

PUBLIC WORKS ASSEMBLY UPDATE
WORK COMPLETED THROUGH APRIL 2019

Wastewater Treatment Plant (WWTP) Rehabilitation (DESIGN PHASE)

Milestones This Period

- Working on completion of the bid documents.

Future Milestones

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

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 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 (design) \$835,584

O'Connell Lightering Float Pile Replacement (CONSTRUCTION PHASE)

Milestones This Period

- Permitting ongoing with U.S. Army Corps of Engineers
- Review of submittals ongoing

Future Milestones

- NMFS IHA permitting to be completed May 16, 2019.
- USFWS IHA for Otters end of June.
- Materials shipped, arrival scheduled for May 7, 2019.
- Mobilize equipment and personnel beginning 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 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

- Awarded contract change order needed to complete the design effort.
- Received and reviewed re-designed concept drawings of ADA ramp improvements and intersection bulb-outs.
- New project manager began process of introducing himself to adjacent property owners and describing project scope and schedule.

Future Milestones

- Bid period: June 27 to July 30, 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 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
 \$20,000 – Water Fund
\$20,000 – Sewer Fund
 \$1,800,000 – Total Available Project Funding

Current Contracts: Professional and Technical Services, Inc. (Lincoln & Katlian design projects, combined)	\$394,986
Anderson Land Planning (design)	\$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 May 2019.
- Final Review of plans and advertise for construction, May 17, 2019.
- Construction anticipated June - September 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. \$394,986
(Lincoln & Katlian design projects, combined)

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

Milestones This Period

- Issued construction schedule update to adjacent property owners: 2019 construction anticipated from April 30 to July 18.

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 mid-June 2019.
- Install 750 linear feet of sidewalk, 1,500 linear feet of curb and gutter, and pave DeGroff from Baranof to SMC by July 18, 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

- The Alaska Board of Education at their State Board meeting on March 30, 2019 voted to approve the sale of the property at the northwest end of Japonski Island to the CBS for the new Sitka SPB. The City Administrator is expecting meeting minutes documenting this critical development, which is required for the SPB to move forward and to pursue grant funds from FAA to design and build it.
- Drafted the 'Notice to Airport Consultants - Request for Qualification (RFQ),' to engage a consultant to perform the environmental assessment and the remaining activities to be completed before moving the project into the design phase. The draft RFQ has been sent to FAA for review and compliance with the FAA regulations. Compliance is required to receive grant funds. Anticipate publishing the Notice the first week in May 2019.

Future Milestones

- Obtain a letter of commitment for the purchase of the property from the State of Alaska Department of Education.
- Apply for the first AIP grant, for the remaining required planning activities, including performing an environmental analysis (EA), validating existing information for the masterplan and subsequent studies, updating plans as required, and other planning activities as required, July 10, 2019.
- The grant and hence, the development of the SPB, is contingent on acquisition of the land and/or letter of commitment from the State to transfer the land at FMV to the CBS.

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

- Contract Substantial Completion date is April 4, 2019.
- Placed seed mixture on disturbed areas, April 30, 2019.

Future Milestones.

- Complete Construction Contract Punch List, May 2019.
- Project Construction Contract Closeout, May 2019.
- Preliminary evaluation of emergency phone line to caretaker cabin. Work is subject to funding availability, July 31, 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 (design)	\$471,120
	K&E Alaska, Inc. (construction)	\$1,544,280

Davidoff Storm Sewer Rehabilitation (CONSTRUCTION PHASE)

Milestones This Period

- Received, reviewed and accepted construction contractor's proposed schedule.

Future Milestones

- Remove and replace 70 linear feet of corroding 30" culvert, June 2019.
- Remove and replace 2 corroding metal storm manholes, June 2019.
- Rehabilitate 261 linear feet of corroding 36" culvert with fiberglass slip-line pipe, June 2019.
- Re-pave street excavation, mid-July 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

Preliminary discussions for the TSA review of 30% Design TSA Baggage Screening Upgrades submittal review, which was delayed, mainly, by the Federal Government Shutdown.

Future Milestones

- Anticipate the 30% review meeting to occur early May 2019.
- Continue to await news from ADOT regarding potential FAA AIP funding.
- 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 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

- Preparation of Design/Build Bid Package by Jacobs.

Future Milestones

- Advertise for Design-Build Team, May – June, 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: Jacobs (project admin)

\$90,090

Peterson Storm Sewer Rehabilitation (DESIGN PHASE)

Milestones This Period

- Received grant (\$55,000) from Alaska Fish and Wildlife Fund grant.
- Project survey underway April 2019.

Future Milestones

- Complete project survey, May 2019.
- Hydrology evaluations to be completed, May 2019.
- Begin detailed design, May - June 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 (design)

\$78,072

Critical Secondary Water Supply (DESIGN PHASE)

Milestones This Period

- Design consultant trained CBS water operators on use of coagulant charge analyzer.
- Updated Filtration Evaluation report available on Public Works web site with information from geotechnical studies.
- Met with design consultant to investigate Sawmill Creek intake and backwash water disposal options.

Future Milestones

- CBS to request acquisition of GPIIP Lot 17 for filter plant construction at May GPIIP Board and Assembly meetings.
- 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

- Decided to combine the Brady and Channel, and Eagle Way lift station rehabilitation projects into one project for the sake of efficiency.
- Selected most-qualified design consultant (DOWL) from Professional Services Roster. Began negotiation of design contract.

Future Milestones

- Design notice-to-proceed, May 2019.
- Bid period: September to October 2019.
- Construction notice-to-proceed, October 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: Boreal Controls, Inc. (design) \$87,700

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

Milestones This Period

- Completed negotiations with Stantec for cost proposal.

Future Milestones

- Sign contract, May 15, 2019.
- COE permit expected, July 2019.
- Construction planned to start, August 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 (design) \$48,019

Gary Paxton Industrial Park Access Ramp (PLANNING PHASE)

Milestones This Period

- Assembly Approved Change Order funding increase that adds tasks to a scoping study to analyze and design various components of an Access Ramp, April 11, 2019.

Future Milestones

- Complete change order tasks and scoping study, July 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

- Awaiting any final comments/edits to add to the study before printing copies, May 17, 2019.

Future Milestones

- Print copies of the completed draft planning study, May 31, 2019.
- Completed study to be shared with Assembly at Administrator's direction. July 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

- Changed our Sand Trucks back to Dump Trucks installed new water tank for dust control.
- Continually filling in potholes.
- Started Sweeping Streets Picking up our Winter Sand.
- Watered Roads for Dust Control.
- Brush Control for Line of sight issues.
- Replaced worn out and damaged traffic Signs.
- Moved 4 abandoned vehicles to the Scrapyard.

- Investigated Knutson Dr. settling barricaded off effected areas. Will be working with Engineering to find the problem.
- Buried Approx. 80 Yards of Bio Solids in the Bio Solid Landfill.

CENTRAL GARAGE

- 47 Repairs 184 Man Hrs. mostly minor repairs.
- Changed out 4 Grader Tires at about \$2500.00 a tire.
- Changed out vehicles with Studded tires.

SCRAPYARD

- City Spring Clean Up week total weights received -
 - 439 Customers
 - 67 Cars @ 256,870 lbs
 - 63 Refrigerators
 - White goods 13,020 lbs
 - Scrap Metal 192,020 lbs
- Total of 12 gondolas for month for 235,420 lbs

SOLID WASTE

- City Spring Clean Up Transfer Station received 250 tons of MSW.

GROUNDS MAINTENANCE

- Seasonal rotation, spring preparation
 - COMPLETED – Thatch, Aerate, Fertilize and Seed: Crescent Harbor Seawalk, Library, Keep, Moller Complex, & Kimsham Complex.
 - COMPLETED – Set up for track and field season.
 - COMPLETED – Crescent Tennis Courts Set up for season.
 - COMPLETED - Fire Hall, Leaning Tree removed.
 - COMPLETED - Godard Hot Springs maintenance and repairs (Thank you Rotary Club and AmeriCorps).
 - COMPLETED - Graffiti/ Vandalism cleanup and repairs along Seawalk, Crescent Restroom Facility, and Community Playground at Crescent Harbor (Police Report).
 - COMPLETED – Stock supplied to Baranof warm springs for repairs needed to storage shed.
 - COMPLETED – Vandalism – four wheeler ruts along cross trail (Kimsham to High School).
- Spring Garden Bed Prep
 - Moller Complex – lower vegetation mitigation and track repairs.

- Volunteer(s) city cleanup. SHS Track, Little League, and others.
- Working on updates to policy and procedures – training, rotation plans, an asset accentuals/work management for next seasons crew.
- Compost/Mulch redistribution (generating more than needed for operations) - working toward staging, site mitigation, and signage for citizen collection.
- Kimsham Complex: Fill in area of settling in Kruger Field (D) ongoing.
- Pet Educate problems around athletic fields – working on additional informational signage at gates that are not allocated “dog parks.”
- Interviews for summer temp crew.
- Removal of old wayfinding signs, posts, and telespar.

BUILDING MAINTENANCE

- Normal preventive maintenance.
- COMPLETED – Moller Clubhouse window replacement.
- COMPLETED – Harrigan Hall – Dishwasher problem.
- COMPLETED – Gutter Cleaning – Turnaround Complex – Skate Park Structure.
- COMPLETED – Airport Boiler Problems.
- COMPLETED – Ice and snow mitigation.
- Airport lease appraiser assistance.
- Marine Service Center – Condenser– Engineering firm onsite, working on scope for replacement, construction bid packet being finalize.
- Transfer station Building project continuation by Sitka High School.
- City Hall Utility counter demo and installation – cabinet delivered, working on wiring, IT networking, and floor work.
- Fire Hall bay lighting, bad ballast replacement – cost analysis, fixtures are needing to be replaced.
- Harrigan Hall Gutter membrane installation – received bid price.
- Senior Center Kitchen Hood Suppression - scheduling work with contractor, August 2019.
- Crescent Harbor Seawalk shelters, roof repairs needed – loose shingles.
- Police Dept. – assist with setting up PD for painting station and operations reconfiguration.
- 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 Hall Heating in 117.
- MONITORING – Harrigan Hall – tile floor cracking common areas.

WATER/WASTEWATER

Wastewater Plant Scum Concentrator Pump Project

The WWTP Scum Concentrator pump was original plant equipment from 1983. Both the pump and drive had become obsolete and repair parts were not available anymore. The system used over 10 gallons of oil and was susceptible to leaks caused by corrosion in the cooling loops. The pump needed to be replaced before it stopped functioning all together.

The scum concentrator pump and drive system replacement project was months in the making. We first needed to search for a pump that would do what we needed, fit in the space available, and keep the cost within our budget. In September of 2018, we had our plan in place and put in the order for the new pump.

In March wastewater staff removed all the old equipment, raised the concrete pump base 6" to accommodate the new pump, fabricated a new suction plate and piping, installed all new stainless steel discharge piping & all new wiring.



1983 Scum Concentrator Pump



Demolition



Forms for new concrete pad



Custom in-house fabricating



Welding New Discharge



Install in-process



New pad & pump install in-process



Project Complete – job well-done by the Wastewater Division