

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH JULY 2018

Critical Secondary Water Supply

Milestones This Period

- Consultant submitted final geotechnical reports on suitability of GPIIP Lot 17 for proposed water filtration plant, and on two potential alignments of intake line from Sawmill Creek.
- Consultant submitted white papers on potential use of membrane filtration at proposed water treatment plant, and on selection of the appropriate coagulant.
- CBS developed project execution plan with consultant, and began work on scoping the design effort upon availability of ADEC loan funding.

Future Milestones

- Public Works to request Assembly approval for Alaska Department of Environmental Conservation (ADEC) loan to design and construct proposed water filtration plant, August 30, 2018.
- Design complete October 2019.
- Construction begins November 2019.
- Construction complete November 2020.

Background

The project is for design and construction of a secondary water source, for when the primary water source – Blue Lake water treated with ultraviolet (UV) radiation – is unavailable. Blue Lake water will not be available when the Electric Department inspects and maintains the penstock providing water from the dam to the power plant. Blue Lake water may also require filtration – not just UV treatment – if turbidity levels continue to exceed regulatory thresholds. The budget consists of \$75,000 in working capital. The FY2019 budget authorizes the expenditure of \$10 million in grant funding and \$18.49 million in loan funding, if it is secured. Operating funds have augmented the \$75K in working capital to pay for the consultant's services to date.

Current Contracts: CRW Engineering Group, L.L.C.

\$105,147

Wastewater Treatment Plant (WWTP) Rehabilitation

Milestones This Period

- The design team is working with CBS staff developing the 50% design. The 50% design milestone was due per the prior fast-track schedule late August 2018, but will not be realized until September or October 2018 due to the actual effort required to design the best, most cost effective, energy efficient replacement of mechanical, electrical, and building life safety systems.

Future Milestones

- 50% design and cost estimate anticipated September/October 2018.
- 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.

- Bid and begin construction of the WWTP rehabilitation project, assuming sufficient funding is available, spring 2019.

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 becoming 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

\$806,321

Nelson Logging Road Upgrades

Milestones This Period

- Fish fencing installed and fish removed at existing 100 foot bridge location.
- Existing 100 foot bridge removed and new embankment construction completed.
- New 90 foot bridge installed with guardrail.
- Road opened between July 20, 2018, and August 5, 2018, without construction to allow hunters to sight in rifles.

Future Milestones.

- Bring up road embankment between new bridge and arch culvert. Install culverts between bridge and arch culvert.
- Additional clearing and grubbing and tree felling.
- 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.

Current Contracts: LEI Engineers & Surveying
K&E Alaska, Inc.

\$415,390
\$1,544,280

Lincoln Street 2018 & Katlian Sitka Paving 2016

Milestones This Period

Lincoln Street

- Project design moving to 95% plans
- Public Meeting held July 18, 2018. Presented Barracks and American Streets as one-way couplet. The Police and Fire Commission approved this traffic pattern at

their June 20, 2018 meeting. Additional discussion concerning smaller pedestrian Island at American Street.

Katlian Street

- Project design moving to 95% plans
- Project “plans in hand” walk through completed with consultant and Public Works

Future Milestones

Lincoln Street

- 95% Lincoln Street plans due August 20, 2018.
- Construction anticipated fall 2018 – spring 2019.
- **Katlian Street**
- 95% plans due August 20, 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. Currently, funding for the project is provided by:

Lincoln Street

\$950,000 – General Fund
\$1,300,000 – 2019 General Fund Budget Allocation
\$20,000 – Water Fund
\$20,000 – Sewer Fund
\$2,290,000 – total available project funding

Katlian Street

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

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

O’Connell Lightering Float Pile Replacement

Milestones This Period

- Award construction contract July 2018 to Turnagain Marine
- Change Order for extending time to address delay due to bid dispute.

Future Milestones

- Permitting completed fall 2018.
- Substantial Completion anticipated by May 30, 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
Turnagain Marine	\$483,800

Sitka Wayfinding Signage

Milestones This Period

- Final approval of shop drawing achieved June 22, 2018. Production of shop drawings is in progress.

Future Milestones

- Completion of fabrication and the shipping of signs is anticipated August 31, 2018.
- Substantial Completion of signage installation is delayed due to sign fabrication/shipping delays and is now anticipated in late September through early October 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.

Current Contracts: Axia Creative	\$25,910
CBC Construction	\$166,018

Police Station Planning Study

Milestones This Period

- There is a two track process simultaneously taking place for this phase of the Police Station Planning Study. The Architect is working with the SPD staff to develop preliminary Space Needs and Adjacencies Programming. The second track of this process is evaluating potential building sites to locate the new Sitka Police Station & Jail, as well as, evaluating existing buildings to re-purpose for it. It is the task of the design steering committee/stakeholder group to work with the CBS staff to evaluate the large list of sites and reduce it down to the top three for the Planning Report. The first stakeholder meeting was held in July where the Stakeholder Group went through twenty two identified potential sites/existing

buildings and eliminated all but seven of the potential sites. The draft space needs report (without adjacencies) was distributed, but not discussed.

Future Milestones

- The next stakeholder meeting is scheduled August 28, 2018, where the preliminary space needs report will be discussed along with some follow up site selection discussion.
- Stakeholder/Public/Assembly meetings anticipated August, September, and October 2018.
- Final report and study completion anticipated December 2018.

Background

The Sitka Police Department and Jail occupies one-third of the first floor in the City/State Court/Office Building. 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 split 34% CBS and 66% State based on the occupancy remaining within the building. Maintenance of the facility and its building systems, along with replacement of non-functional and obsolete infrastructure, has not kept pace with facility needs. Repairs to the facility to address its deferred maintenance 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.

Current Contracts: Stantec

\$57,558

Airport Terminal Improvements

Milestones This Period

- CBS prepared the resolution for a revenue bond, financed by Passenger Facility Charges (PFCs) for Assembly approval, which passed.
- Collection of PFCs began May 1, 2018. Total anticipated revenue collection over the 20-year period of collection is \$6,840,000.00.
- The design team is working on the design toward the 35% design milestone anticipated September/October 2018.

Future Milestones

- Funding of roughly \$4 million for design and construction of a portion of the Terminal Improvements Project is part of the CBS Municipal Bond Package expected in Fall 2018. This debt and its debt service fees will be paid with the PFCs referenced above.
- Other funding sources for terminal improvements beyond the PFC/Bonding are actively being developed and sought, including Airport Improvement Program (AIP) funds for improvements that are AIP eligible and seeking funding through the new \$1 billion omnibus federal spending package for rural airport capital improvement projects, airport terminal user fees, and TSA grants for screening/security improvements.

- If bond funds are secured in Fall 2018, it is anticipated that the first phase of construction will be Oct. 2019- April 2020.
- The State of Alaska DOT will be sending information about the upcoming parking lot management changes and options.

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. 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

\$449,069

Cross Trail (Granite Creek to Ferry)

Milestones This Period

- Sitka Trail Works submitted application for U.S. Army Corps of Engineers permit for construction in regulated wetlands.

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.

Davidoff & Peterson Storm Sewer Rehabilitation

Milestones This Period

- none

Future Milestones

- Finalize design and bid package for Davidoff improvements, September 2018.
- Award Davidoff construction contract, October 2018.
- Rehabilitate or replace where appropriate Davidoff storm infrastructure, January 2019.

- Schedule of design and construction of Peterson Street culvert replacement dependent on two outstanding grant applications.

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.
- Stakeholders meeting was held July 27, 2018.

Future Milestones

- Final Report August 31, 2018.

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

- Designer submitted 65% electrical drawings for bid package.

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 \$250,000 remains. DCCED approved these remaining funds being used for the lift station rehabilitation work. This funding was combined with \$135,000 in FY2018 working capital and \$85,000 in FY2019 working capital for a total project budget of \$470,000.

Current Contracts: Boreal Controls, Inc.

\$87,700

Crescent Harbor Float Replacement – Phase I

Milestones This Period

- Award phase one design planning contract with PND.
- Approval to submit application for bonds approved by the Assembly
- Received State of Alaska Harbor Grant Program Letter of Award for \$5,000,000

Future Milestones

- Receive phase one design report from PND in Late September 2018
- Solicit Assembly authority to issue Bonds to construct project
- Determine appropriate design - construction process.

Background

The physical condition of Crescent Harbor has deteriorated to point where in-house repairs are no longer sufficient to adequately maintain the facility. Harbor Department staff and Public Works Department engineers have determined that the harbor now presents an operational and safety risk due to floats sinking, decay of wooden beams, corrosion of metal fixtures and failure of walk-down ramps to meet ADA accessibility requirements. The project has estimated total cost of \$14,025,000. Of this, the harbor grant will provide \$5,000,000. The Harbor Fund working capital has allocated \$1,000,000 for the project. The remaining \$9,025,000 is planned to be provided with \$8,025,000 in harbor revenue bond proceeds and the use of the Harbor Fund working capital in the amount of \$1,000,000 noted above.

Current Contracts: PND

\$73,612.00

Maintenance and Operations activities

STREETS

- Vegetation maintenance
- Grade roads
- Experimentation with different dust control products
- Paint crosswalks
- Start construction of bridge for trailhead at South Kramer Ave.
- Repair damaged catch basin
- Storm drain maintenance

SOLID WASTE

- Trained new Scrapyard personnel
- Processed 32 vehicles
- Broke down waste tires
- Cleaned up site

CENTRAL GARAGE

- Serviced and repaired all Scrapyard equipment
- Completed approximately 49 repairs on other equipment and vehicles

GROUND

- Summer maintenance rotation A&B as normal
- Maintenance on athletic fields per field use schedule
- Vegetation control
- Assisted street crew with spray patching and painting
- Emptied trash receptacles at various locations as needed

BUILDINGS

- Annual preventive maintenance on boiler systems
- Checked material condition of Transfer Station scale shack and researched replacement costs
- Put together bid for Animal Shelter roof project
- Changed out curtains at the Marine Service Center
- Repaired vandalized toilet at Lake and Lincoln bathroom
- Replaced plumbing and fan units at the Crescent Bathroom
- Repaired heating issues at Sitka Public Library

FUTURE MILESTONES

- Continuation of training and processing materials at the Scrapyard
- Initiating configuration resource management and work order system
- Begin preparations for winter
- Mapping out storm drains, checking material condition and cleaning storm drains