




City Manager/General Manager | 334 Front Street, Ketchikan AK 99901 | (907)228-5603

TRANSMITTAL MEMORANDUM

9b

TO: The Honorable Mayor & City Council

FROM: Lacey G. Simpson, Assistant City Manager Initials: 

DATE: March 28, 2023 File #: MGR23-159

RE: **Public Works Director's Project Status Report – March 2023**

Attached for City Council review is the project status report of the Public Works Director for the month of March 2023. Should the City Council have questions regarding the Public Works Director's report, staff can respond accordingly.

PUBLIC WORKS DIRECTOR'S REPORT

MARCH 2023

| | |
|------------------|---|
| 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). We are actively engaged with trying to get Layton to move on the removal of some additional siding in order to get accurate field measurements to create shop drawings for sheet metal and other fabrication. The parking garage intumescent repair has started with work being performed by Dawson Construction. Layton and Dawson have reached a settlement including a settlement with the City that has provided payment to the subcontractors.

| | |
|------------------|---------------------------------|
| 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.

BAM, LLC is finished constructing the new viewing platform and boardwalk widening at the "Exit" section of the trail. Unanticipated deeper bedrock and some unknown utilities necessitated redesigning a structural component of the platform from a footing to a retaining wall.

UPDATE

BAM, LLC has completed work in the "Gap" section of the trail, which has been modified to a stair and landing configuration to better accommodate steep grades, storm water and erosion concerns. These changes are to be covered by contingency funds. The project has achieved substantial completion and is open for pedestrian use, Final punch list item completion is scheduled for the end of April with anti-skid completed by the Streets crew (see Streets Division Report below).



Married Man's Trail Improvements



Married Man's Trail Improvements

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~~ 2023.

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

ADOT&PF has awarded the Water Street Trestle #1 construction contract to Dawson for construction to occur in 2023. The estimated construction cost of the Sayles Gorge Bridge project has increased

by about 50%. ADOT is still moving ahead with the project, but we anticipate coming back to City Council for additional local match funds.

STREETS DIVISION (Capital Improvement Projects)

| | |
|------------------|--|
| Project: | TRANSPORTATION INFRASTRUCTURE (Annual CIP) |
| Capital Budget: | \$880,000 |
| Completion Date: | 2023 |

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 historical budgets.

UPDATE

The projects that are planned for 2023 include surfacing the upper portion of Jackson Heights with concrete, various interim road repairs to Fairview Avenue, storm drain work on Brown Deer & Fairy Chasm, various asphalt and concrete road repairs/maintenance along with a variety of sidewalk and pedestrian ramp replacements. These project are designed and administered in-house.

Fairview Road Interim Repairs

Contract 23-12 design was completed in-house and publicly advertised on March 1; bids were opened on March 23 in the City Clerk's office. Award is anticipated to occur at the April 6th meeting.

Jackson Heights Surfacing

Contract 23-13 design was completed in-house and publicly advertised on March 1; bids were opened on March 23 in the City Clerk's office. Award is anticipated to occur at the April 6th meeting.

Fairy Chasm Storm Drain Reconstruction

Design is being completed in-house and is at 35%.

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 Stephl 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:

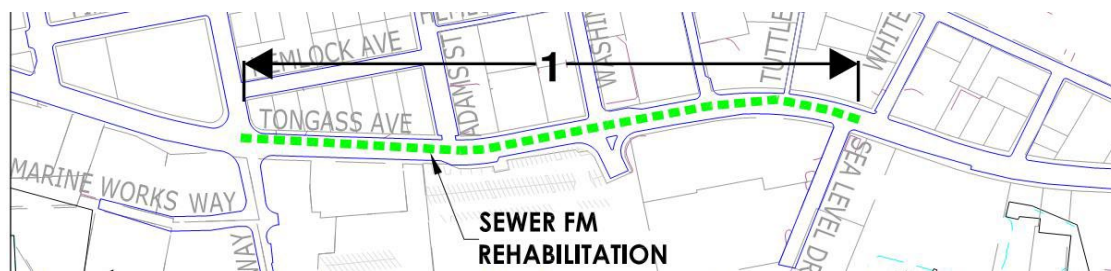
-Segment 1 is complete

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

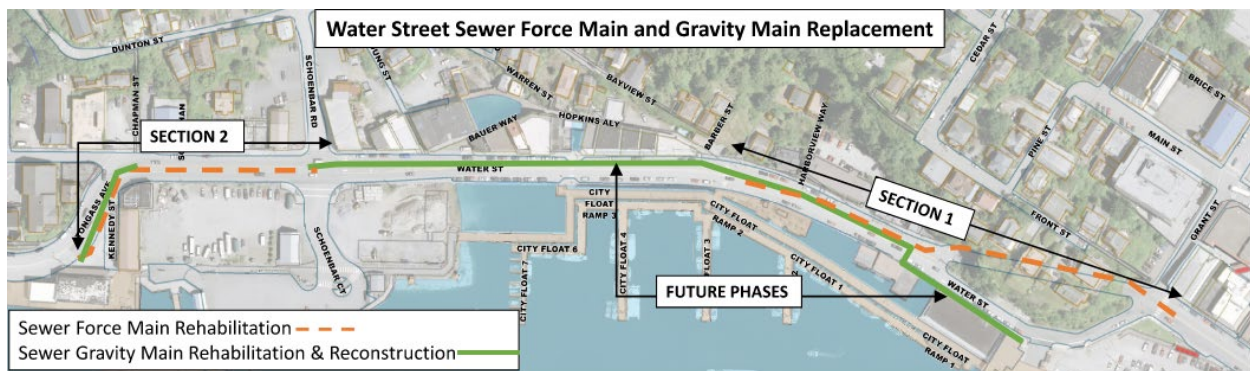
Staff has been in contact with the design firm and review of designs for each phase are ongoing. Staff completed the install of 5 flow monitoring devices along the Water Street Corridor. The installation allowed measurement of infiltration and inflow in the sewer lines along this corridor to occur for 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 (Force Main only) – Staff is evaluating existing permits that may need to be extended or applied for again due to their expiration. In 2022, \$1.25M in funding was awarded through a Congressionally Designated Grant. The grant paperwork is underway for submittal to the EPA in order to obtain the funds.

Water Street – The project was evaluated by ADEC prior to BIL funding becoming available. Unfortunately at that time, no subsidy was awarded. According to ADEC's current procedures the project can be reevaluated in November of 2023. The schedule is being pushed by ADOT progress on the Water Street reconstruction project and may not line up well with ADEC's timeline. Staff will continue to engage with both state agencies. This is a \$4.1M project. 95% plans and specifications are under review.

| | |
|------------------|--|
| 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 Wastewater Division has received the second of three large pump station generators. Staff is working on plans to keep sewage moving, while working on 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 is on hold until the Wastewater Division Supervisor position is filled and/or progress is made on filling Public Works Engineering vacancies.

UPDATE

None

| | |
|------------------|--------------------------------|
| Project: | PETERSON STREET REBUILD |
| Project Cost: | \$575,000 |
| Completion Date: | 2023 |

PROJECT SUMMARY & BACKGROUND

In adopting the 2023 General Government Operating and Capital Budget, the City Council appropriated funds to rebuild Peterson Street and replace the failing substandard water, sewer and storm drain utility infrastructure that is nearly 60 years old. This project is funded by both KPU's Water Division and Public Works' Wastewater Division. The design, contract administration and inspection will be performed in house by Pubic Works' Engineering Division.

UPDATE

Staff continues to prepare preliminary design plans and applications for two separate ADEC submittals for Approval to Construct the water system and wastewater system. ADEC requires 10 feet of horizontal separation between water, sewer and storm utilities; however, Peterson Street is only 10 feet wide and therefore will require waivers from ADEC in order to construct the utilities. We are working with property owners to secure some additional right-of-way in the hopes of eliminating the platform turn around, and constructing a turn around directly on the ground, thereby eliminating the maintenance and reconstruction liability of the platform.

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 advertising for a supervisor since May 2022. It does not have any viable supervisor candidates due to below market compensation.
- The operators replaced 1 of 3 rotary screens in Treatment Plant A. During this process they discovered that the spider plate was severely damaged. The garage was able to provide a solid temporary weld and we are in the process of requesting new spider plates for all the screens at a cost of about \$21,000. The other two screen replacements have been put on hold until we can get the spider plates and associated parts.



Damaged Spider Plate

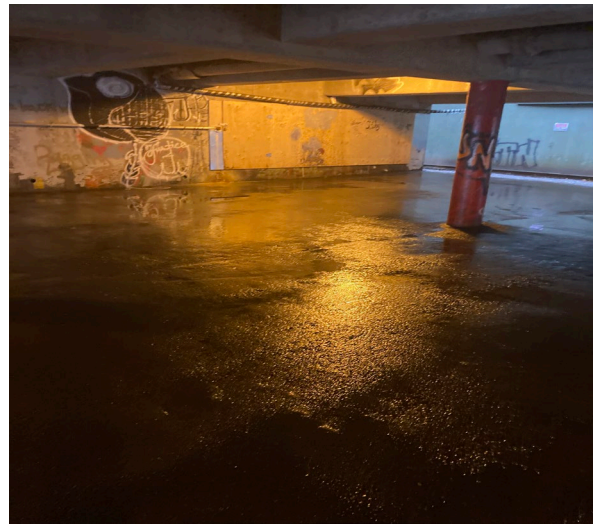


Replaced Rotary Screen

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:

- Street sweeping, clearing the sand and debris from the snow season
- Cleaned garbage and debris near the Museum
- Flushed and cleaned the cover parking lot under Centennial lot
- Worked in the sign room making signs for harbor department
- Started making the metal handrails for the new stairs on Married Man's Trail
- Added non-skid to the newly rebuilt Married Man's Trail
- Snow plowing and snow removal during heavy snow events



Flushing of covered parking area near Museum



Snow Removal brought to BERTH 4

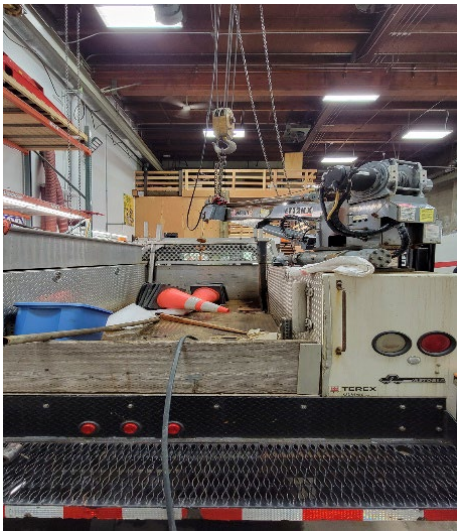


Married Man's Trail non-skidding

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:

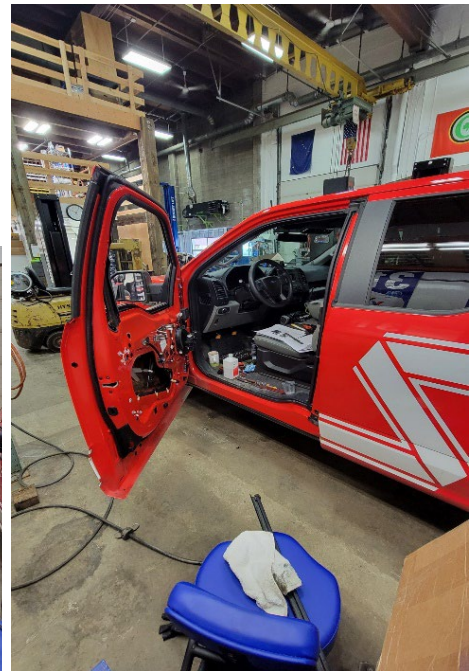
- #52390 Began major repairs on Streets old street sweeper. The garage has completely replaced the front bumper. Disassembled and repaired water pump parts and drive systems for sweepers dust control/suppression system. Replaced complete rear brake system with new Drums, shoes, S-Cams and bushings/seals. Also replaced both front and rear Air brake chambers and Automatic Slack Adjusters. On the interior all major electrical controls and gauges have been repaired. With all these major repairs that have done in the last year should help keeping this on the road until a replacement unit is available. This sweeper is part of Streets 2024 budgeted vehicle and equipment replacement schedule.
- #52445 Wastewaters 2008 Crane truck had major failure to the crane hydraulic system. The garage crew has completely repaired all crane hydraulics and electric drive motors and is now back in service. Because of parts availability for this old of a crane it took almost 5 months to receive parts to repair.
- #52770 Fire Marshall's F150 has had problems with freezing to where they could not open or close doors. The crew is replacing both door latches with updated parts and installing and completing Fords recall procedure to seal door system to prevent from future freezing.
- Several City of Ketchikan owned vehicles had recall/warranty work that was needing to be completed. Upon conversations with Cummins found that Both Public Works, and KPU vehicles were in this list. I worked with Kelly Davis at KPU to ensure that we can get all equipment worked on in a timely manner for Cummins of Anchorage to perform the repairs needed. They were able to perform repairs on Wastewaters Vactor and then head over to KPU's shop to complete their 3 vehicles.



#52445 Wastewaters Crane Truck (Crane Repair)



#390 Streets Sweeper Repair



#770 KFD Door latch repair

BUILDING MAINTENANCE DIVISION (Operations)

Building Maintenance accomplishments summary:

- Garage: Install relief fan in compressor room and help install new antenna.
- Fire Station #1: Finish patching and painting in training room, install (2) 80" tv's , speakers, cameras and dry erase boards.
- Fire Station #2: Start painting living quarters' rooms, bedrooms, office, hallway, living room and kitchen and repair edge door sensor.
- TFCC: Replace HVAC blower motor.
- Museum: Build new wall for new exhibit, prep walls for painting and install laminate on table.
- Homeless Shelter: Remove hand rail and reinstall with 1x4 backing.
- City Hall: Repair lighting in City Manager's office and troubleshoot control microzone on first floor.
- Library: Painting and lights while closed for 3 days for inventory and other misc. maintenance needs.



Museum – New Wall for New Exhibit



Tree Trimming at Totem Heritage Center



Fire Station #1



Homeless Shelter Handrail Repair



Fire Station #1

BUILDING INSPECTION DIVISION

PERMITS

| UPDATED: 03/24/23 | | |
|---------------------------|-------------|--------------|
| PERMITS ISSUED | 2022 TOTALS | Jan 2023 YTD |
| Traffic Control Permits: | 39 | 9 |
| Permits to Excavate: | 75 | 12 |
| Side Sewer Permits: | 10 | 3 |
| Site Development Permits: | 23 | 0 |
| Building Permits: | 96 | 13 |
| Total Permits: | 243 | 37 |