

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH SEPTEMBER 2018

East DeGroff Water, Sewer and Street Repairs (CONSTRUCTION PHASE)

Milestones This Period

- Installed 400 linear feet of sewer main and one manhole.
- Imported and installed road sub-base material on DeGroff Street from Hollywood Way to Baranof Street in preparation for paving.
- Worked with contractor to secure cooperation from their insurance company to address damages resulting from electrical short-circuit at DeGroff and Sawmill Creek Road.

Future Milestones

- Continue utility installation on DeGroff Street from Baranof to SMC. Contractor expected to have completed 675 feet of sanitary sewer, water and storm sewer installation by late October 2018.
- Substantial Completion date has been extended to October 18, and Public Works is considering an additional extension to November 2, 2018 due to unanticipated underground work.

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. Scope will also include utility trenching work in Sawmill Creek Road, ahead of an Alaska Department of Transportation project to re-pave SMC in 2019 or 2020. 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
	K&E Alaska	\$1,932,376

Nelson Logging Road Upgrades (CONSTRUCTION PHASE)

Milestones This Period

- Road embankment fill placed between new bridge and arch culvert. Culverts installed between bridge and arch culvert.
- Additional clearing and grubbing.
- Installed culverts between large arch culvert and shooting range

Future Milestones.

- Additional clearing and grubbing and tree felling.
- Additional culvert installation and road fill placement between Sawmill Creek Road and the new bridge.
- Contract Substantial Completion date 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	\$415,390
	K&E Alaska, Inc.	\$1,544,280

O'Connell Lightering Float Pile Replacement (CONSTRUCTION PHASE)

Milestones This Period

- Project Schedule received.

Future Milestones

- Permitting to be 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 (CONSTRUCTION PHASE)

Milestones This Period

- Fabrication of signage is complete. Wayfinding signage installation in progress.

Future Milestones

- Substantial Completion of signage installation was delayed due to sign fabrication/shipping delays and is now anticipated in 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

Lincoln Street Paving 2018 & Katlian Sitka Paving 2017 (DESIGN PHASE)

Milestones This Period

Lincoln Street

- Completion of 95% plans.

Katlian Street

- Completion of 99% plans.

Future Milestones

Lincoln Street

- Final Review of 95% plans.
- Bid project April 2019.
- Construction has been rescheduled to Fall 2019 – Spring 2020 in order to take advantage of a more favorable construction window that will help minimize impacts to downtown businesses outside of the tourist season.

Katlian Street

- Final Review of 99% plans.
- Bid project December 2018
- Construction anticipated to start February 2019 through the summer 2019.

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

Wastewater Treatment Plant (WWTP) Rehabilitation (DESIGN PHASE)

Milestones This Period

- The design team is working with CBS staff to develop the 50% design, which is expected early October 2018.

Future Milestones

- The cost estimate of the design submitted to the estimator 10/5/18 is due 11/1/2018.
- 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 spaces 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. The total project cost is estimated at \$11 million. 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). The existing budget will be insufficient to rehabilitate the building, correct the life safety, code compliance and non-functional existing conditions. It is anticipated that an additional DEC loan will fund the shortfall,

Current Contracts: McCool Carlson Green

\$806,321

Davidoff & Peterson Storm Sewer Rehabilitation (DESIGN PHASE)

Milestones This Period

- None.

Future Milestones

- Finalize design and bid package for Davidoff improvements, November 2018.
- Award Davidoff construction contract, December 2018.
- Rehabilitate or replace where appropriate Davidoff storm infrastructure, February 2019.
- Select design consultant for Peterson Street storm sewer replacement, October 2018.

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, in the FY19 General Fund at \$150,000, and from a \$60,000 grant from the U.S. Fish and Wildlife Service for a total of \$560,000.

Current Contracts: StephI Engineering

\$37,500

Eagle Way Lift Station Rehabilitation (DESIGN PHASE)

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, November 2018.
- Bid project December 2018.
- Procure construction contractor, December 2018.
- Procure pumps and control/electrical equipment, January 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

Cross Trail (Granite Creek to Ferry) (DESIGN PHASE)

Milestones This Period

- U.S. Army Corps of Engineers issued permit for Cross Trail 6 construction in regulated wetlands.
- Sitka Trail Works (STW) received a request from the Rasmuson Foundation to submit a full grant proposal for approximately \$180,000, which would serve as a match for the Federal Lands Access Program (FLAP) grant funding the project.

Future Milestones

- Select final alignment and finalize design drawings by October 2018.
- Construction anticipated in early 2019, provided CBS has secured sufficient funds to match 9.03% of the construction fund grant amount. Rasmuson Foundation to consider STW grant request in November 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.

Airport Terminal Improvements (DESIGN PHASE)

Milestones This Period

- The pre-35% design submittal was sent to ADOT with a request to have the SIT Terminal Improvements Project added to the State of Alaska 'Aviation Projects Evaluation Board' (APEB) meeting scheduled this fall for AIP Grant Funding for the eligible portions of the SIT Terminal Improvements Projects. PFC funds count as matching funds for AIP Grants.
- Collection of PFCs began May 1, 2018. Total anticipated revenue collection over the 20-year period of collection is \$6,840,000.00.
- Revenue Bond approved for \$4,025,000 by CBS Assembly. It is anticipated that it will be funded, along with its fees and debt service by the collection of PFCs, which began May 1, 2018.

Future Milestones

- The design team is working on completion of the 35% design milestone, which is anticipated at the end of September or early October 2018.
- The 35% design and cost estimate will be sent to the ADOT for the APEB meeting along with a Resolution (if approved) requesting AIP grant funding from the ADOT (pass through from FAA) for the SIT Terminal Improvements Project.
- AIP grant application materials to be submitted to ADOT-PW by Oct. 31, 2018.
- Other funding sources for terminal improvements beyond the PFC/Bonding and AIP grant requests are being developed for consideration, including airport terminal user fees and TSA grants for screening/security improvements.
- It is anticipated that the first phase of construction will be Oct. 2019- April 2020.
- Still anticipating the State of Alaska DOT sending the CBS 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. The current estimated cost for the project as identified is approximately \$15-million. The current funding plan outlines the following components:

- | | | |
|-------------------------------------|--------------|--|
| • Passenger Facility Charge Revenue | \$4,025,000 | Bond in progress |
| • TSA Funding | \$3,397,500 | Unsecured |
| • Eligible AIP Grant Request | \$10,283,954 | Unsecured |
| • Potential User Fees & Airline | TBD | – funding dependent on securing grant funding. |

Current contracts: MCG Architects

\$449,069

Crescent Harbor Float Replacement – Phase I (PLANNING PHASE)

Milestones This Period

- Phase one design report completed by PND.
- Public meeting held on Sept. 4, 2018.
- Port & Harbor Commission approved the project as proposed on September 5, 2018.
- Assembly approved \$8 million bond ordinance on September 25, 2018.

Future Milestones

- Evaluate and select appropriate project delivery method.
- Tentative construction Fall 2019 depending on project delivery method selected.

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

Gary Paxton Industrial Park Access Ramp (PLANNING PHASE)

Milestones This Period

- Draft plan completed.

Future Milestones

- Final Report due November 2018.
- Determine future schedule and funding requirements for Ramp construction.

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

Critical Secondary Water Supply (PLANNING PHASE)

Milestones This Period

- Submitted a loan application to the ADEC State Revolving Loan program for \$18.5 million.
- Scheduled meeting with EPA and Alaska Congressional Delegation to discuss possible waiver of certain water treatment requirements.

Future Milestones

- Once ADEC loan is received, Public Works to request Assembly approval to proceed with the project.
- 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

Police Station Planning Study (PLANNING PHASE)

Milestones This Period

- Consultant work sessions were held the last week of September. Draft adjacency diagrams and preferred site selection alternatives were presented and discussed with the Police & Fire Commission and Steering Committee.

Future Milestones

- The top three potential siting locations will be selected and ranked for further development of space adjacencies and site access diagrams.
- Final study completion anticipated December 31, 2018.
- Completed study to be presented to Assembly in early 2019.

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

Sitka Seaplane Base (SPB) (PLANNING PHASE)

Milestones This Period

- The Assembly provided direction to proceed with the SPB Project as a priority at the August 30, 2018 meeting.
- Submitted the Pre-application/CIP Data Sheet to FAA showing intent to apply for an AIP Planning Grant.

Future Milestones

- In preparation for Oct. 9 Assembly meeting, prepare Resolution supporting the acquisition of the preferred location/land parcel for the Seaplane Base.
- Obtain a letter of commitment for the purchase of the property from the State.
- Prepare AIP grant requests prior to October 31, 2018. It is anticipated the CBS will apply for the \$1 billion Supplemental AIP grants, which provides 100% funding, prior to 10/31/2018 for Seaplane Base. Per FAA representative, Mike Edelmann, the construction and land acquisition costs have a reasonably good chance of competing nationally against the other projects and winning an AIP supplemental funding grant. The planning portion of the project is less likely to be funded by this grant as the grant is targeting 'shovel ready projects'. Therefore, it is anticipated that CBS will concurrently seek a separate AIP grant (also due Oct. 31) for the planning portion of the project.

Background

Improvement or replacement of the seaplane base has been discussed on and off for the past two decades. Beginning with this funding cycle, more FAA funding in the form of Airport Improvement Project (AIP) grants (traditional and Supplemental AIP funding) has been made available through FY2020 than has been in a long time. As the Assembly has made it a priority to look into the development of a new seaplane base for the economic development of Sitka, a key component to making this happen is land acquisition. Part of the due diligence that staff is doing for the Assembly is working on what staffing, money, and land acquisition we need for adequate maintenance, operations and reporting. The seaplane base study, which included an Economic Impact Study, showed that property on Japonski Island was the preferred site for the seaplane base. The upcoming AIP grants could help planning, land acquisition and eventual design and construction costs.

MAINTENANCE ACTIVITIES

STREETS

- Grading Roads 21.8 man hrs. = 21.8% of work
- Grader Training with DOT. (2) Crew Members 43 man hrs. = 13.4% of work
- Dust Control 54 man hrs. = 16.8% of work
- Numerous other maintenance Items from repairing storm drains to fixing numerous pot holes with spray patch and cold patch material and vegetation control.

BIO-SOLID PIT

- Burying bio-solid material 20 man hrs. = 6.2% of work this is prepping cells moving material

SCRAPYARD

Since taking over the scrapyard on 1 July the new scrapyard crew has processed 85 vehicles which combined with other scrap equals 578,000 LBS of material. Which equates to 289 Tons. 30 gondolas had been shipped out to date with an average of 9.63 tons a gondola increasing our load average by 41% on track to save us \$58,000.00 in shipping fees for the year. Simon Metals has even complemented us on how better the loads are. Also the crew were trained and certified for Freon recovery. We encourage you to go to the scrapyard and look around and talk to the crew.

GROUNDS MAINTENANCE

- 3 summer temp crew returned to college. Two on until end of the month.
- Continue mow rotations – had to adapt due to school starting and athletic event schedules
- Updating and adding to maintenance rotation of weeding outline beds, and removing unwanted/unpliant tree's (like alders) from city properties around buildings, and grounds.
- Library CIP landscape project has begun. CBS staff crew and stock being provided to cut project costs.
- Winterizing beds and plans for bulbs.
- Working on landscape beds master plan. Continuity.

BUILDING MAINTENANCE

- All boiler PMs completed.
- Scrap yard- lighting upgrades for vehicle processing areas in progress
- Prep on winterization of Recreational Facilities
- Senior Center Painting project has started.
- Senior Center, due to muskeg retraction front porch is being removed.
- Senior Center, Due to muskeg retraction main waste line 4' section replaced.
- Public Service Center boiler seal emergency repair
- City Hall, Pneumatic Controls air leak being investigate and repair to the system are underway. Most of main issues resolved, still following up on other misc.
- Annual Fire and Life Safety inspection of City buildings and facilities. Necessary repairs made, additional parts on orders, emergency repairs in progress.

CENTRAL GARAGE

- Repaired or Serviced or Repaired 133 Vehicles or Equipment.