

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH MAY 2018

Wastewater Treatment Plant (WWTP) Rehabilitation:

Milestones This Period

- The WWTP Needs Assessment was completed in May 2018. This document identifies issues with the facility and prioritizes them into tiers with associated cost estimates to assist with fully scoping the project. Numerous previously unidentified issues with the building have been discovered through this effort. The preliminary cost estimate for the first tier (most critical) improvements exceeds the current budget.

Future Milestones

- WWTP rehabilitation design is anticipated to begin in June 2018 and be completed in the spring 2019.
- Refine the cost estimates as the design is developed. Identify funding source for completion of project. Existing budget will be insufficient to rehabilitate the building, correct the life safety, code compliance and non-functional existing conditions.
- Spring 2019 – bid and begin construction of the WWTP rehabilitation project, assuming sufficient funding is available.

Background

The Wastewater 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. It is the intent of Public Works 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: \$263,000 in Wastewater fund Working Capital and DEC loans with \$2,832,500 (secured) and \$1,825,000 (approved and pending signed agreement).

Current Contracts: McCool Carlson Green

\$96,144

Nelson Logging Road Upgrades:

Milestones This Period

- Change Order #1 approved, adding Additive Alternate #1 to project. This will widen the road to 20 feet full width except at the new bridge.
- Removal of trees in clearing limits at beginning of project.
- Burning of stumps and tree limbs.
- Archeological monitoring ongoing as excavation work is performed. One pre-historical object recovered, a grinding pestle. Other items recovered include bottles and plates.

Future Milestones.

- Bridge construction planned June 19 – July 18, 2018.
- Road subgrade construction to old hatchery parking area.
- Substantial Completion is January 2019

Background

The project includes replacing both inadequate bridges, realignment at HPR intersection to raise the road elevation out of the stream floodplain, upgrading Nelson Logging Road to include drainage improvements, resurfacing, pedestrian amenities and widening. Funding for the project is provided by a \$2,343,000 State of Alaska Department of Commerce Community and Economic Development Grant.

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| Current Contracts: LEI Engineers & Surveying | \$415,390 |
| K&E Alaska, Inc. | \$1,544,280 |

Lincoln Street 2018 & Katlian Sitka Paving 2016:

Milestones This Period

Lincoln Street

- 65% Lincoln Street Plans reviewed and comments provided to consultant.
- Developed concepts for pedestrian enhancements near St. Michael's Cathedral in response to comments received at project public meetings. Attempting to schedule meeting with St. Michael's Cathedral Council to discuss enhancements.
- Completed additional storm drain camera investigation to determine condition and confirm whether replacement is required.

Katlian Street

- Change order to add design of Katlian from Halibut Point Road to the Marine Service Center approved.
- Preliminary design of roadway has begun.

Future Milestones

Lincoln Street

- 95% Lincoln Street plans due July 20, 2018.
- Construction anticipated fall 2018 – spring 2019, dependent on availability of sufficient funds in FY19 budget.

Katlian Street

- 65% plans due June 2018.

Background

The project includes replacing non-ADA compliant curb ramps, failing storm drain, and limited curb, gutter and sidewalk and all asphalt pavement on Lincoln Street from Harbor Way to Harbor Drive. Red concrete crosswalks are planned to be bid as an additive alternate. Additional funds are budgeted for FY19 and are required to complete this basic scope of work. Currently, funding for the project is provided by:

Lincoln Street

\$950,000 – General Fund

\$20,000 – Water Fund

\$20,000 – Sewer Fund

\$990,000 – total available project funding

[\$1,300,000 – 2019 General Fund budget recommendation additional funding]

Katlian Street

\$747,870 2016 – General Fund budget Sitka Paving 2016 – 2017

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| Current Contracts: | Professional and Technical Services, Inc. | \$225,978 |
| | Anderson Land Planning | \$5,000 |

East DeGroff Water, Sewer and Street Repairs:

Milestones This Period

- Installed more than 1,000 linear feet of 8” gravity sewer pipe and three new manholes, from Hollywood Way to Baranof Street.
- Mobilized 12” water main to the job site and began fusing HDPE pipe together.

Future Milestones

- Phase I (Hollywood to Baranof) utility construction complete late June 2018.
- Phase II (Baranof to SMC) construction to begin late June 2018.
- Substantial Completion date is October 1.

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 all pavement, curb, gutter and sidewalk as it 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.

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| Current Contracts: | PND Engineers | \$144,747 |
| | K&E Alaska | \$1,780,167 |

South Lake – West DeGroff (SLWD) Water, Sewer and Street Repairs:

Milestones This Period

- Repaired out-of-spec asphalt pavement on south Lake Street.
- Issued Certificate of Substantial Completion on May 15.

Future Milestones

- Complete landscaping and other project clean-up by mid-June.

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

\$232,526
\$1,446,690

O'Connell Lightering Float Pile Replacement:

Milestones This Period

- Bid evaluation completed April 30, 2018.
- Notice of Intent to Award issued April 30, 2018.
- Bid protest received May 10, 2018.

Future Milestones

- Assembly Board of Appeal to hear bid protest June 14, 2018.
- Award construction contract June 2018.
- Permitting completed fall 2018.
- Substantial Completion anticipated by May 31, 2019.

Background

With lightering traffic reduced due to cruise ships mooring at 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 at the facility 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 2nd reading. This amount was insufficient given regulatory agency feedback and timeframes. An additional \$290,000 appropriation from the Harbor Fund Undesignated Working Capital was approved by the Assembly on March 27, 2018, on 2nd reading.

Current Contracts: PND Engineers

\$35,380

Sitka Wayfinding Signage

Milestones This Period

- Substantial Completion of the installation of sign footings was achieved in early May.
- Production of shop drawings is in progress.

Future Milestones

- Fabrication of signs is anticipated in June 2018
- Substantial Completion of signage installation anticipated mid-summer 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 (CPET) 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.

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| Current Contracts: | Axia Creative | \$25,910 |
| | CBC Construction | \$191,561 |

Police Station Planning Study

Milestones This Period

- Police Department Staff answered the ‘Space Study Questionnaire’ developed by the Architect as part of the information-gathering portion of the planning study.

Future Milestones

- Develop potential site matrix to be used during the active selection anticipated in July/August 2018.
- Consultant to develop “Space Standards and Space Needs Assessment” draft and bubble diagram – June 2018.
- Core stakeholder meetings anticipated to begin July/August 2018.
- Public/Assembly meetings anticipated August/September 2018.
- Final report and study completion anticipated December 2018.

Background

The Sitka Police Department and Jail occupies 1/3 of the first floor in the City/State Court/Office Building. 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 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.

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| Current Contracts: | Stantec | \$57,558 |
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Airport Terminal Improvements:

Milestones This Period

- Meeting with TSA regarding preliminary Baggage Screening Area and Equipment Design for the TSA design grant.
- Collection of Passenger Facility Charges (PFC) began May 1, 2018. Total revenue collection over the 20-year period of collection is \$6,840,000.00.

Future Milestones

- The State of Alaska DOT will be sending information about the upcoming parking lot management changes and options.
- 35% design milestone delayed for PFC funding approval and other project priorities. Assembly presentation and public process anticipated fall 2018.
- It is anticipated that the Terminal Improvements design and funding plan will continue to be developed through 2019 with bidding and construction to begin in 2020.

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 PFCs collected for 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.

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

- Met with Sitka Trail Works (STW) and Public Works O&M staff at proposed Granite Creek Crossing to fine-tune creek-crossing location and method.
- Worked with STW and U.S. Forest Service on plan to establish a parking lot at the Harbor Mountain Road trailhead.
- STW submitted Letter of Inquiry for Rasmuson Foundation grant to meet our Western Federal Lands grant match requirements.

Future Milestones

- Select final alignment and finalize design drawings by August 2018.
- Construction anticipated in early 2019, provided CBS has secured sufficient funds to match 9.03% of the construction fund grant amount. Expect initial response from Rasmuson Foundation grant request in September 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. 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.

Harrigan Centennial Hall (HCH) Renewal:

Milestones This Period

- Furniture, Fixtures & Equipment (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.
- Engineering for building signage under entry canopies anticipated to be completed in May 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

- Received Assembly approval to apply for Alaska Sustainable Salmon Fund (ASSF) and Fish Passage Program Grants. Drafted ASSF grant application for agency review.

Future Milestones

- Finalize design and bid package for Davidoff improvements, July 2018.
- Award Davidoff construction contract, August 2018.
- Rehabilitate or replace where appropriate Davidoff storm infrastructure, Fall 2018.
- Apply for grant funds to support Peterson Street culvert replacement. Submit ASSF grant application by June 12 deadline.

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, and in the FY19 General Fund at \$150,000, for a total of \$500,000.

Current Contracts: Steph Engineering \$37,500

Gary Paxton Industrial Park Access Ramp:

Milestones This Period

- Contract with PND for first stage planning study approved

Future Milestones

- Stakeholders meeting

Background

The project includes planning and design for a multipurpose boat ramp for the Gary Paxton Industrial Park. The ramp is to be associated with the new existing barge ramp constructed adjacent to the Boat Building Lot. Project funding of \$40,000 provided in Gary Paxton Industrial Park Budget.

Current Contracts: PND Engineers Inc. \$18,550

Eagle Way Lift Station Rehabilitation:

Milestones This Period

- none

Future Milestones

- Design lift station upgrade to convert existing wet well/dry well scheme to submersible lift station with a valve vault, September 2018.
- Procure construction contractor, March 2019.
- Procure pumps and control/electrical equipment, March 2019.
- Rehabilitate lift station, May 2019.

Background

The original Eagle Way – Old Harbor Mountain Road 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 \$250,000 remains. DCCED approved these remaining funds being used for the lift station rehabilitation work.

Current Contracts: none