

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH OCTOBER 2019

Wastewater Treatment Plant (WWTP) Rehabilitation (DESIGN PHASE)

Milestones This Period

- Project went out for bid, October 10, 2019.
- Completed Pre-Bid Conference and building tour October 29, 2019.

Future Milestones

- Bids are due November 21, 2019.
- Anticipate the award of the construction contract for the WWTP rehabilitation project, December 2019.
- Anticipated project Substantial Completion May 20, 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) \$898,284

Critical Secondary Water Supply (DESIGN PHASE)

Milestones This Period

- Responded to bidder questions on the Membrane Filtration Equipment Request for Proposals, issuing two clarifying addenda.
- Received filtration equipment proposals on October 30, 2019.

Future Milestones

- Evaluate proposals, select supplier, award equipment contract: November 2019.
- Receive 35 percent design package: January 2020.
- Solicit construction bids: November 2020.
- Substantial Completion for secondary water source project anticipated in December 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 (design) \$362,780

Crescent Harbor Float Replacement – Phase I (DESIGN PHASE)

Milestones This Period

- Reviewed and provided comments on 95% cost estimate.
- Completed electrical design submission and review.

Future Milestones

- Final Lump Sum Price approval, November 2019.
- State Harbor Matching Grant Agreement, November 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.

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| Current Contracts: | Jacobs (project admin & Plan review) | \$154,531 |
| | Moffatt and Nichol (third party estimating) | \$79,948 |
| | Turnagain Phase I Design Build Contract | \$700,000 |
| | Turnagain Float Procurement | \$6,282,666 |
| | Turnagain Steel Pile Procurement | \$556,726 |

Sitka Seaplane Base (SPB) (PLANNING PHASE)

Milestones This Period

- Completed preliminary project milestone schedule.

Future Milestones

- Advertise and complete meeting materials for the Kick-Off Stakeholder, Public, and Agency Scoping Meetings planned for December 11 & 12, 2019.

Background

Assembly Resolution supporting the acquisition of the preferred location/land parcel for the Seaplane Base (SPB), October 9, 2018. The Assembly approved Supplemental Appropriations for FY19, Ordinance 2018-49, for the SPB. Finance Department 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. Part of the due diligence, staff is researching the necessary staffing, money, and land acquisition needed for adequate maintenance, operations and reporting for the project. The Seaplane Base study, which included an Economic Impact Study, showed that property on Japonski Island was the preferred site for the SPB. 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.

Current Contracts: DOWL (E/A & Planning)

\$707,079

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

Milestones This Period

- Reviewed 95 percent design drawings with Wastewater Fund staff and provided comments to design consultant.

Future Milestones

- Owner-procure Brady and Eagle Way pumps and electrical control equipment, November 2019.
- Construction bid period: November to December 2019.
- Construction notice-to-proceed: January 2020.
- Rehabilitate lift stations: January through June 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

\$100,000 – Wastewater Fund Working Capital

Unassigned Lift Station Funding

\$350,000 – ADEC loan for Brady and Channel remaining from larger loan

\$550,000 – Wastewater Fund Working Capital remaining from completed projects

\$1,827,400 – Total Available Project Funding

Current Contracts: DOWL (design) \$128,930

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

Milestones This Period

- COE permit received.

Future Milestones

- Bid Construction project, November 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

Peterson Storm Sewer Rehabilitation (DESIGN PHASE)

Milestones This Period

- Received 65% design submittal for Wachusetts Street culvert.

Future Milestones

- USFW NEPA Evaluation, January 2020.
- Bid construction project, August 2020.
- Complete construction work, November 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

Airport Terminal Improvements (DESIGN PHASE)

Milestones This Period

- Received approval of the 30% TSA design submittal for the TSA Baggage Screening Area with a few issues that require resolution, as the design moves forward.
- Received an amendment to the grant from TSA extending the performance time, due to delays caused by the Federal Government Shutdown during the 30% TSA review (last year) and resolution of 30% design issues for the TSA Baggage Screening Area.

Future Milestones

- 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 secured |
| • 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

Gary Paxton Industrial Park Access Ramp (PLANNING PHASE)

Milestones This Period

- Presented PND's completed report to GPIIP Board on October 21, 2019.

Future Milestones

- Revisit access ramp haul-out equipment options (trailer, travel lift, etc.), November 2019.
- Prepare GPIIP Access Ramp/Haul-out RFP pending recommendation from GPIIP Board, November 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

Nelson Logging Road Upgrades (CONSTRUCTION PHASE)

Milestones This Period

- No significant milestones achieved.

Future Milestones

- DNR Survey by North 57 Surveying to prepare easement plan complete, November 2019.
- Final Project closeout, November 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

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

Milestones This Period

- No significant milestones achieved.

Future Milestones

- Project currently on hold, pending direction from Administrator and Assembly.

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. \$383,289
(Lincoln portion of Lincoln & Katlian contract)

Katlian Street (DESIGN PHASE)

Milestones This Period

- No significant milestones achieved.

Future Milestones

- Project currently on hold, pending direction from Administrator and Assembly.

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

- No significant milestones achieved.

Future Milestones

- Review DOWL geotechnical exploration and recommendations report internally and discuss next steps: funding, design and repair plan, November 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.

Current Contracts: DOWL \$47,549.50

MAINTENANCE ACTIVITIES

Streets

- Graded gravel roads.
- Fixed drainage at State Police Academy and Tony Rebar Shooting Range.
- Spray patch potholes.
- Vegetation clearing.
- Sweeping of roads.
- Checked storm drain systems.
- Ditching and cleaning catch basins.
- Hauled approximately 21 abandoned vehicles to Scrapyard.
- Changed signs DeGroff Street.
- Buried approximately 80 yds of bio-solids material from Wastewater Plant.

Central Garage

- Performed 30 repairs on vehicles and equipment.
- One major repair: changed rusted out truck box on Electrical Department Unit #405, a 10 year old vehicle with approximately 55,000 miles.
- Working on purchasing new vehicles and equipment with the 2021 Budget.

Scrapyard

- Received 21 abandoned vehicles from Streets.
- Nine gondolas shipped, which equaled to 100 tons of scrap material.
- 17,040 pounds of high graded material.
- Received over a 100 white goods, of which, drained Freon from 60 refrigerators.
- Shipped one container of aluminum.

Grounds Maintenance

COMPLETED:

- Shifting into Fall seasonal rotation for mowing/leaf collection and maintenance on grounds and athletic fields.
- Fall Seasonal prep work and preventative maintenances
 - Closing up and winterizing sites
- Three 6" diameter trees blew down on Cutthroat Creek Boardwalk (trail next to Georgeson Loop Subdivision and Keet Gooshi Heen School).
- Provided additional mulch for student workers at Sitka High School
- Sitka High School and Cross Trail, problem with bear getting into trash and pulling refuge into the woods along the trail. SHS helped clean up site.
- Turnaround Complex site being used by individual(s) camping in park
- Graffiti along Crescent Harbor gazebos, bathrooms, trash cans, and lift station building.
- Graffiti in Lake and Lincoln Restrooms.
- Installed Security Cameras at Kimsham Complex.

ONGOING:

- Lower Moller East Playground – preliminary work to re-open playground (site clearing vegetation, construction fencing, and signage).
- Grounds Maintenance Specialist position posted and started review of potential candidates.
- Goddard Hot Springs needs repair to hot water supply line.
- Kimsham Complex needs attention on Field D (Kruger) to fill-in settling areas.
- Working on updates on policy and procedures for training, rotation plans, and work management for next season's crew
- Working on security cameras for the Moller Complex.

Building Maintenance

COMPLETED:

- Preventive maintenance schedule – normal operations. **NOTE:** Due to limited staffing, resources, and other priorities a number of monthly & quarterly PM work had to be deferred again this month.
- Assist with relocation of SCH art work to HCH museum.
- Airport Boiler – replaced primary controller.
- Airport investigation in odor issue in TSA area.
- Boiler PH inspections
- State elevator inspection mitigation with contractor.
- Scrapyard – troubleshoot electrical bailing facility.

ONGOING:

- Fire Hall air handler – machine down due to wire arc burning out motor.
- Fire Hall range – possible replacement required.
- Library ADA button – vandalized. New button on order.
- Police Department – Waiting on contractor for replacement of two broken windows.
- Police Department – quote for heat pump option.
- Police Department – HVAC Plan for short term solution and long term planning.
- Airport – luggage cart maintenance.
- City Hall – Utility counter needs touch up painting and minor trim work.
- Centennial Hall – Icemaker issues; replacement part here and install soon.
- Centennial Hall – Gutter membrane installation – received bid price – waiting on potential contractor.
- 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, working with tenants in building.
- Marine Service Center – Roof Condenser Replacement Bid Opening Oct 30th.
- Transfer Station – building project continuation by Sitka High School. Working with contractors on electrical, mechanical, plumbing plans/bids.

- Senior Center – kitchen hood suppression – waiting for confirmation from contractor, possibly end of November.
- Custodial Contract bid packets being prepared.
- Assist with Airport Leases/Space (Legal).

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.