage around Vilandre Field.
- Continue Street ditching as needed around town.
- Construct Guide Rail on Kaagwaantaan Street behind Naa Kahidi Theater.
- Repair the catch basin on Kirkman Street
- Inspect and evaluate the condition of the Storm Water System throughout Sitka.

### **Central Garage**

- Fleet maintenance; replaced brakes, changed oil and light bulbs.
- Catastrophic engine failure in Police vehicle #365, continued maintenance required.

### **Building Maintenance**

- WWTP Generator buildings painted.
- Snow and Ice Control.
- Repaired fuel oil day tank that supplies the boiler to the WWTP.

### **Future Milestones**

- Change out refrigeration compressor on roof of the Marine Service Center, approximate cost, \$50,000.
- Getting quotes for replacing the heating system at the City/State building, Police Department only.
- Adjust overhead doors at the WWTP.