

**PUBLIC WORKS ASSEMBLY UPDATE**  
**WORK COMPLETED THROUGH FEBRUARY 2018**

**WWTP Needs Assessment**

**Milestones This Period**

- The Consulting Team headed by McCool Carlson Green was selected to perform the needs assessment of the WWTP.
- The team performed a two day onsite as-built/conditions inspection and are working on preparation of the information for the assessment.

**Future Milestones**

- 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. Funding for this project is provided by the following sources: \$563,000 in Working Capital and \$2,832,500 from DEC loans.

Current Contracts: McCool Carlson Green

\$96,144.00

**Nelson Logging Road Upgrades:**

**Milestones This Period**

- Advertised for Bid

**Future Milestones.**

- Open Bids March 20 2018.
- Construction is anticipated to begin in April 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 Paving:****Milestones This Period**

- Technical Memo for project completed.
- Evaluation of potential pedestrian amenities

**Future Milestones**

- Public meetings.
- Plan development for curb ramps and storm drain. To minimize impacts to downtown businesses, construction is anticipated between Fall 2018 and Spring 2019 outside the visitor seasons.

**Background** The Lincoln Street Paving Project consists of grinding the existing AC pavement, repaving, curb ramp replacement to meet ADA requirements and storm drain replacement as necessary.

Funding is provided by:

\$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.
- Construction Bid Opening February 27, 2018.

**Future Milestones**

- 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	\$232,526
	K&E Alaska, Inc.	\$1,478,440

## **Gary Paxton Industrial Park Dock:**

### **Milestones this Period**

- Draft tariff schedule developed and approved by GPIP Board.
- CBS IS, Electric, PW Departments and ACS collaboration on camera and phone systems for new dock.

### **Future Milestones**

- Complete dock punch list work items early March 2018.
- Finalize tariff schedule and seek Assembly approval March 13, 2018.
- Dock open to the public mid-March after publishing tariff schedule.
- Camera and phone installation by April 2018.

### **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 GPIP 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 GPIP 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.

Current Contracts:	Turnagain Marine Construction	\$6,935,356
	Parrish, Blessing & Associates	\$14,000

## **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.
- Bid document development.

### **Future Milestones**

- Complete final bid documents early March 2018.
- Request additional project funds from Assembly March 13 & 27, 2018.
- Bid project April 2018.
- If possible, complete permitting and construction by May 31, 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.

### **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 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.

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

## **Sitka Wayfinding Signage**

### **Milestones This Period**

- Bids were received and the Letter of Intent to Award the Sitka Wayfinding Signage was sent to CBC Construction.
- The ten day protest period end COB Monday March 5, 2018. It is anticipated that the contract will be awarded after the protest period.

### **Future Milestones**

- Substantial signage installation anticipated May/June 2018.

### **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 in March 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**

- TSA Project Briefing tele-conference was held, which describes the necessary procedures for reports, design review, invoice reimbursement, and project point of contacts (POC).
- Preliminary TSA Baggage Screening Area/Equipment layouts developed.
- FAA, State of Alaska DOT-PF (State), & CBS discussions regarding modifications to the draft PFC Application.
- Determination that the State is the eligible entity to submit the PFC Application for the CBS using the documentation prepared by CBS for the application.
- Working out revisions to the existing MOA between the CBS and State for collection of the PFC funds, obligations, responsibilities, and assurances of each party.

### **Future Milestones**

- The State will be sending information about the upcoming parking lot management changes and options.
- If the PFC Application is approved, collection of PFCs is anticipated to begin sometime after April 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 June 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

### **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.
- FF&E Procurement is ongoing.

#### **Future Milestones**

- Complete the FF&E procurement. 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 March 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.

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.

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 which had been planned for FY23 utilizing loan funds.
- 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



**GPIP Cleanup Project 2018:****Milestones This Period**

- Contract Awarded

**Future Milestones.**

- Begin cleanup when weather permits

**Background**

The project includes cleaning up debris left over from the dam construction project and other activities over the years at the Gary Paxton Industrial Park. The Assembly appropriated \$35,000 for this project from the GPIP Shoreline Stabilization project on December 26, 2018.

Current Contracts: K & E Alaska

\$15,060