



TRANSMITTAL MEMORANDUM
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TO: The Honorable Mayor and City Council

FROM: Lacey G. Simpson, Acting City Manager

DATE: July 26, 2022

RE: **Public Works Director's Project Status Report – July 2022**

Attached for City Council review is the project status report of the Public Works Director for the month of July 2022. Should the City Council have questions regarding the Public Works Director's report, staff can respond accordingly.

## **PUBLIC WORKS DIRECTOR'S REPORT**

### **JULY 2022**

Project:	<b>KETCHIKAN GENERAL HOSPITAL ADDITION &amp; ALTERATION</b>
Project Cost:	\$45,207,269
Completion Date:	2016

#### **PROJECT SUMMARY & BACKGROUND**

In October of 2013, Ketchikan voters passed a \$43M Bond Referendum to fund the first phase of the expansion and alteration project. Principal funding will consist of the \$43M in bonds, \$15M from a legislative grant, and \$8M from PeaceHealth. On September 4, 2014, Council action finalized the Phase I Guaranteed Maximum Price of \$45,935,018. NAC Architecture has been issued a contract amendment bringing the total A/E contract to an amount not to exceed \$1,221,616. The DOWL HKM Contract Amendment has been approved for Phase I project management, bringing the contract total to \$1,801,000.

#### **UPDATE**

Phase I construction was observed to be substantially complete on June 24, 2016. The contractor continues to work on a short list of lingering items. LDC and the City continue to meet bi-weekly to discuss and work through obstacles to wrapping the work up. Meanwhile, LDC and Marble Construction finished the locker room finishes and temporary door infill (near the ER entrance) on August 17, removing the last outstanding item on the Phase I final Certificate of Occupancy. An issue with an occasional exceedance of the OR relative humidity requirements has been raised by PeaceHealth. The project's mechanical engineer has been tasked with offering HVAC operational suggestions (within the context and cost of the existing professional services agreement). Peace Health has also engaged a mechanical engineer to review the matter at their cost. PeaceHealth's stated goal is to have this resolved for the summer of 2019.

Phase II - T- Phase II-T is substantially complete. The contractor has finished all punch list items. The City is withholding funds to ensure remedy of the final outstanding issues. Vinyl floor replacement is now complete. WJE has completed the design work on the seismic joint between the addition and the old hospital. The Horizontal portion of the seismic joint is finished, but some additional defective work was found in the process of fixing the horizontal joint. WJE has been working on a design that will fix this area (also located above the Atrium). There will be activity this summer to remove some additional siding in order to get accurate field measurements to create shop drawings for sheet metal and other fabrication. Axiom (the siding manufacturer/installer) has indicated that they are 12 to 15 months out for orders. The parking garage intumescent repair has been pushed back to 2023 according to Layton Dawson.

Project:	<b>KETCHIKAN GENERAL HOSPITAL ORIGINAL BUILDING ROOF REPLACEMENT</b>
Project Cost:	\$1,600,000
Completion Date:	June 2022

**PROJECT SUMMARY & BACKGROUND**

The design and construct a new roof system for the original portion of Ketchikan General Hospital has been eyed for replacement since the recent completion of PeaceHealth’s Pharmacy remodel. During this construction the roof was opened up which allowed for a visual inspection and numerous leaks were identified. These were temporarily patched, however this roof is situated over the top of some very expensive equipment that is critical to the operation of the Hospital. In an effort to expedite the construction the City of Ketchikan and PeaceHealth are sharing responsibility for the project with the City of Ketchikan funding the design of the project and PeaceHealth funding construction. Design for the Re-roof was completed by Welsh Whiteley Architects, LLC in June of 2021. Bids were opened August 13<sup>th</sup> with one qualified bidder. Council awarded Contract 21-06 to Coogan Construction Company of Juneau in the amount of 2,401,000.00 at the meeting of 9/2/2021. Due to difficulty in materials procurement, construction is not anticipated to begin until spring of 2022. The project was estimated at \$1.6M but that was prior to the design and didn’t include construction of new roof drains, asbestos removal for the construction of the roof drains, addition of EPDM repairs to existing troughs between the metal portions of the roof, and rapidly increasing material costs. Construction began in April and is anticipated to be complete in August. The asbestos removal and the new roof drain piping is complete.

**UPDATE**

Coogan Construction is finished with insulation and membrane placement on the entire roof. The roofers were able to make good progress due to the sunny weather we experienced in June. There is a possibility for one change order on the magnitude of \$10k, for unforeseen complications associated with tying the membrane into a small structure on the roof. Detail work and metal flashing is ongoing. The project is wrapping up and substantial completion is expected in approximately two weeks.



Project:	<b>KETCHIKAN GENERAL HOSPITAL SOUTHEAST WINDOW WALL REPLACEMENT</b>
Project Cost:	\$400,000
Completion Date:	January 2022

**PROJECT SUMMARY & BACKGROUND**

Welsh Whiteley Architects was contracted to design a new window and metal siding system for the Southeast façade of the Long Term Care wing of Ketchikan General Hospital due to ongoing leaks of the existing windows. The City of Ketchikan and PeaceHealth are sharing responsibility for the project with The City of Ketchikan funding the design of the project and PeaceHealth funding construction. Similar to the roof project, this approach is an effort to expedite the construction as the leaks have increased very recently. Design for the Southeast Window Wall was completed by Welsh Whiteley Architects, LLC in June of 2021. The bid was opened on July 23, 2021 with Marble Island, LLC as the only bidder. City Council awarded contract 21-12 Ketchikan General Hospital Southeast Window Wall Replacement to Marble Island, LLC in the amount of \$370,000.00. Infection containment and scaffolding were erected in the week of March 7 and demolition began the week of March 14.

**UPDATE**

The new windows, new metal siding, and interior finishes are complete. Substantial Completion has been issued. The Final Adjusting Change Order is anticipated for the August 4 City Council meeting.



Window Wall - Before & After

Project:	<b>PARK AVENUE SAFE SHELTER</b>
Project Cost:	\$683,499
Completion Date:	February 2022

**PROJECT SUMMARY & BACKGROUND**

At the Council meeting on October 21, 2020 City Council funded \$119,000 for the interior remodel of the former KYI building into a new overnight warming shelter for Ketchikan’s homeless population. As of December 7 2020, the shelter has been occupied overnight and has been near or at capacity on a regular basis. Construction is complete and the shelter is functioning as intended. The City received a grant from the Alaska Community Foundation Coronavirus Nonprofit Relief Fund in the amount of \$683,499. Because of this grant, the City committed to funding the shelter addition project. Construction is ongoing at the shelter with framing, insulation and exterior siding work complete in the addition. The budget on this is expected to be very tight especially given the increased costs of shipping and building materials. It is likely some in-house effort will be required to make the addition feasible from a cost perspective, and FCHS has been asked to make a concerted effort to fundraise. At the Council meeting of September 2, Council awarded Contract 21-14 to PK builders in the amount of \$621,000.00.

**UPDATE**

First City Homeless Services is purchasing and installing appliances. It is anticipated that Public Works will continue to provide support in the form of project management/architecture to get some tenant fit out done. In the meantime it is functioning as the Overnight Warming Center.

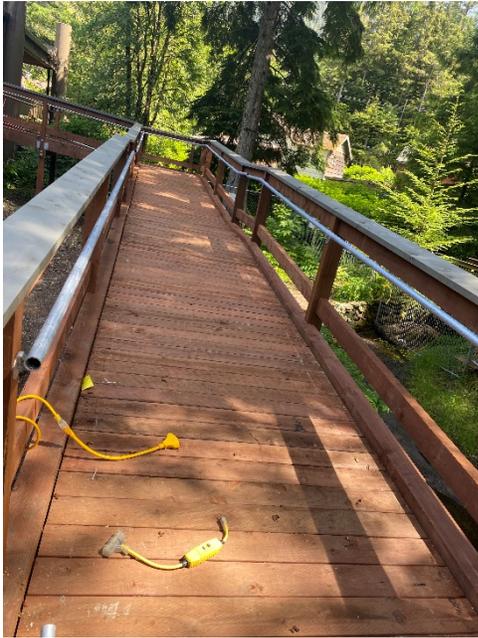
Project:	<b>TOTEM HERITAGE CENTER RAMP REPLACEMENT</b>
Project Cost:	\$139,907
Completion Date:	July 2022

**PROJECT SUMMARY & BACKGROUND**

At the Council meeting on March 3, 2022 City Council funded \$139,907 for the replacement of an ADA compliant wood exit ramp and addition of a concrete ramp at the Totem Heritage Center. The existing ramp was demolished in 2021 due to rot and unsafe conditions.

**UPDATE**

The wood and concrete ramps are complete. Substantial Completion has been issued. The Final Adjusting Change Order is anticipated for the August 18 City Council meeting.



Project:	<b>NEW AERIAL PHOTOS &amp; TOPO MAPS</b>
Project Cost:	\$240,000
Completion Date:	Contract Is Terminated

#### PROJECT SUMMARY & BACKGROUND

The aerial orthophotos purchased jointly between the City, KPU, and Ketchikan Gateway Borough in 2008 are out of date. The aerial orthophotos purchased by FEMA in 2014 are also out of date and did not cover some vital facilities and areas, including Ketchikan Lakes, Whitman, Fawn Mountain, and Upper & Lower Silvis Lakes. The aerial maps and topographic maps are used for a variety of in-house purposes and public presentations. The cost of the project will be funded equally between the City and Ketchikan Public Utilities. An RFQ was prepared by Staff and publicly advertised. Numerous proposals were received, and evaluated by a selection committee. The City Council awarded the contract to Lidar America at the April 4, 2019 Council meeting. Prior to contract award, an increased photo resolution was negotiated without increasing the contract cost. This will result in state of the art picture clarity and increase the quality of data that can be obtained from the photo. Staff postponed the data acquisition flight in order to capture the Front, Mill, and Stedman improvements in the photos. Unfortunately, the ADOT project took longer than expected to finish and the weather window to complete the flight passed.

The Coronavirus pandemic delayed the project through 2020 and 2021 due to Canadian travel restrictions. The contractor has requested a large change order to the contract. The 2019 contract with Lidar America has been terminated.

The Public Works Department is working with the Ketchikan Gateway Borough (KGB) and KPU Divisions to share costs for a new photo that would be obtained with a drone instead of an airplane. A quote has been received and approved by Elevate USA.

Elevate USA has completed their drone flights taking the digital photos needed to complete the project. The new photo information is now being processed.

#### UPDATE

None

### BRIDGES & TRESTLES

Project:	<b>Married Man's Trail Improvements</b>
Project Cost:	\$390,000
Completion Date:	Fall/Winter 2022-2023

#### PROJECT SUMMARY & BACKGROUND

This project is funded through the Tourism & Economic Development Department as two separate capital projects. One widens the last 80-feet of the trestle, creates a new viewing platform along with widening the exit onto Park Avenue; the other project converts the existing gravel section of the trail to boardwalk. Engineering staff decided to combine the two projects into one for efficiency. The design was completed in-house and the contract is out to bid. The bid opening is May 27.

The construction contract was awarded to BAM, LLC at the June 16 council meeting in the amount of \$327,890.

#### UPDATE

A quote has been received from Three Dog Construction to conduct tree maintenance throughout the trail to allow more natural light to reach the trail, improving safety, as well as improve the health of the trees as they continue to grow. This work will occur before the construction contract. Sections of the trail will be closed during working hours. The work is expected to take ten days to complete but very light or no cruise passenger days are targeted.

Project:	<b>SAYLES/GORGE AND WATER STREET TRESTLE #1 REPLACEMENT</b>
Project Cost:	\$4,800,000
Completion Date:	2023

#### PROJECT SUMMARY & BACKGROUND

The Public Works Department is working in support of the Alaska Department of Transportation and Public Facilities for design and complete replacement of these two structures. The two projects are included in the Statewide Transportation Improvement Plan. ADOT permitting and design is ongoing. R&M Engineering-Anchorage was awarded the design by ADOT. Streets Division cleaned the underside of the structure to allow R&M to use scanning technology to survey the structure.

Public Works designed and installed an interim abutment to support the structure until the ADOT construction project begins.

Staff met with the ADOT bridge design team to evaluate design criteria and design concept options. For Water St #1 the design concept recommended is a retaining wall and fill section, eliminating the life-cycle costs of bridge ownership. Construction is anticipated to begin in 2022.

For Sayles/Gorge, two bridge design concepts were chosen for further vetting. Eliminating the bridge and constructing a fill section for Sayles Gorge was evaluated and ruled out. ADOT&PF's consultant completed a bridge selection report. The consultant evaluated a fill section along with steel and concrete structure. The steel and concrete structure was recommended.

A most recent proposed STIP amendment #3 by the State of Alaska ADOT&PF proposes pushing construction for both the Sayles/Gorge Viaduct and the Water Street Trestle #1 out one fiscal year, to 2023 and 2022 respectively.

Staff met with ADOT & their design team. Staff reviewed the Bridge Type Selection Report for Sayles-Gorge Bridge and agree with their recommendations. Staff also conducted a Plans-In-Hand review for Water St. #1 and provided comments and feedback to ADOT. The City was required to provide another local share necessary to enter the construction phase of the project in 2022. The required local share has been paid using funds appropriated in the 2022 budget. The local match required to move into ROW acquisition has been sent to the State.

Sayles/Gorge: ADOT's contractor performed a geotechnical investigation in April 2022. ADOT plans to submit a 25% review set of plans and specifications to Public Works Engineering by the end of June.

Water Street #1: Design is at 75% and the project is in the ROW acquisition phase. City and KPU staff participated in the Plans, Specifications, and Estimate (PS&E) review. Engineering staff submitted comments and participated in a PS&E meeting with ADOT and their design consultants. ADOT is anticipating bidding the project in the Spring of 2023.

**UPDATE**

None

**STREETS DIVISION (Capital Improvement Projects)**

Project:	<b>TRANSPORTATION INFRASTRUCTURE (Annual CIP)</b>
Capital Budget:	\$300,000
Completion Date:	2022

**PROJECT SUMMARY & BACKGROUND**

This budget item replaces the Safer Streets & Sidewalks, Staircase & Boardwalk Repair, Pavement Overlay-Surface Repair, Concrete Road Repair, Bridge Repair, Stormwater Infrastructure, ROW Maintenance, and Wall & Abutment Repair line items of the 2020-2021 budgets.

**Eichner Avenue Concrete Replacement – Complete**

In 2022 a major component (approximately \$100K) of this CIP may be new pavement on Valley Court as mandated by a previous legal settlement agreement.

## UPDATE

### **2022 Funding:**

For the 2022 funds, Staff has been prioritizing projects and reviewing requests that have come in through Public Service Requests, as well as routine inspection of the City's transportation infrastructure. With the current budget shortfall we anticipate that a large portion of the work will be of a **temporary repair** nature and that certain aspects of the work will be self-performed by Streets Division personnel. The winter has been very tough on our road surfaces, with more areas of pavement breaking up than at any time in at least the last 6 years.

**2022 Interim Bituminous Road Repairs** –Paving is starting the week of July 25, 2022 on Don King Road. Road preparations will include asphalt and subgrade removal and installing a new geogrid layer prior to importing new fill and bringing the road back to grade with two layers of asphalt. The project also includes select pavement repairs on Jefferson St.

**Park Avenue Bridge Upper Resurfacing** – Staff has been coordinating with local contractors to complete the final phase of Park Avenue Bridge Sealing late this summer, however, contractors are not readily available for this project. The lower Park Avenue Bridge and Fair St Bridge were sealed last year.

## WASTEWATER DIVISION (Capital Improvement Projects)

Project:	TONGASS AVE/WATER ST SEWER FORCE MAIN REHAB & GRAVITY SEWER REPLACEMENT PHASE II
Project Cost:	\$8,000,000
Completion Date:	2023 – Pending Funding

### PROJECT SUMMARY & BACKGROUND

Phase II involves rehabilitating the City's remaining 2,700-linear feet of sewer force main and 1,700-linear feet of sewer gravity mains. This section of gravity sewer is known to be a major contributor to the sewer system's inflow and infiltration. On June 15, 2017 the City Council approved this project's nomination for the National Infrastructure Program. At the same meeting, the City Council approved an amendment adding funds to a contract with Steph Engineering to fast track design of this project. The project has been broken into four distinct segments that will each be separate construction projects. These projects are critical in order to reduce the amount of infiltration and inflow coming to the wastewater treatment plant. High peak flows in August and October, during heavy rain events that also corresponded to high tides, resulted in bypassing at pump stations. Based on historical infiltration and inflow studies, it is envisioned that these projects will take a significant step towards muting those peak flows. Value engineering is complete. As such, the project design will incorporate portions of trenchless technology to help mitigate high cost, elevated risk and potential impacts to residents and businesses along the project corridor. Design Status:

-Segment 1 is complete

-Sections 1&2 for Water Street have been combined and are at 95% design

Staff has been in contact with the design firm and review of designs for each phase are ongoing. Staff completed the install of 5 flow monitoring devices along the Water Street Corridor. The installation allowed measurement of infiltration and inflow in the sewer lines along this corridor to occur for a 5 month window of time. Assessment of the data being collected through the flow monitoring study

showed that there was identifiable tidal influence in the area surrounding Pump Station 3, just after the Tongass and Water Street viaducts.

Staff submitted a request to Congressman Don Young for potential funding of Segment 1 (Jefferson St to Pump Station 4), and on May 3, it was announced that Don Young has selected the project as part of his Community Project Funding request. This selection does not guarantee funding award but is a step towards that direction.

March 2022, Tongass Ave Force Main project received partial funding through Congressional directed spending allocations in the amount of \$1.25 million.



Tongass Ave Sewer Replacement



Updated Sections of Water Street Sewer Replacement

#### UPDATE

**Tongass Ave - None**

**Water Street** - Staff is working with StephI Engineering to finalize the Water Street Sewer Force Main design package. Sections 1&2 for Water Street have been combined into one project and are at 95% design.

This is a complex project that was value engineered to reduce the construction cost to the maximum extent feasible. At this point we believe we have a project scope that has some financial reality to it, given anticipated grant funding becoming available in 2023. To that end, the design consultant needs additional funds to complete the design, so a Change Order has been prepared for City Council consideration at the August 4 meeting.

Project:	<b>PUMP STATIONS GENERATOR REPLACEMENT</b>
Project Cost:	\$130,000 per year
Completion Date:	March 2023

**PROJECT SUMMARY & BACKGROUND**

In adopting the 2018 General Government Operating and Capital Budget, the City Council appropriated money to large and small pump station upgrades for replacement of the aged generators and components at each of the seven pump stations. Electrical engineering company Haight & Associates was hired to design a year by year phased set of construction documents that will go out to bid beginning in 2019.

On September 17, the City Council approved a contract to procure the 150kW Generator Set. Staff is moving forward with that purchase and arranging for the installation. The 150KW Cummins/Onan Generator set has been ordered and is expected within the next 6 months.

The gen-set for Pump Station 2 has been up-fitted with a municipal water cooling system. The Wastewater Division took possession of the new gen-set for Station 2 on 2-17-22.

The Wastewater Division received the exhaust systems, remote monitoring systems, and automatic transfer switches for Pump Station 2 and Pump Station 6. Installation is planned after the tourist season.

**UPDATE**

None

**WASTEWATER DIVISION (Operations)**

In addition to the routine work performed on a regular basis, the Wastewater Division performed the following work during the past month:

- Working with a local plumbing contractor, the Wastewater crew upgraded a chlorination system with the addition of water flow valves to fine tune and record flow to the sludge tank chlorinator in Treatment Plant B.
- The Wastewater lab, collection, and treatment teams continues to effectively meet and surpass our effluent limits through effective communication and teamwork.

**STREETS DIVISION (Operations)**

In addition to the routine work performed on a regular basis, the Streets Division performed the following work during the past month:

- Streets crews added Tech-Crete and crack seal to lower Schoenbar Road. The crew cleaned the joints between concrete panels with our air compressor and then filled d bigger voids with our Tech-Crete material, and our smaller voids was filled with our crack sealing material. The goal behind the sealing is to extend the life of the road and to prevent future hazards.

- Streets continued with painting motorcycle parking spaces in some of our parking lots. We have not been able to finish all the extra parking spaces for the motorcycle parking, so with our next weather window we should be able to complete the task.
- Streets started the new parking area on Bawden Street at the location of the old hospital. Streets crews went in and cleared all of the overgrowth, and added piping from one catch basin to another in order to bypass upland, potentially oily drainage. They also brought in 3" rock as a base. We were delayed by two weeks due to the Bomag roller from Tyler Rental not being available. Now that we have the roller, we are bringing in D1 rock and setting the elevation. Once that is complete, the guardrail and sidewalk will be removed and replaced to ADA specifications. Concrete contractors already have full workloads for the summer, but the next step is concrete placement, followed by Secon paving. We are striving to have the project complete in August, but are beholden to contractor availability.
- Streets division has been making good use of our Kubota brusher. We have brushed Freeman Street, Harris Street, Venetia, and Ketchikan Lakes Road.



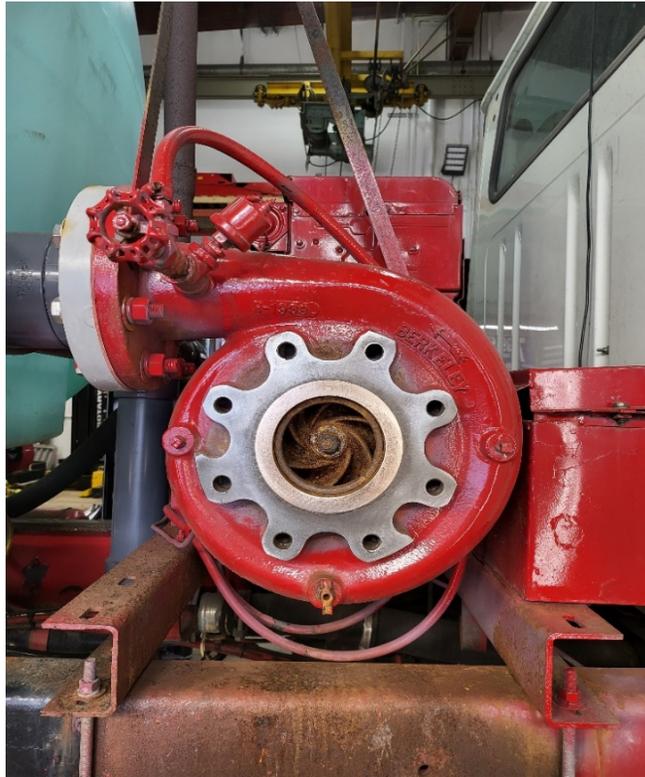
Bawden Street Temporary Parking Lot Under Construction

## GARAGE DIVISION (Operations)

In addition to the routine work performed on a regular basis, the Garage Division performed the following work during the past month:

- The Garage crew repaired the pump and pipes on the Streets flush truck.
- We performed a full service on the Cat loader.
- The crew serviced the transfer case on a cruiser for KPD.

- We replaced a pump on the rodder for the Vector.
- The crew replaced the chain drives on all of the salters.



Flush Truck Pump Rebuild

## **BUILDING MAINTENANCE DIVISION (Operations)**

In addition to the routine work performed on a regular basis, the Building Maintenance Division performed the following work during the past month:

- Building Maintenance crew installed a new A/C condensate overflow pan for the 2 HVAC units and performed gutter maintenance at the Heritage Center.
- At the Library the crew re-secured the dumpster to bear proof it, fixed an electrical outlet in the children's library, installed bird deterrents above the entry way, readjusted the air settings on the HVAC units, fixed broken cabinet locks.
- We replaced the hot water actuator, readjusted the entry door closure, rewired the keyless entry, and fixed the apparatus bay lighting at the Fire Stations.
- Two foreclosed City owned properties have been cleaned up, repaired, and secured.
- We performed various City wide work orders and scheduled maintenance.



Gutter Maintenance at THC

## BUILDING INSPECTION DIVISION

### PERMITS

UPDATED: 07/21/22		
PERMITS ISSUED	SINCE LAST REPORTING PERIOD	YEAR-TO-DATE
Traffic Control Permits:	4	30
Permits to Excavate:	8	57
Side Sewer Permits:	0	4
Site Development Permits:	1	20
Building Permits:	6	50
<b>Total Permits:</b>	<b>19</b>	<b>161</b>