

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH JULY 2019

Wastewater Treatment Plant (WWTP) Rehabilitation (DESIGN PHASE)

Milestones This Period

- 99% completion of the SCADA design for the bid documents and working on full set coordination and QC review for the 100% bid set- due mid-September.

Future Milestones

- Complete the bidding documents for a September 2019 bid.
- Award construction contract and begin construction of the WWTP rehabilitation project October 2019, assuming sufficient funding is available.
- Anticipated project completion Spring 2021.

Background

The Wastewater Treatment Plant was built in the early 1980's 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 for \$2,832,500 and \$1,825,000 (secured) and a third DEC loan of \$5,079,500 (approved and pending signed agreement).

Current Contracts: McCool Carlson Green (design) \$835,584

SMC Transmission Main Break Repair (CONSTRUCTION PHASE)

Milestones This Period

- Conducted leak detection on transmission main, July 11, 2019.
- Negotiated time-and-materials contract with K&E for labor and equipment support.

Future Milestones

- Arrival of all construction materials, scheduled for August 8, 2019.
- Repair water main, August 2019.

Background

Public Works has discovered a break in the 24-inch water transmission main to town on Sawmill Creek Road (SMC) by the Indian River Bridge. Staff has worked to develop a repair plan and procure materials while developing a new Capital Project in the budget. The Assembly passed Ordinance 2019-28 at the June 25 meeting to establish a \$400,000 budget for the project. Second reading is scheduled for July 9. In the

meantime, Public Works is utilizing operating capital in the Water Fund budget to fund the work.

Current Contracts: Core & Main (materials Purchase Order) \$76,213

O’Connell Lightering Float Pile Replacement (CONSTRUCTION PHASE)

Milestones This Period

- None, continue progress on closeout documents.

Future Milestones

- Final project closeout paperwork, late August 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 (design) \$35,380
Turnagain Marine (construction) \$483,800

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

Milestones This Period

- Project start date pushed out one year based on feedback from Assembly received at July 9, 2019 meeting.

Future Milestones

- Project purpose and vision to be revisited with community and Assembly input, beginning September 2019.
- Construction anticipated Fall 2020 to Spring 2021.

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 approximately 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
 \$105,000 – CPET funding
 \$20,000 – Water Fund
\$20,000 – Sewer Fund
 \$1,905,000 – Total Available Project Funding

Current Contracts: Professional and Technical Services, Inc.	\$394,986
(Lincoln portion of Lincoln & Katlian contract)	
Anderson Land Planning (design)	\$5,000

Katlian Street (DESIGN PHASE)

Milestones This Period

- No significant milestones achieved.

Future Milestones

- Finalize easements by end of August 2019.
- Construction anticipated Spring/Summer 2020.

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 the MSC. Currently, funding for the project is provided by: Total Available Project Funding: \$747,868 (General Fund).

Current Contracts: Professional and Technical Services, Inc.	\$394,986
(Lincoln & Katlian design projects, combined)	

Knutson Drive Road Repair (INVESTIGATION PHASE)

Milestones This Period

- DOWL geotechnical investigation completed July 11, 2019.

Future Milestones

- DOWL geotechnical report and recommendations due August 2, 2019.

Background

CBS engaged with DOWL in June 2019 to investigate evidence of road failure in two locations on Knutson Drive. The outside edge of the roadway is settling and the guardrail is slowly sinking and falling away from the street. The consultant was hired to study the road failure, potential causes, and evaluate the potential risk of a more significant road failure. DOWL will return in July 2019 to conduct a more thorough geotechnical study, including roadway drilling and sampling, to evaluate subsurface conditions. CBS will be seeking recommendations from DOWL for next steps and remediation options. We have a high level of concern for this situation and we're moving rapidly to identify solutions.

Current Contracts: DOWL	\$47,549.50
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East DeGroff Water, Sewer and Street Repairs (CONSTRUCTION PHASE)

Milestones This Period

- Asphalt paving completed July 19, 2019.
- Sidewalk construction completed July 26, 2019.
- Unofficial Substantial Completion established on July 31, 2019.

Future Milestones

- Punch list work to be completed within 30 days of established Substantial Completion – estimated Physical Completion, August 30, 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

Sitka Seaplane Base (SPB) (PLANNING PHASE)

Milestones This Period

- Negotiated Scope of Work and Fees with the DOWL consulting team to perform the environmental assessment and the remaining planning activities to be completed before moving the project into the design phase.
- Preparation of the AIP Planning Grant application, for the Environmental Assessment and the remaining aviation planning activities.
- Received a 'Letter of Cooperation' from the State of Alaska Department of Education and Early Development (DEED) for the proposed CBS purchase of the upland SPB property from DEED.

Future Milestones

- Finalize and submit the AIP grant application- anticipated in early August after FAA final review of proposed scope of work and costs.

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 from FAA could help fund planning, design, land acquisition, and construction costs for the new SPB. \$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.

Nelson Logging Road Upgrades (CONSTRUCTION PHASE)

Milestones This Period

- Contractor is working on Punch List items.

Future Milestones.

- Physical Completion is scheduled for August 2019.
- DNR Survey information provided to Surveyor to prepare easement plan, August 2019.
- Final Project closeout September 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, widening, and pedestrian amenities. 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 (design)	\$471,120
	K & E Alaska, Inc (construction)	\$1,544,280

Davidoff Storm Sewer Rehabilitation (CONSTRUCTION PHASE)

Milestones This Period

- Storm drain work completed and road patch paving completed July 19, 2019.
- Unofficial Substantial Completion established on July 26, 2019.

Future Milestones

- Punch list work to be completed within 30 days of established Substantial Completion – estimated Physical Completion, August 25, 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
(\$100,000) – transferred to Peterson Street Sewer Rehab project
 \$400,000 – Total Available Project Funding

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

Airport Terminal Improvements (DESIGN PHASE)

Milestones This Period

- Resubmitted the 30% design package/reports with the design revisions discussed with TSA.

Future Milestones

- It is anticipated the TSA review will take 2-3 weeks and the formal 30% review meeting to occur in Aug. 2019, after the approval of which, the rest of the project design will resume.
- Complete the 35% revisions for the ‘rest of the terminal improvements design’ & move into the Design Development Phase (65%) where the Improvements will be developed & defined in separate phases for construction & funding.
- ADOT involvement 65%, especially regarding potential FAA AIP funding & Improvement staging.
- 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.
- Phased construction has been delayed to 2020 through 2023 due to the Federal Government shutdown at the end of 2018.
- Still awaiting and 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 (design) \$449,069

Crescent Harbor Float Replacement – Phase I (DESIGN PHASE)

Milestones This Period

- Design-Build Contract Phase I executed with Turnagain, July 17, 2019.
- Approved Third Party Estimator Contract with Moffatt and Nichol, July 2, 2019.
- Third Party Estimator provided review comments for 35% Harbor Design and 90% Float Design.
- Jacobs provided review comments on 35% Harbor Design and 90% Float Design.
- Public Meeting held July 8, 2019.
- Cost estimate review meeting scheduled for July 31, 2019.

Future Milestones

- Turnagain Phase 2 (procurement of floats), August 2019.
- 65% Harbor Plans due August 2019.
- Construction project scheduled 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:	Jacobs (project admin & Plan review)	\$90,090
	Moffatt and Nichol (third party estimating)	\$79,948
	Turnagain Phase I Design Build Contract	\$700,000

Peterson Storm Sewer Rehabilitation (DESIGN PHASE)

Milestones This Period

- Preliminary Engineering Estimate provided.
- Additional Grant allocation by U.S. Fish and Wildlife Service for construction - grant application submitted.

Future Milestones

- Bid construction project, May, 2020.
- Complete construction work, September, 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
\$ 55,000 – U.S. Fish and Wildlife Service Fish Passage construction grant
\$215,000 – Total Available Project Funding

Current Contracts: DOWL (design) \$78,072

Critical Secondary Water Supply (DESIGN PHASE)

Milestones This Period

- CBS request to acquire GPIIP Lot 17 for filter plant construction at July 23 Assembly meeting approved on First Reading.

Future Milestones

- Second Reading for CBS request to acquire GPIIP Lot 17 for filter plant construction, August 13, 2019.
- Filtration equipment RFP, August 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. (design) \$362,780

Brady, Channel and Eagle Way Lift Station Rehabilitation (DESIGN PHASE)

Milestones This Period

- Received & reviewed 35% design drawings for Brady and Crescent lift stations.

Future Milestones

- Bid period: October to November 2019.
- Construction notice-to-proceed, November 2019.
- Rehabilitate lift station, Winter 2019 - Spring 2020.

Background

Eagle Way Lift Station is responsible for pumping all sewage east of Eagle Way toward the Wastewater Treatment Plant (WWTP). Brady Lift Station is responsible for all sewage north of Brady Street. Channel Lift Station is responsible for an apartment complex and one private residence on Halibut Point Road. All three lift stations require excess maintenance due to corrosion and/or outdated pumping equipment. Project will rehabilitate lift stations, re-using existing infrastructure to the extent feasible. Funding for the project is provided by:

Eagle Way Lift Station

\$250,000 – DCCED grant

\$220,000 – Wastewater Fund Working Capital

Brady Lift Station

\$217,400 – ACWF loan

\$165,000 – Wastewater Fund Working Capital

Channel Lift Station

\$300,000 – ACWF loan (left over from larger, four-lift station loan)

\$100,000 – Wastewater Fund Working Capital

\$1,222,400 – Total Available Project Funding

Current Contracts: DOWL (design)

\$128,930

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

Milestones This Period

- Complete civil design plans July 2019 pending COE approval.

Future Milestones

- COE permit expected, August 2019.
- Bid Construction project, August 2019
- Construction planned to start, Fall 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: Stantec (design)

\$48,019

Gary Paxton Industrial Park Access Ramp (PLANNING PHASE)

Milestones This Period

- PND has researched boat haul out numbers from other southeast harbors to determine the size of the treatment facility for boat wash down water. Treatment facility type and layout provided for review.

Future Milestones

- Complete change order tasks and scoping study, September 30, 2019.

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. (design) \$49,716

Police Station Planning Study (PLANNING PHASE) - 99% complete

Milestones This Period

- No significant milestones achieved.

Future Milestones

- Anticipate minor report revisions due to Title Search then printing final copies of the report mid-August 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 (planning) \$57,558

MAINTENANCE ACTIVITIES

Streets

- Graded gravel roads and dust control.
- Painted crosswalks and striping on roads.
- Worked on vegetation control.
- Buried approximately 80 yards of bio-solids from the Wastewater Plant.

- Assisted on waterline leak by Indian River.

Central Garage

- 37 repair items, mostly routine items.
- One major repair, replaced transmission on Unit #384, 2007 Ford Ranger truck.
- Completed de-icing equipment rack.

Scrapyard

- Shipped out 6 gondolas with 148,610lbs (74.3 tons), averaging 12.3 tons/container.

Grounds Maintenance

- Power washed Library front entrance, hardscape, and sidewalk along the main parking.
- Cleaned City Hall entrance and back parking lot side of building.
- Seasonal rotation for mowing and maintenance on grounds and athletic fields.
- Prepared athletic fields for special events/games and completed the following:
 - Multiple moves of Upper Moller pitching mound due to special high school baseball tournaments. Upper Moller turf field maintenance rotation (dragging, pellets, etc).
 - Support operations related to Little League Tournament
 - Upper Moller pitching mound removed for Little League Tournaments.
 - Bleachers and bike rack moved to Moller Site for Tournaments.
 - Extra trash 330 gal pick up (\$900) and other supplies.
 - Support to soccer program on Kruger Field.
 - Support to Adult Softball Association – Kimsham Complex.
 - Cross Trails brushing in full from Kramer to Yaw Drive and each neighborhood connectors.
 - Thimbleberry Trailhead brushing (trail needs clearing as well).
 - Heart Lake Trailhead brushing up to bridge along Beaver Lake (only City-owned land of the trail system).
 - Herring Cove parking lot and fire pit area (along the beach) brushing and cleanup.
 - Keet Gooshi Heen Bus Lane brushing.
 - Keet Gooshi Heen Parking Lot brushing.
 - Cut Throat Creek Trail brushing and maintenance to damage boardwalks.
 - NOTE: need to look at life cycle plan for trail system and possibly retract from areas.
 - Summer fertilization rotation on Rotation A and B plans only, consisting of downtown areas, athletic fields, and some harbor areas.
 - Seawalk boardwalk maintenance and repairs to cable rail system.
 - Sitka High School weeding and pruning of vegetation in specific beds.
 - Kimsham Complex needs attention on Field D (Kruger) to fill-in settling areas.
- Community Playground repairs:

- Playground entrance at Crescent Harbor – maintenance concerns on standing water in footings of entryway totems, possibly not all sand was removed prior to group install. Will need to monitor.
- Graffiti/Vandalism cleanup and repairs:
 - Moller Batting Cage - (1 police report).
 - Kimsham Complex attempt – (police notified)
 - Whale Park Gazebo Structure handrail knocked. Replacement rail installed.
 - Homeless camp clean up around Library exterior mechanical area.
 - Goddard Hot Springs damage done to hot water supply line. Temporary repairs made. List for next convenient trip by possible contractor or staff.
 - Provide support for Street Crew work and labor on painting.
- Working on updates on policy and procedures for training, rotation plans, and work management for next season's crew.

Building Maintenance

COMPLETED:

- Police Department, FRP (fiber reinforced plastic) installed where evidence lockers were removed, touch up and painting.
- Repaired boiler at Public Service Center and contracted boiler chemical inspections.
- Senior Center emergency repairs to rear deck landing and stairs.
- Marine Service Center – special repair to freezer curtains. New hanging bracket hardware on order, along with new freezer curtains.
- Preventive maintenance schedule – normal operations.
- Assisted with the removal of cultural property and artwork from Sitka Community Hospital.

ONGOING:

- Airport luggage cart maintenance.
- City Hall utility counter demo and installation – electrical contractor work complete now Building Maintenance and IT work – Schedule around work hours to finalize cabinet removal, carpet repairs, and IT networking.
- Harrigan Centennial Hall gutter membrane installation – received bid price (funding based off original CIP).
- Library interior LED lighting – issue with restroom corridor fixture. Stock arrived, problem is electrical which requires access cut into floor of mechanical space.
- Marine Service Center asphalt patches around exterior of building, work scheduling in process.
- Marine Service Center interior lighting – having to work around schedule of occupants – busy season.
- Marine Service Center condenser – construction bid packet being finalized.
- Police Dept. assist with setting up a painting station and operations reconfiguration.

- Police Dept. quote for heat pump option. Police Department – HVAC Plan for short term solution and long term planning.
- Researching possible security camera options for athletic and recreation facilities.
- Transfer station building project continuation by Sitka High School.
- Senior Center kitchen hood suppression – scheduling work with contractor, August 2019.

MONITORING:

- WWTP boiler circulation pump 1 has leaking flanges (we are going to monitor due to renovations). Pump can be isolated, if needed. We have back up circulation using pump 2.
- WWTP fan unit 2 failed and temporary fan was installed (we will continue to monitor until renovation). Fan unit is for storage area exhaust.
- Harrigan Centennial Hall heating in room 117.
- Harrigan Centennial Hall – tile floor cracking common areas.