

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH DECEMBER 2017

South Lake – West DeGross Water, Sewer and Street repairs:

Milestones This Period

- None.

Future Milestones

- Pave DeGross from Lake to Hollywood and landscape entire project in Spring 2018.

Background

The project includes replacement of aging, failing water, sewer and storm drainage infrastructure in Lake Street from the roundabout to DeGross Street, and DeGross Street from Lake Street to Hollywood Way. The project will also replace pavement, curb, gutter and sidewalk, which will be demolished during the utility replacement. Funding for the project is provided by the following sources; \$1,000,000 FY2017 ADEC Grant, \$715,800 FY2015 ADEC Water and Sewer Loans, \$200,000 from FY2017 General Fund, \$50,000 from the 2017 Water Enterprise Fund and \$50,000 from the 2017 Wastewater Enterprise Fund.

Current Contracts:	PND Engineers	\$232,526
	K&E Alaska, Inc. (formerly Coastal Excavation)	\$1,478,440

Gary Paxton Industrial Park Dock:

Milestones this Period

- Rock anchors drilled and grouted for south dolphin batter piles. South dolphin installed ~50 feet shallower than anticipated which required rock anchors in both batter piles. CBS will not be responsible for any associated costs under the structure of the Design-Build contract.
- Secondary grout completed for north dolphin.
- Pull tests successfully completed for both dolphins. Dolphin caps installed.
- Transfer bridge installed.
- Backfill around abutment completed.
- Installation of fenders and finishes completed.
- Fire suppression system installed and pressure tested.
- High mast lighting installed and electrical system installation underway.
- Pile anode installation underway.
- Site visit and inspection completed by Design-Build Engineer.
- Project is ~98% complete with a construction value of ~\$6.8 million completed to date.

Future Milestones

- Complete installation of electrical system January 2018 which was delayed by late arrival of powerheads.
- Complete pile anode installation.
- Complete punch list work items.
- Substantial completion is anticipated in January 2018.

Background

The project is funded by a designated Legislative Grant, administered by the State of Alaska, Dept. of Commerce, Community & Economic Development, and Division of Community & Regional Affairs. The project is administered by Public Works and the GPIIP Director, Garry White. The total amount of the grant is \$7.5 million. The Assembly approved establishing a project contingency of \$250,000 utilizing \$125,000 from the Bulk Water Fund and \$125,000 from the GPIIP Enterprise Fund on December 13, 2016 for a total project budget of \$7,775,000. A design/build contract was awarded to Turnagain Marine Construction on November 22, 2016.

Current Contracts:	Delphi Maritime	\$47,000
	Turnagain Marine Construction	\$6,915,934

O'Connell Lightering Float Pile Replacement:

Milestones This Period

- Harbor Staff contracted with a consultant to perform an economic market analysis to assist with setting rates for the facility.

Future Milestones

- Complete final bid documents January 2018.
- Obtain rate recommendation from Harbor consultant January 2018.
- Request additional project funds from Assembly January/February, 2018.
- Bid project February/March 2018.
- If possible, complete permitting and construction by March 15, 2019 allowing for 9 months from contract award for permitting and an additional 3-4 months for procurement, mobilization, and pile installation before annual USACE in-water work restrictions March 15-May 15, 2019. If not, likely require completion by June 30, 2019.

Background

With lightering traffic reduced due to cruise ships choosing to use 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 on the project with new rock-socketed piling ~10' deep 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 is insufficient given regulatory agency feedback. Additional funds will be required in order to complete the project.

Current Contracts:	PND Engineers	\$35,380
	Solstice Alaska Consulting Inc.	\$11,040
	Parrish, Blessing & Associates	\$10,000

Sitka Wayfinding Signage

Milestones This Period

- Finalizing signage design and draft bid documents.

Future Milestones

- Bid Project January – February 2018.
- Substantial signage installation anticipated May 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 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

Police Station Planning Study

Milestones This Period

- None.

Future Milestones

- Finalize a Stakeholder Group for Study Launch anticipated late February 2018.
- Prepare a rough magnitude cost estimate for the existing deferred maintenance and infrastructure obsolescence at current facility for first round of public/Assembly meetings anticipated in May 2018.
- Develop potential site matrix list and evaluation criteria for stakeholder discussion and anticipated public meetings in May 2018.
- First round of public meetings and Assembly presentation/work session anticipated in May 2018.
- Final report and study completion anticipated December 15, 2018.

Background

The Sitka Police Department and Jail occupies 1/3 of the first floor in the City/State Court/Office Building located on Lake Street across from the Sitka Fire Department near the round a bout at Lake Street and SMC Road. 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, when the CBS moved to 100 Lincoln Street, are to be split 34% CBS and 66% State based on the occupancy remaining within the building. The building is roughly 40 years old and over this time period maintenance of the facility and its building systems, along with replacement of non-functional and obsolete infrastructure has not kept pace resulting in significant deferred

maintenance and critical needs. It is known that repairs to the facility to address its deferred maintenance will have significant costs. The order of magnitude of these costs are conservatively estimated to exceed \$1 million. How these costs are to be shared is to be determined, and is complicated by the shared ownership of the facility with the State of Alaska. Given Alaska's current fiscal status, reaching a timely cost sharing agreement is a point of significant concern. These estimated costs do not include any physical or design improvements to the Police Department. As stated by the Chief of Police, the building does not meet current industry standards. It is nonfunctional, unsafe, and severely inhibits the effective delivery of police service to Sitka.

Current Contracts: Stantec

\$57,558.00

Airport Terminal Improvements:

Milestones This Period

- Processed Change Order for 35% design services.
- Held first *Airport Terminal Improvement Financial Planning Work* with CBS Finance, PW, and the Consultants via GoToMeeting. Preliminary work on the financial plan will continue through 2018. Preliminary financial planning Assembly work sessions and public meetings anticipated in June 2018.

Future Milestones

- FAA review of the final draft PFC application prior to submittal of the final PFC Application signed by the Administrator.
- If the PFC Application is approved, collection of PFCs is anticipated to begin March 1, 2018 and end February 28, 2038. The estimated total PFC revenue of \$4.50 per enplanement, with 77,000 annual enplanements, over 20 years, equals total PFC revenue of \$6,840,000.
- Ongoing *Airport Terminal Improvement Financial Planning Work* with CBS Finance, PW, and the Consultants via GoToMeeting mid November 2017-February 2018 to be followed by Assembly work sessions and public meeting.
- 35% design complete and Assembly presentation anticipated in June 2018.

Background

The Airport Terminal Improvement Project is intended to remedy some of the existing critical problems identified in the Airport Terminal Master Plan 2008-2011, including working conditions in the baggage make-up area and TSA baggage screening area, as well as problems with congested passenger queuing, screening, baggage, fish boxes, waiting areas and passenger flow. The Airport Terminal Improvements Project is funded from prior Passenger Facility Charges (PFC) collected for terminal improvements. Currently PFCs are not being collected to fund design and construction of terminal improvements, but a new application has been drafted and is under FAA review.

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 with the design from the current 10% Concept Design to the 65% Schematic Design Milestone for the preferred concept plan that was presented in the Assembly work-session August 8, 2017.

The REQUEST FOR INFORMATION (RFI) posted by the State of Alaska Department of Transportation & Public Facilities (DOT-PF) Statewide Aviation Leasing (SWA) 'seeking information on how an interested contractor could manage the Sitka Airport parking lot', closed on 11/30/2017. Per the RFI, the SWA 'is interested to know what capabilities are available for contracted parking lot management, and what terms and conditions a contractor would find necessary to fully manage the parking lot, including, but not limited to, charging for parking, monitoring, patrolling, and enforcement....' One reply from a parking management contractor was received.

Current contracts: MCG Architects \$229,776

GPIP Shoreline Stabilization 2017:

Milestones This Period

- Punch list work.

Future Milestones.

- Project Closeout.

Background

The project includes stabilizing eroding shoreline at the Gary Paxton Industrial Park. The Assembly appropriated \$250,000 from the Environmental Fund on April 11, 2017.

Current Contracts: K & E Alaska \$115,650

Nelson Logging Road Upgrades:

Milestones This Period

- Final design review completed.

Future Milestones.

- Bid project January 2018.
- Construction is anticipated to begin in Spring 2018 with completion by January 2019.

Background

The project includes replacing both inadequate bridges, realignment at HPR intersection, upgrading Nelson Logging Road and pedestrian amenities as funding allows. The scope may also include road realignment(s) and widening to accommodate two-way traffic. 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

Lincoln Street 2018:

Milestones This Period

Site visit by consultant

- Site visit by consultant.
- Preliminary Design and Draft Technical Memo at 50%.

Future Milestones

- Public meeting January 2018.
- Preliminary design and Technical Memo January 2018.
- 65% plans due February 2018.
- Construction anticipated summer of 2018. To minimize impacts to downtown businesses, Public Works is considering construction between Fall 2018 and Spring 2019 outside the visitor seasons.

Background

\$950,000 General Fund – Lincoln 2018.

\$20,000 Water Fund – Lincoln 2018

\$20,000 Sewer Fund – Lincoln 2018

\$990,000 Total Project Funding

Current Contracts: Professional and Technical Services, Inc. \$147,960

Cross Trail (Granite Creek to Ferry):

Milestones This Period

- Design consultant submitted 65 percent design drawings and hydraulics report to CBS for review.

Future Milestones

- Submit preliminary plan package to Federal Highways Administration in February 2018 consisting of the following:
 - 65 percent plans
 - cultural resources report
 - wetlands report
 - threatened & endangered species report, essential fish habitat findings
 - list of all permits required for proposed construction plan
- Sitka Trail works to submit Letter of Inquiry for Rasmuson Foundation grant to meet our Western Federal Lands grant match requirements in Spring 2018.
- Final design plans and specifications in August 2018.
- Construction anticipated in early 2019.

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 (STW) 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.

Current Contracts: none (LEI is performing design work for Sitka Trail Works)

Harrigan Centennial Hall (HCH) Renewal:

Milestones This Period

- Warranty Items/issues addressed.

Future Milestones

- Complete the FF&E procurement, signage, installation art ‘pulls’ planks. Ongoing and future work expected to be completed by the end of year 2018.
- Support operations and address warranty items that occur during the warranty periods.
- Building signage revision and installation of signage under entry canopies anticipated to begin in February 2018.

Background

The project funding includes four State grants totaling \$11,500,000; a \$1,991,271 FY10 Legislative Grant designated for a lightering facility visitor’s center (previously planned for under the O’Connell Bridge), \$1,180,000 FY11 CPET Head Tax grant, \$1,400,000 Marine Passenger Funds, \$232,620 heat pump grant, and \$66,000 from the Sitka Historical Society for a total project budget/funds of \$16.4 million.

Current Contracts:	MCG Architects	\$1,553,024
	McG Constructors/DCI Inc. – Joint Venture	\$13,625,793

East DeGroff Water, Sewer and Street repairs:

Milestones This Period

- Design consultant submitted draft final design package for CBS review.
- CBS reviewed plans and specifications and provided design review comments.

Future Milestones

- Advertise for construction bids in January 2018, with a construction contract award anticipated in February 2018.
- Construction to be completed in Spring/Summer 2018.

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 pavement, curb, gutter and sidewalk that will be demolished during the utility replacement. Scope will also include utility trenching work in Sawmill Creek Road, ahead of Alaska Department of Transportation project to re-pave SMC in 2019. Funding for the project is provided by the following sources: \$2.1 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
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Davidoff & Peterson Storm Sewer Rehabilitation:

Milestones This Period

- Negotiated contract with Consultant for design support of culvert replacement / rehabilitation.
- Wastewater staff video-recorded Davidoff culverts; footage will be sent to design consultant to determine whether trenchless rehabilitation is appropriate.
- Discussed permitting concerns with Alaska Department of Fish & Game and U.S. Fish & Wildlife (USFW) related to fish passage through Peterson Street culvert.

Future Milestones

- Meet with USFW in Sitka to inspect Peterson Street culvert, develop replacement / rehabilitation plan, and discuss potential grant funding opportunities.
- 65 percent design package for Davidoff culverts due March 2018.
- Award Davidoff construction contract May 2018.
- Rehabilitate and replace where appropriate storm infrastructure, Summer 2018.

Background

The project includes rehabilitation and/or replacement of 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.

Current Contracts: Steph Engineering

\$37,500

Water and Wastewater Highlights

Water operators performed the annual valve exercising and hydrant flushing. This entails cleaning debris out of valve boxes and then listening to valves for potential leaks. Water mains are isolated a section at a time and the water is flushed out via hydrants and water blow-offs. By isolating water mains a section at a time, the velocity in the pipe increases which allows a scouring action to take place that removes sediment that may have accumulated in the pipes.

Water operators worked with the public works streets team to replace a fire hydrant that was damaged during the HPR landslide.

Water operators performed a number of water shut-offs at the request of homeowners traveling during the winter months.

A number of calls have been received for water breaks that have turned out to be surfacing ground water. There are a number of places around town where groundwater makes its way to the surface where it then resembles a water break. Water operators test for fluoride to help determine if the water is ground or drinking water.

Water and sewer locates were performed for contractors and homeowners at various locations around town.

The PW Streets and Wastewater Divisions completed a coordinated effort to clean and televise the storm and sanitary sewer lines on Lincoln Street in support to the Lincoln Street Paving Project. The pipes are cleaned via the Camel (jet and vacuum truck) that uses high pressure water to clean the pipes and a vacuum that removes any grease, debris, rocks, etc. Once the lines are cleaned a camera transporter is ran through the lines so a condition assessment can be performed.

The wastewater lift station huts and concrete pads were pressure washed and cleaned.

Mt. Edgecumbe students came over for two separate tours of the wastewater treatment plant.

Wastewater maintenance staff pulled a number of lift station pumps that were found to be clogged with wipes and other items that should not be flushed. The pumps were cleaned, checked for damage and put back into service.