

**PUBLIC WORKS ASSEMBLY UPDATE**  
**WORK COMPLETED THROUGH MARCH 2019**

**Wastewater Treatment Plant (WWTP) Rehabilitation (DESIGN PHASE)**

**Milestones This Period**

- Multiday 95% Design Submittal review meetings in Sitka with Consultants and CBS staff.
- Working on completion of the bid documents.

**Future Milestones**

- Complete the Bidding Documents April for a May or June 2019 bid.
- Award construction contract and begin construction of the WWTP rehabilitation project June 2019, assuming sufficient funding is available.
- Anticipated project completion late spring 2020.

**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. It is anticipated that the current project funding will be insufficient to rehabilitate the building, correct the life safety, code compliance and non-functional existing conditions. The preliminary total project cost is estimated at \$10 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), which totals \$4,920,500, leaving an estimated funding shortfall of \$5,079,500 million to be funded through a third DEC loan, if approved.

Current Contracts: McCool Carlson Green \$806,321

**O'Connell Lightering Float Pile Replacement (CONSTRUCTION PHASE)**

**Milestones This Period**

- Permitting is ongoing by U.S. Army Corps of Engineers.
- Reviewed and approved contractor submittals.

**Future Milestones**

- IHA permitting to be completed May 30, 2019.
- Ship materials to Sitka April 2019, arrival scheduled May 1, 2019.
- Mobilize equipment and personnel May 2, 2019.
- Construction scheduled for June 3-16, 2019.
- Substantial Completion by July 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 2<sup>nd</sup> 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 2<sup>nd</sup> reading.

Current Contracts:	PND Engineers	\$35,380
	Turnagain Marine	\$483,800

## Lincoln Street Paving – Harbor Way to Harbor Drive (DESIGN PHASE)

### Milestones This Period

- Hosted design review meeting with consultant the week of March 11.
- Solicited proposal from consultant establishing fee and scope needed to complete the design effort.

### Future Milestones

- Issue design change order to allow for June 13 completion of bid documents.
- Bid period: June 20 to July 18, 2019.
- Construction anticipated Fall 2019 to Spring 2020.

## Background

The project includes replacing non-ADA-compliant curb ramps, failing storm drain, 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. Funding for the project is provided by:

\$1,760,000 – General Fund
\$20,000 – Water Fund
<u>\$20,000 – Sewer Fund</u>
\$1,800,000 – Total Available Project Funding

Current Contracts:	Professional and Technical Services, Inc.	\$323,695
	(Lincoln & Katlian design projects, combined)	
	Anderson Land Planning	\$5,000

## **Katlian Street (DESIGN PHASE)**

### **Milestones This Period**

- Final plans received from consultant.
- Preparing construction-slope-storm drain easements and letters to property owners.

### **Future Milestones**

- Finalize easements by April 30, 2019
- Final Review of plans and advertise for construction, April - May, 2019.
- Construction anticipated May - June 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 Katlian Street from Halibut Point Road to Currently, funding for the project is provided by:

Total Available Project Funding: \$747,868 (General Fund)

Current Contracts: Professional and Technical Services, Inc.      \$306,198  
(Lincoln & Katlian project combined)

## **Sitka Seaplane Base (SPB) (PLANNING PHASE)**

### **Milestones This Period**

- Presentation to Alaska Board of Education on March 30, 2019 to educate on the need for a new SPB and to request a letter of commitment to purchase property on Japonski Island owned by AK Dept. of Education.

### **Future Milestones**

- Obtain a letter of commitment for the purchase of the property from the State of Alaska Department of Education.
- Apply for the formal Planning (Environmental Analysis, permitting, land FMV appraisal, design) AIP grant Spring 2019. NOTE: This is contingent on procurement of land letter of commitment.

### **Background**

Assembly Resolution supporting the acquisition of the preferred location/land parcel for the Seaplane Base, October 9, 2018. The Assembly approved Supplemental Appropriations for FY19, Ordinance 2018-49, for the SPB. Finance Dept. submitted project information to FAA by October 31, 2018 – required step in order to be considered to receive any of the \$1 billion AIP Supplemental funding.

Improvement or replacement of the seaplane base has been discussed on and off for the past two decades. 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 AIP grants that the CBS submitted the

preliminary required FAA paperwork for could help fund planning, design, land acquisition, and construction costs.

\$16 million is the estimated Project Cost submitted to FAA for AIP grant funding, which may require (6.25%) matching funds from CBS unless the project wins a grant from the Supplemental AIP funding, which funds 100% without any required match.

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

#### **Milestones This Period**

- Construction activities are on hold until April 2019.
- Issued construction change order to account for project delays due to contaminated soil and project over-winter phasing, and to extend the project's substantial completion date to July 1, 2019.

#### **Future Milestones**

- Install approximately 400 linear feet of water and sewer main, 13 water and 13 sewer services, and 750 linear feet of storm infrastructure between Baranof and SMC by May 21, 2019.
- Install 750 linear feet of sidewalk, 1,500 linear feet of curb and gutter, and pave DeGroff from Baranof to SMC by June 28, 2019.

#### **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 (design)	\$144,747
	K&E Alaska (construction)	\$2,170,978

### **Nelson Logging Road Upgrades (CONSTRUCTION PHASE)**

#### **Milestones This Period**

- Project resumed mid-March as the weather has warmed up.
- Placed fill and compaction on roadside pedestrian trail from HPR to foot bridge.
- Completed fill and grading from Station 116+00 to end of project

#### **Future Milestones.**

- Complete trail from foot bridge to Forest & Muskeg Trail, April 15, 2019.
- Complete fill and grading, April 15, 2019.
- Reinstall Stop Sign, April 30, 2019.
- Place seed mixture on disturbed areas, April 30, 2019.
- Contract Substantial Completion date is April 30, 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	\$471,120
	K&E Alaska, Inc.	\$1,544,280

## **Davidoff Storm Sewer Rehabilitation (CONSTRUCTION PHASE)**

### **Milestones This Period**

- Reviewed and approved material submittals from the contractor, K&E Alaska.

### **Future Milestones**

- Remove and replace 70 linear feet of corroding 30" culvert, May 2019.
- Remove and replace 2 corroding metal storm manholes, May 2019.
- Rehabilitate 261 linear feet of corroding 36" culvert with fiberglass slip-line pipe, May 2019.
- Substantial Completion date June 3, 2019.

## **Background**

The project includes rehabilitation and/or replacement of deteriorated storm drain infrastructure including 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 by:

\$350,000 – General Fund FY2018
\$150,000 – General Fund FY2019
<u>(\$100,000)</u> – transferred to Peterson Street Sewer Rehab project
\$400,000 – Total Available Project Funding

Current Contracts:	Stephl Engineering (design)	\$37,500
	K&E Alaska, Inc. (construction)	\$289,172

## **Airport Terminal Improvements (DESIGN PHASE)**

### **Milestones This Period**

- Internal plan review of 35% design submittal in holding pattern.
- TSA review of 30% Design TSA Baggage Screening Upgrades submittal in holding pattern due to Federal Government Shutdown.

### **Future Milestones**

- Continue to await news from ADOT regarding potential FAA AIP funding.
- TSA 30% review consultation tele-com meeting with design team, TSA planners, & staff scheduled for January 25, 2019 was cancelled due to Federal Government Shutdown - *still trying to reschedule 30% Design review meeting with TSA.*

- 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 bid June 2019, but this may be delayed due to funding procurement schedule.
- Phased construction that was anticipated to begin October- April (winter seasons) 2019 through 2022, may get pushed back to 2020 for first construction phase.
- 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. Passenger Facility Charges (PFC) were applied for and approved by ADOT and FAA. Collection of the PFCs began May 1, 2018 and will. The total anticipated revenue collection over the 20-year period of collection is \$6,840,000.00, which is anticipated to finance the \$4,025,000 revenue bond along with its fees and debt service.

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          | – dependent on securing grants |

Current contracts: MCG Architects \$449,069

### **Crescent Harbor Float Replacement – Phase I (DESIGN PHASE)**

#### **Milestones This Period**

- Jacobs Engineering Group, Inc. kick-off meeting held March 3, 2019.

#### **Future Milestones**

- Advertise for Design-Build Team, April - May, 2019.
- Construct project Fall 2019 to March 15, 2020.

### **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
	Jacobs	\$90,090

### **Peterson Storm Sewer Rehabilitation (DESIGN PHASE)**

#### **Milestones This Period**

- Received grant (\$55,000) from Alaska Fish and Wildlife Fund grant
- Notice to Proceed to DOWL for design contract
- DOWL performed site visit March 21, 2019

#### **Future Milestones**

- Project survey April, 2019.
- Bid construction project August 15, 2019.
- Complete construction work March 13, 2020.

#### **Background**

The project includes replacement of deteriorated 60" corrugated metal culvert crossing under Peterson Street, allowing for fish passage. Funding for the project is provided by:

\$150,000 – General Fund FY2019  
 (\$50,000) – transferred to Davidoff Street Sewer Rehab project  
\$ 60,000 – U.S. Fish and Wildlife Service Fish Passage Program grant  
 \$160,000 – Total Available Project Funding

Current Contracts:	DOWL	\$78,072
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### **Critical Secondary Water Supply (DESIGN PHASE)**

#### **Milestones This Period**

- Researched filtration options with design consultant, CRW Engineering Group.

#### **Future Milestones**

- CRW to provide training to CBS water operators to test coagulants for water treatment design, week of April 1, 2019.
- CRW to evaluate Sawmill Creek water intake options with Engineering staff, week of April 1, 2019
- Solicit construction bids, August 2020.
- Substantial Completion for secondary water source project anticipated in September 2021.

## **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. Total project cost is estimated at \$18 million. Funding for the project is provided by:

\$150,000 – Working Capital  
\$380,000 – transferred from UV Disinfection project Working Capital  
\$17,620,000 – Alaska Clean Water Fund loan  
\$18,150,000 – Total Available Project Funding

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

\$362,780

## **Eagle Way Lift Station Rehabilitation (DESIGN PHASE)**

### **Milestones This Period**

- None. Project is temporarily on hold until CBS knows the amount of filter backwash the proposed critical secondary filtration plant the lift station will have to pump. This information is needed for CBS to select the appropriate pumps.

### **Future Milestones**

- Determine the flow of filter backwash added to the system by the critical secondary filtration plant, July 2019
- Design lift station upgrade to convert existing wet well/dry well scheme to submersible lift station with a valve vault, October 2019.
- Procure pumps and control/electrical equipment, October 2019.
- Procure construction contractor, November 2019.
- Rehabilitate lift station, Spring 2020.

## **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



## **Bio-solids Municipal Landfill Expansion (PLANNING & DESIGN PHASE)**

### **Milestones This Period**

- Completed negotiations with Stantec for cost proposal.

### **Future Milestones**

- Sign contract by April 15, 2019.
- COE permit expected June 2019.
- Construction planned to start July 2019.

### **Background**

The project is required because the existing limits of the Bio-Solids Landfill are nearing available storage limits. A COE permit is required to expand the limits of the landfill to the current DEC permit. The project is funded in fiscal year 2018 for \$500,000.00.

Current Contracts: Pending Stantec

\$48,019

## **Gary Paxton Industrial Park Access Ramp (PLANNING PHASE)**

### **Milestones This Period**

- GPIP Board approved change order to add work for Task 3 that continues with a scoping study report to analyze and design various components of an Access Ramp on February 27, 2019.
- Project facility map prepared for GPIP Board showing proposed ram, Utility dock & Floating dock with cruise ship.
- Assembly Approved Change Order funding increase for Task 3 on March 26, 2019.

### **Future Milestones**

- Change order for Task 3 in process.
- Prepare Task 3 work.

### **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. Additional funding approved by Assembly March 3, 2019 for \$21,960 for a total of \$61,960.

Current Contracts: PND Engineers Inc.

\$26,050

Pending CO PND

\$23,660

Total

\$49,710

## **Police Station Planning Study (PLANNING PHASE)**

### **Milestones This Period**

- Completed final edits to draft Planning Study.
- Completed report section with existing building information and estimated costs to rehabilitate the building and its building systems, which are nearing 'end of lifecycle'.

### **Future Milestones**

- Print a copies of the completed draft planning study.
- Completed study to be presented to Assembly at Administrator's direction.

### **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

## **MAINTENANCE ACTIVITIES**

### **STREETS**

- Winter held on, 4.1% of our time was spent De-icing Roads and Glacier Areas.
- 10.1% of our time Grading Gravel Roads.
- 6.3% of our time was spend Filling Potholes, this expended over 8,000 LBS of Cold Patch Material.
- 10.4% of our time was assisting the Water Department with waterline breaks on Etolin, Verstovia and Wachusett Streets.
- Demolished and disposed of a barge for the Harbor Department
- Removed two junk cars and brought them out to the Scrapyard.
- Buried approximately 80 yards of Bio Solids out at the Bio Solid Pit.

### **CENTRAL GARAGE**

- Over 30 Repairs to our fleet, mostly minor repairs.
- Manufactured some Portable No Parking Signs for use at Harrigan Centennial Hall.
- Refitted a tank for use of Dust Control.

## **SCRAPYARD**

- Shipped out 8 Gondalas which is equal to 181,730 pounds of Scrap Iron
- Shipped one container with 10,610 pounds of Copper Wire and Pipe and Brake Rotors.
- The Scrapyard is the emptiest it has been since I've been here. Staff is ready for spring clean-up.

## **GROUNDS MAINTENANCE**

- Seasonal rotation, spring preparation
- COMPLETED Opening and spring preparation of park facilities for athletic season – Keet, Moller Complex, Kimsham and Pioneer Park
- COMPLETED Harrigan Hall, canoe sign base made and installed.
- Working on updates to policy and procedures – training, rotation plans, an asset accentual/work management for next seasons crew.
- Compost/Mulch redistribution (generating more than needed for operations)
- Kimsham Complex fill in area of settling at Krugger Field (D)
- Fire Hall removed leaning tree.
- Fire Hall retaining wall blocking modification – researching option with products available.

## **BUILDING MAINTENANCE**

- Normal preventive maintenance.
- COMPLETED Animal Shelter CIP soffit replacement and reroofing project.
- COMPLETED City Hall Security Lock Hardware installed on Utility Office Door issue with hardware, waiting on replacement.
- COMPLETED City Hall Rear door lock hardware change due to building security concerns.
- COMPLETED City/State Women's Restroom – prep work began on replacing counter top and sinks.
- COMPLETED Vilandre Clubhouse window replacement due to rot.
- COMPLETED UV plant heat pumps – problem with refrigeration pump/circuit.
- Marine Service Center – Condenser– engineering firm onsite, working on scope for replacement of units.
- Harrigan Centennial Hall – Dishwasher problem.
- Transfer station Building project continuation by Sitka High School.
- City Hall Utility counter demo and installation – waiting on contractors.
- Fire Hall bay lighting, bad ballast replacement.
- Gutter Cleaning at the Turnaround Complex – Skate Park Structure
- Harrigan Centennial Hall Gutter membrane installation.

- Senior Center Kitchen Hood Suppression - scheduling work with contractor.
- MONITORING - WWTP Boiler Circulation Pump 1 flanges leaking (we are going to monitor due to renovations). Pump can be isolated if needed. We have back up Circulation Pump 2.
- MONITORING - WWTP Fan Unit 2 failed. Fan unit is for storage area exhaust. Temporary fan installed (we will continue to monitor until renovation).
- MONITORING - Harrigan Centennial Hall Heating in room 117.
- MONITORING - Harrigan Centennial Hall – tile floor cracking common areas.

## Water/Wastewater Highlights

PW crews responded to seven water leaks in the first quarter of 2019.

1. Viking Way- 6 inch ductile iron water main. Cause of leak: Corrosion
2. Spruce St- 6 inch ductile iron water main. Cause of leak: Corrosion
3. 1700 block SMC Rd.- Copper water service. Cause of leak: Corrosion
4. Verstovia- 10 inch ductile iron water main. Cause of leak: Stress Crack
5. Wachusett- Copper water service. Cause of leak: Corrosion
6. GPIP- 10 inch ductile iron fire line. Cause of leak: Corrosion
7. Etolin- Copper water service. Cause of leak: Corrosion



GPIP Repair



Viking Repair



Verstovia Break



Spruce Repair