



TRANSMITTAL MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: Lacey G. Simpson, Acting City Manager

DATE: September 28, 2022

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

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

PUBLIC WORKS DIRECTOR'S REPORT SEPTEMBER 2022

Project:	KETCHIKAN GENERAL HOSPITAL ADDITION & ALTERATION
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:	KETCHIKAN GENERAL HOSPITAL ORIGINAL BUILDING ROOF REPLACEMENT
Project Cost:	\$2,400,000
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 13th 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 has reached final completion for the entire roof including items added to the scope of the project. PeaceHealth and Coogan Construction have agreed to \$48,000 of additional work on the lower portions of the roof to address leaks recently found in areas that were not a part of this contract. This additional work will be presented as a change order for City Council approval and will be funded by Peace Health.



Project:	PARK AVENUE SAFE SHELTER
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 purchased and installed appliances and has moved in. It is anticipated that Public Works will continue to provide support in the form of project management/architecture as FCHS settles in to their new space.

Project:	MARRIED MAN'S TRAIL IMPROVEMENTS
Project Cost:	\$327,890
Completion Date:	January 2023

PROJECT SUMMARY & BACKGROUND

In adopting the 2022 General Government Budget, the City Council appropriated CPV funds in the amount of \$250,000 to widen the boardwalk at Married Man's Trail Exit near Park Avenue and \$140,000 to continue the boardwalk surfacing in the Married Man's Trail Gap area. Total funding for the project is \$390,000. At the meeting on June 9, 2022 City Council awarded Contract 22-13 to BAM, LLC in the amount of \$327,890 with a project contingency of 32,789 for a total project cost of \$360,679.

UPDATE

As the tourist season winds down, BAM, LLC is authorized to begin construction as of September 24, 2022. All submittals have been reviewed by the Public Works Engineering Department and the Contractor is currently procuring materials. Construction is anticipated to begin in October.

Project:	NEW AERIAL PHOTOS & TOPO MAPS
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

Elevate USA has completed the processing of the digital photos and they have been received and are being used in the GIS system.

BRIDGES & TRESTLES

Project:	SAYLES/GORGE AND WATER STREET TRESTLE #1 REPLACEMENT
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

Staff received a 25% review set of the plans for the Sayles Gorge Bridge project this month. ADOT is anticipating bidding the project in Fall 2023.

Water Street #1 is in the ROW acquisition phase, ADOT is anticipating bidding the project in the Spring of 2023.

STREETS DIVISION (Capital Improvement Projects)

Project:	TRANSPORTATION INFRASTRUCTURE (Annual CIP)
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 –In the process of receiving project closeout documents.

Park Avenue Bridge Upper Resurfacing – Contractors were non-responsive to our requests for quotes, Staff will attempt to re-quote the project later in the year anticipating that contractors may be more available to schedule the work. Construction will occur next summer.

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

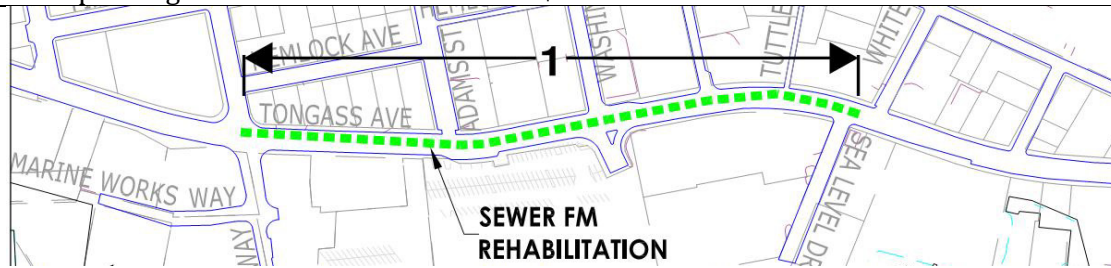
-Sections 1&2 for Water Street have been combined and are at 95% design

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

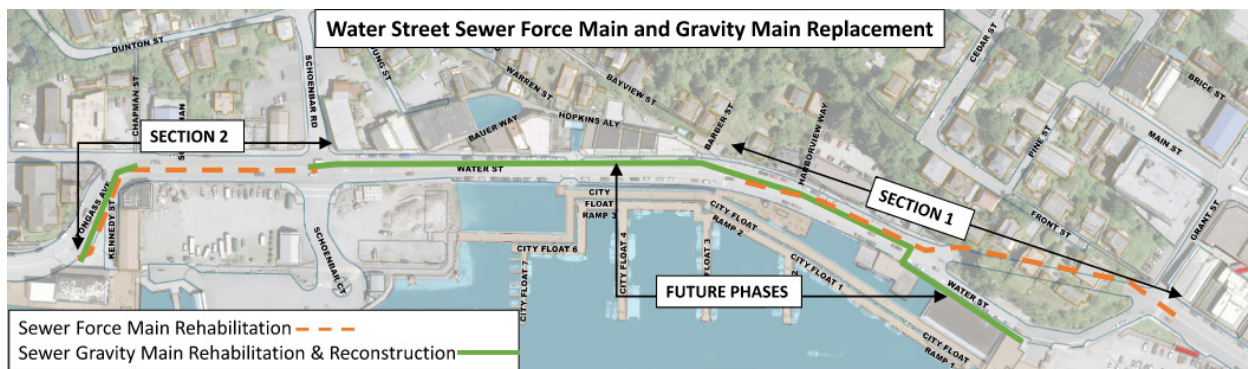
showed that there was identifiable tidal influence in the area surrounding Pump Station 3, just after the Tongass and Water Street viaducts.

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 –Staff is awaiting further information on the disbursement of the Congressional Directed spending allocation that was announced in March 2022. EPA Region 10 is overseeing the disbursement of these allocations however are still ramping up staffing and guidance in order to implement the disbursement. Staff anticipates going out to bid late in 2022 for construction in the spring of 2023.

Water Street – Amendment 2 to the design contract was recently approved by City Council, with that Staff continues to work with Steph Engineering to finalize the Water Street Sewer Force Main design package, anticipated to be completed within the next month.

Project:	PUMP STATIONS GENERATOR REPLACEMENT
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

The Wastewater Division has received the second of three large pump station generators. A full pump station by-pass is being planned for Pump Station 2 which will include removal of the old gen-set and automatic transfer switch, installation of the new gen-set and new automatic transfer switch, replacement of three 10" plug valves, cleaning of the wet well and installation of a dual auger wipe removal machine. The work will tentatively be completed in early November.

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:

- The Wastewater Division has been set back by the resignation of another highly trained ADEC Certified, AKDOT CDL licensed, wastewater operator. This operator took a position with the Ketchikan Gateway Borough which pays a higher wage. The certifications and CDL license, were all obtained while working for the City of Ketchikan. Projects outside normal operations are very hard to plan for and accomplish with the limited number of operators.
- The Wastewater lab, collection, and treatment teams continues to effectively meet and surpass our effluent limits through effective communication and teamwork. These summer months are often very challenging as warmer weather adds an additional complexity to the operations.

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 division has been performing annual staircase inspections. The crew inspected the top of Upland Way and found 2 posts and a cap that were loose and rotten. The crew replaced the rotten wood.
- Streets has been continuing to flush the tunnel once a week, and sweep the downtown area in the mornings before the cruise ships come to port. We have also been sweeping the Avenues and side streets as well.
- Streets division has had the painter out. The crew started painting the yellow curbs on Tongass avenue. They also painted the Centennial parking lot, Ports and Harbors lot, as well

as loading zones on Tongass Ave. We also re-striped the handicap spaces in Centennial lot to meet Federal ADA guidelines as van accessible spaces.

- Streets continues to help pick up the street cans for the landfill twice a week, and have also been sending a crew member to help at the landfill for the past three weeks.
- Streets division is preparing for the winter season with the Vactor truck. We have completed cleaning out Carlanna Lake Road & Ketchikan Lakes Road catch basins, removing sand and debris from the storm drain system in preparation for the fall/winter storms.
- Streets division put up a temporary speed sign on Forest Ave. With the Raw Water Transmission Main construction on Schoenbar Road, the traffic is being detoured over Forest Ave. This will help regulate any high rate of speed in the area during the road construction.



Centennial Lot Re-Striping

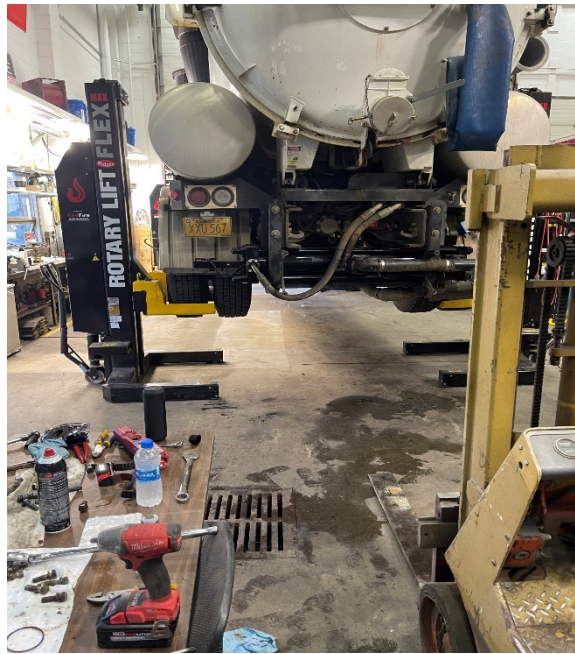


Ports & Harbors Parking Lot Re-Striping

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:

- Repaired 52266 Streets Vector with a new Rodder pump. Replaced debris body cages and Morse cables.
- Finished repair on 52488 Streets Flush Truck. Had major repairs done with drivetrain and water pump motor and plumbing to holding tank.
- Started major overhaul of 52504 Streets International Plow/Sander. Replaced with new rear body and spinner assembly. Beginning overhaul repair on Belly Blade Hydraulic system.
- Began Diagnosis and Repair on 52767 Streets 2020 International Plow/Sander. Had hydraulic concerns and repairing front suspension system from a failure.
- Also in process for 52767, 52778 WW Vector, we are having RWC Group from Anchorage come to town and do warranty repairs on Streets Dept. Truck as well as perform any other dealer repairs on any and all other International trucks.
- Began Major overhaul of 52503 Streets 2008 F450 Plow/Sander/Flatbed. Removing engine to repair complete exhaust system and installing all new flatbed and tow hitch.
- Continued repairing all Transference units on Police Departments Vehicles as a preventative maintenance.
- Fabricated and installed new Gun mounts for Police vehicles.



Streets Vactor Truck #52266- New Rodder Pump



Streets Flush Truck #52488- Reconditioned Rear Axle and New Paint



Streets F450 #52503 - Exhaust Repair



Streets International Plow/Sander #52504- Rear Sander Repair & Hydraulic Repair



Streets International Plow/Sander #52767- Hydraulic & Front Axle Repair



KPD Rear Gun Mount Install

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 replaced a door panel at the welding shop;
- Performed various repairs at the library including sanding and staining yellow cedar, and repair of the pressure relief window;
- Repaired the circulation pump at Fire Station 1;
- This past month Engineering Division, Streets Division, and two outside environmental consultants worked together to remove the underground storage tank at the Shoreline Maintenance Building. We are currently waiting on testing results and if they come back

clean we will then be authorized to backfill the space. Removal of underground tanks reduces our liability, which in turn reduces our insurance rates;

- Ongoing inspections of facilities in City Owned buildings



Door Panel Replacement at Welding Shop



Underground Storage Tank Removal

BUILDING INSPECTION DIVISION

PERMITS

UPDATED: 09/23/22		
PERMITS ISSUED	SINCE LAST REPORTING PERIOD	YEAR-TO-DATE
Traffic Control Permits:	1	32
Permits to Excavate:	4	64
Side Sewer Permits:	0	5
Site Development Permits:	1	22
Building Permits:	12	73
Total Permits:	18	196