



MATANUSKA-SUSITNA BOROUGH

Borough Manager's Office

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TO: Mayor and Assembly members

FROM: John Duffy, Borough Manager

DATE: February 2, 2009

SUBJECT: Manager's report for the week ending January 30, 2009

Juneau Visit This past week Mayor Menard, Deputy Mayor Woods and I met with our state legislative delegation and presented them with the Borough Assembly state legislative and capital priorities. Mr. Gillespie, our state lobbyist, accompanied us on all of the meetings. We emphasized the request for state match funds for the recently voter approved road bond projects. There appeared to be strong support for securing the match funds. There was also agreement on continuing the funding or revenue sharing and forward funding of education. We also attended the meetings of the Alaska Municipal League and provided an update of the ongoing study on transportation funding. This study will be available in about two weeks and will provide a series of recommendations for long-term funding of transportation projects. Another topic of interest in Juneau is the development of an in-state natural gas line. There appear to be a number of proposals that will be debated during the session.

There also appears to be much interest in our projects and how they may affect other initiatives. As such, Senators Huggins and McGuire have asked that I make a presentation to the Senate Resources committee on our rail extension project on Thursday. Representative Stoltze has asked Mr. Van Dongen and I to make a presentation on our port project to the House Finance Committee on Wednesday, and Representative Ramras has asked that I provide comments on behalf of the Borough in regard to natural gas needs to the House Resource Committee on Thursday.

Rescue Equipment The snow machines for Trapper Creek have arrived and are being checked out for our acceptance. We are still awaiting delivery of the Trapper Creek trailer. The Lake Louise trailer and snowmachines have also been delivered. In addition, District 2 has also received its snow machine. Mr. Adamietz and District 2 personnel hosted an all day snow machine and off road class open to all borough operational areas that included operational aspects of the machine as well as safety and proper cold weather gear necessary to perform a rescue.

The trailer for the Sutton Argos has arrived and we have been informed that the two Argos are in Anchorage and ready for delivery. We expect we will have the machines here this week and the trailer to have decals and striping done by next week. We are in the process of creating a training class for the use of the Argos that will involve not only our Sutton responders but also Butte and Palmer responders as well.

Awards Borough Public Affairs picked up four statewide awards from the Alaska chapter of the Public Relations Society of America, a group of 100 members. The awards are: second place for Mayor's Minute, a podcast, second place for radio ad on road sign vandalism, third place in the most competitive field of Annual Report, and third place for Duffy Download, a podcast. Judges were from New Mexico. One judge had this to say of the Annual Report: "Nice looking piece! What a colorful narrative on the annual report process. Strong creative tactics and images used."

Potential Gold Mine Development The latest issue of Mining News has a report of potential new gold prospects in the Mat-Su Borough. The article states that the Estelle deposit is similar in size to the Donlin Creek mineralization zone, primarily gold. "Estelle is where we see the potential for the gigantic multi million-ounce deposit. It has a lot of earmarks of Donlin Creek. All the right checkmarks that go along with the things you look for in a giant deposit are present." *Mining News*, week of January 25, 2009. This is in addition to the fairly substantial Whistler deposit. The Estelle and Whistler gold deposits are in the western Yentna drainage.

SPOT Program The cooperative efforts between our Animal Care Division and the Department of Corrections on the SPOT program continues to reap successes. On February 16th, one of our SPOT dogs will be highlighted as a service dog for a veteran by Senator Mark Begich. The time and place of the program has not yet been determined.

Rut Repairs Scheduled We have received a bit of good news from the state of Alaska, Department of Transportation and Public Facilities. The news is that the AkDOT&PF is currently designing a re-paving project for the Glenn Highway. Through the use of Federal Pavement Preservation Funds and State General Funds, AkDOT&PF plans to pave in 2009 the Glenn Hwy: Hiland Road to Artillery Road, Peters Creek to Eklutna, and North Birchwood to South Birchwood. Since oil prices are down, they are anticipating that asphalt prices will also be lower. If oil prices are lower, they will be able to fill in the gap from Artillery Road to South Birchwood resulting in all new pavement from Hiland Road to Eklutna. Senator Huggins deserves appreciation for this work as his support for state General Funds is the reason that well over half of this long stretch of highway will be improved.

MEA Meetings Ms. Gray will be attending the MEA Board meetings as a means to maintain communication with our local electrical utility.

Kroto Creek Emergency Bridge repairs (\$88K) The state of Alaska, Department of Transportation and Public Facilities inspected Kroto Creek bridge (located at mile marker 15 on Oilwell Road in Trapper Creek) and provided us with a report dated August 20th. In that report, they identified an immediate need to replace the decking and the bull rail as it was severely degraded. After we received the report, we coordinated with PN&D for a design and then advertised the project for a contractor to complete the repairs. After getting limited response and a quote that was too high, we re-advertised an emergency project to replace the decking and bull rail on this bridge. On Nov 5th we received 15 bids and the lowest apparent bidder was Skookum Construction at approximately \$88K. We then awarded the project to this company. Since that date, the materials were ordered and we have been waiting for their arrival from the Lower 48. The materials have now arrived and the contractor will start work on the bridge on Feb 1st. He is expected to complete the work no later than March 15th. Before the repair work starts, we will coordinate opening up the road (removing the snow) from Amber Lake (about mile marker 12) to the bridge so the contractor can mobilize his equipment and get his materials delivered. For the duration of the project, this part of the road will remain accessible. The contractor plans on

not closing down the bridge for the duration, and will make every effort to structure his project so the bridge will remain open for the limited number of residents that live there and also emergency vehicles.

Project Tracking Public Works is in the process of reviewing an enterprise project tracking spreadsheet that will ultimately enable us to better keep track of and develop detailed reports for the 110 projects worth over \$70M that PM&E currently manages. The Department has developed a list of requirements and it is currently being reviewed by the IT Department.

Wood Fire Boiler Economic Analysis (Su-Valley Jr./Sr. High School) The Alaska Energy Authority provided the Borough with a \$20K grant, and the Borough has matched it with an additional \$5K. DPW has completed a scope of services for the Request-for-Proposals (RFP) for a consultant to complete a full economic analysis to determine if use of wood-fired boilers as the primary means of heating the school is cost effective, practical, and feasible. An RFP is on the street at this point for interested consultants.

South Palmer Elementary School (\$17M) Collins Construction has performed well and is on schedule for the school to begin classes in August 2009. We held an above-ceiling inspection on January 27th, and a progress review meeting on January 29th. Only minor deficiencies were identified by the design engineers, Borough inspectors and School District Maintenance staff.

The Fire Code Official has approved the sprinkler design, but we have not received a copy of the pressure test results or inspection report. This includes the above-ceiling inspection completed during the week of January 19th.

Construction is 75% complete. Installation of the 1st floor ceiling tile and casework began today. The interior doors are installed in the 1st floor, and just beginning on the 2nd floor. The 1st and 2nd floor classrooms and administration baseboard and in-slab heat are complete. The HVAC duct work is complete except for the gym and fan room. Sheetrock installation is nearly complete. Painting is 40% complete. Painting and installation of ceiling grid work are complete in the 1st floor classrooms and administration, and crews are working on the 2nd floor. Lighting and cable tray installations are ongoing in the administration and 2nd floor.

South Trunk Extension (\$750K) A public meeting was held January 22nd in Wasilla and was attended by a group of approximately 150 people. Mailers had gone out to 750 residents in the area. Eight alignment options for both the east and west ends of the project were discussed and public testimony was solicited for the various alignments. Written comments are still being received by the consultant and are being sorted based on the subject. The designs will continue to be refined until such time that a decision is made which route shows the best economy and benefit for long-term public needs.

Su-Valley Jr/Sr High School Now that the structural steel is standing, Swanson Steel iron workers are plumbing columns and welding connections that are designed to resist the sideways loads of an earthquake. Bracing to the roof structure is being welded into place. The corrugated metal roof deck is being welded into place above the locker rooms and main fan room.

The general contractor has installed the first layer of the external envelope enclosing the gym. They are in the process of thawing about 4" of ice off the concrete floor in order to install framing for walls in the boiler room area. Metal siding on the water shed is nearly complete.

On Feb 9th and 10th, Borough staff and our advocate will be negotiating with the insurance company.

Talkeetna S/W Repairs, Renovations, Upgrades (Warm Storage Building) \$3.75M The only recent activity has been adding additional layers, “lifts” of structural backfill to the interior and exterior of the foundation. The interior layers of dirt will support the concrete floor. This has involved adding a 10” layer of dirt, compacting, and covering it with heat tubes and construction blankets to keep it from freezing, so subsequent lifts can be compacted. Plumbers and electricians will start installation of underground conduit and pipes.

DSJ Building Network Operations Center & UPS Room HVAC Upgrades (\$229K) The Mat-Su Borough's server capacity has been increased approximately eight fold over the last two years. Additionally, in the recent past the Uninterruptible Power Supply for the Borough was significantly upgraded. These improvements have resulted in the cooling systems for both the Network Operations Center and the Uninterruptible Power Supply rooms to be operating at the upper limit of their capability. This project entails upgrading the cooling systems for both rooms to meet current demand and allow for future upgrades to the existing hardware. Hardy Heating is the low bidder at \$229,250. The project is underway, the electrical has been roughed in, the condensing units have been set on concrete pads on the north side of the DSJ Gym, and two of the three air conditioning units are in place. The AC unit in the UPS room is up and running.

DSJ Window Replacement: This project entails installing new windows in the DSJ building to seal the building envelope to significantly improve energy efficiency in the DSJ. The project was competitively bid and Klebs Mechanical was the responsive low bidder. Initially, funding was available for the base bid only (\$387K), which includes all the windows on the first and second floor on the east side of the building. This phase of the project has been completed. Additional funding was approved in the 2009 budget. The next phase entails the replacement of the first and second floor windows on the west side of the building (\$209K). These windows have been installed and the contractor is working on final punch list items. Funds for the remaining windows will be proposed 2010 budget.

DSJ Building Energy Audit (\$39K) The goal of this project is to define systems that need to be improved or replaced with the outcome being a significant improvement in energy efficiency. The DSJ will be the first building audited, given that it is the oldest and most highly occupied building in the facility inventory. Other buildings will follow as funding permits. The work had been awarded to Ameresco Solutions and the project is underway. A two man audit team has completed the on site work. The collected data have been analyzed and compiled in a draft report for Borough Staff to review. Borough staff has reviewed the draft report and returned the document to the consultant for final revisions.

DSJ Sheetrock Repair & Paint Interior Ph II (\$5K) DPW is currently soliciting quotes from contractors to repair sheetrock and paint the Purchasing Division.

DSJ Carpet Replacement Ph II (\$20K) DPW is currently soliciting quotes from contractors to replace the floor covering in the Purchasing Division.

DSJ Gym Wall Repairs & Paint (\$43K) This project consists of giving a much needed “facelift” and needed safety-related wall repairs to the interior of the Borough’s Community Gym. New

FRP panels have been installed over the grey plywood on the walls. This represents significant benefits in terms of safety, durability and overall appearance. Additionally, the remaining wall surfaces, ceiling and beams have been painted. Lastly, wall graphics with an athletic theme have been installed on the gym walls, including a new sign over the gym doors.

Willow Community Center Generator & Lighting Upgrades (\$95K) This project entails adding a 50kw generator and transfer switch to the Willow Community Center. Additionally, all the lighting throughout the building will be upgraded with energy efficient lamps and ballasts. Alcan Electric has completed all the work and resolved two warranty issues. The project is in the closeout phase.

Sutton Library/Community Facility (\$3.2M) Community Development has acquired a site for the library, located at 22202 East McPherson Avenue. The Big Lake Library design will be used as a prototype. Given that the site is .98 acres, DPW retained an architect to verify that the building will fit on the site. The architect delivered two options for locating the building on the site. These options have been presented to Community Development. We retained Architects Alaska to input minor design changes and produce conceptual renderings of a site plan, floor plan and perspective view of the new library. This limited focus was at the direction of the Assembly. The drawings have been mounted on foam core board for public display at the library. They have well received by the stakeholders and the community.

Wasilla Pool – Lighting Upgrade (\$15K) This project consists of removing and replacing all the fluorescent light fixtures in the locker rooms and staff rooms at the Wasilla Pool. The existing fixtures are over twenty years old and in poor condition. The new fixtures are significantly more energy efficient and as a result will lower the overall operating costs of the Pool. The construction phase is complete and the project is in the final closeout phase.

Wasilla Pool ADA Shower Replacement (\$10K) Quotes are being solicited to replace the ADA showers in both the men's and women's locker rooms. The existing showers are over twenty years old and in a degraded condition.

Trapper Creek Elementary School Roof Repairs (\$40K) An invasive inspection was conducted with the architect and roofing contractor. A roof assessment is complete with a proposed design for repair and associated cost estimate. Documents/plans have been finalized with a cost estimate for repair at \$100,000. DPW would like to transfer funds from the Nutritional Center balance, however, funds cannot to be moved until the 1% funds for art money is expended.

Colony HS/MS Video Surveillance (\$175K) Funds will be used to purchase the basics for start-up. The School District has been authorized to use funds and put this out for bid together with Palmer HS. It will be advertised by the School District. We're currently waiting on MSBSD purchasing. The state troopers received a grant for a CCTV consultant and the MSBSD is working with them on how to incorporate this project.

Wasilla Middle School Addition & Renovation (\$2.2M) The addition has been accepted and is now being used. School staff is very pleased with the outcome of this project which was completed on schedule. Final punch list items will be corrected with all corrections expected to be complete by the end of February 2009.

Big Lake ES Re-roof and Asbestos Abatement (\$85K) Awaiting until spring break or summer break for installation.

Animal Care Center (\$5M) The addition is approximately 95% complete with flooring and sheet metal work being the bulk of work yet to be completed. Animal care functions are estimated to move into the addition late February 2009; pending delivery floor and sheet metal completion. Renovation will start on the existing structure once operations are moved into the addition. The project is currently on schedule for a Summer 2009 completion, which is well ahead of the required contract completion date.

Snowshoe Elementary School Flooring (\$80K) The bulk of the carpet was installed over the January 16th three day weekend. The remainder of the installation will be completed over the following two weekends. This project replaces the carpet on the entire second floor and the first floor entry ways.

Valley Recycling Center (\$6.5M) This project is estimated to be advertised for construction in March 2009 pending receipt of state loan funds. A notice of award from the federal government has been received, however we cannot advertise for construction until all the project agreements are complete. The structure will be a state of the art facility with a Gold Leadership in Energy Efficient Design certification, which is the highest level achievable. The goal is for a Spring/Summer 2009 construction start.

Willow PSB Generator (\$35K) This project is on hold due to insufficient funds for a generator with an automatic transfer switch.

Greater Palmer PSB Station 3-2 and 3-3 (\$25K) Station 3-2 is complete and Station 3-3 is scheduled to be painted in the spring of 2009.

Wasilla High School, Ph III (\$3.5M) The final punch list is still being completed and change orders are being negotiated. General Contractor response time is slow but is making progress.

Sutton PSB Addition (\$213K) The signed project agreement was received Dec. 10th which allows MSB access to the grant funds. The purchase order was sent to HMS Dec 10th for a cost estimate on a 16' X 30" addition to the annex. The cost estimate indicates funds to be very tight. Funds leftover from a previous project are being considered for a re-scoping into this project.

Talkeetna Water Filtration The state of Alaska, Department of Environmental Conservation is in the process of issuing a Compliance Order By Consent (COBC) for arsenic levels in the Talkeetna water supply. Levels are now exceeded due to a recent drop in EPA acceptable standards. MSB met with USDA December 9th, to discuss an emergency grant and HDL has been hired to complete the extensive grant application.

Palmer HS Field Turf (\$500K) Grant funds were received December 2008. Products suitable are being investigated for suitability. If an acceptable product will work, this project is expected to advertise March 2009.

Wasilla PSB Maintenance Facility Three bids were received for flooring and interior paint. Work is in progress and expected to be complete by February 6th.

Nutrition Services Facility (\$13.6M) Warranty replacement/repairs to medium temperature refrigeration condenser coils are scheduled for June.

Sherrod Experiential Playground (\$190K) This project is under warranty. Close out is now in progress with \$30,000+ available for additional equipment purchases and/or construction or to be re-scoped.

Matanuska River Erosion Control, Dike 5 (\$590K) Alaska Rim Engineers has completed the required annual survey on dikes 1 thru 5 with no loss of material due to erosion. We are awaiting survey data from PND Engineers for the Dike 5 cross section comparison.

EMS Palmer Ambulance Facility Improvements, Station 3-9 (\$100K) As-built drawings, code review analysis, and costs estimate for improvements have been received from Wolf Architecture. Sumner Electric has been retained to replace apparatus bay, training room and day room lighting fixtures. Door Tech, LLC has been retained to install apparatus bay door automatic openers and vehicle plug-ins.

Expired Subdivision Agreements (\$340K) The list of expired subdivisions was reviewed by several departments with the goal of distilling the truly defunct expired agreements from agreements with minor deficiencies. Throughout the years, many staff members have had various levels of involvement with the agreements and that information needs to be amassed for accurate disposition of these agreements. Twenty-seven agreements remain without success in contacting the developers to remind them to fulfill their contractual obligations. We are coordinating with our Attorney's Office and Department of Finance to address these unfilled obligations.

Design Criteria Manual (\$95K) Local professional engineers, surveyors, and other professions will be reviewing the road section of the new construction manual and have also met to review and update the drainage portion of the new manual. Additional more meetings have been scheduled to review and update the draft documents. Once this phase of reviews is complete, the documents will be released for more general and larger public review.

Wasilla Lakes FSA Station 52 Sumner Electric has been retained to replace apparatus bay lighting fixtures, training room lighting, and office lighting fixtures.

New Trapper Creek Library (\$355K) Wasilla Fence has been retained to install security fencing around the generator set and fuel oil tank.

Port MacKenzie Road Upgrade and Paving (\$15.35M) The substantial completion inspection was held on October 22nd for the 12.2 mile road. A punch list of minor items has been compiled for spring completion. The monthly SWPPP inspections continued through January 2009, with the required DPW and consultant staff. The contractor has demobilized from the project. The substantial completion letter was sent to the contractor on October 30th. The preliminary as-built draft has been received. The surveyors are on site this week tying in property corners to the center line. The final as-built is in progress. A meeting was held with HDR, Shannon & Wilson, PW, Planning, and LMD to discuss the draft report of the geotechnical investigation of the hill at the end of the road. Three options were considered for the completion of the next .5 miles of road work. A cost estimate for the three options is forthcoming. Incorporation of a truck climbing lane is being considered. The future rail loop and Port utilities are also being considered within

the road design. HDR has been directed to provide a design to complete the last .5 miles of the project which is pending.

Port MacKenzie Access Road (\$3.9M) The purpose of this project is make road repairs in order to increase vehicle safety and improve access to the Port Mackenzie Dock, especially in the winter when road conditions are particularly difficult for truckers and dock workers due to seeping water which glaciates across the road. This is a \$3.9M, FHWA-funded project with state DOT oversight. The road needs better drainage and a reduction in grade from 10% to 5% for traffic to and from the Port MacKenzie Dock. Final design of the road has been completed by PND and was funded with port funds. A memorandum of agreement, (MOA) has been pending for sometime between the MSB and DOT.

Mat-Su Borough School District Safety and Security Upgrades (\$19M) We are awaiting authorization for the use of these bond funds. This \$19M bond was divided into three DEED/MSB Project Agreements – (1) Wasilla H.S. Parking Lot and Fire Hydrants, (2) Re-roof Palmer H.S, and (3) Security systems, lighting, cameras, phones, intercoms, security gates, and fencing for several schools. Scopes of Work are being drafted.

Fire Service CIP Projects (\$350 K) This is a variety of over 20 projects encompassing numerous spring maintenance for asphalt/crack seal coating, landscaping, water and sewer completion, and building security systems. Funds are being fund verified and project coordination is taking place with the relevant station Fire Chiefs. A meeting between Public Works personnel and Borough Fire Chiefs meeting was held on January 20th to provide the status of these projects.

New Project Development Meetings are now occurring with property owners in the Yadon Road area to discuss acquisition of disposal sites and drainage easements. Geo-Tech work on the Alberta, Runyon, and Russet projects is still on hold. The geo-tech work on Bryant Road crossing and Anna Lake outflow is completed. Pre-Bid for Golden Hills is now scheduled for February 3rd. Working on Fish passage easements and mapping. Invitations were issued for a meeting with the Valley Contractors and the environmental agencies (ADFG, ADEC, and COE) which is scheduled for February 17th. The purpose is to discuss and educate the valley contractors on all the latest NPDES requirements and the likelihood of enforcement activity in the MSB this coming construction season. The Coles Road right-of-way clean-up was started by Skookum Construction on January 28th and completed on January 29th. The solicitation for supplying bituminous materials opens on February 20th and the solicitation to supply aggregate materials opens February 8th. Both of these solicitations are for chip seal projects that are scheduled this summer. The Corps of Engineers and state of Alaska, Department of Fish and Game permit applications have been submitted for Montana Creek and Yoder Road FEMA hazardous mitigation projects.

RIM Engineering Completing work on right-of-way takes for cul-de-sac expansions in Birch Hills and access for RSA 17 Lake Shore into Knik Goose Bay Road. Work continues on the surveying of the Six Mile Road project and Engstrom Road design.

O & M Road Maintenance Crews Thawing frozen culverts and water issues throughout the central area of the Borough as well as maintaining signage Boroughwide.

Garden Terrace A temporary repair to a curb stop shut off was made at 4149 Rhubarb. The permanent repair will be made during the 2009 GT Upgrade Project.

Funding for Capital Projects The Solid Waste Division has been working on submitting several loan questionnaires to the State of Alaska DEC for projects that range from the closure of Cell 2 to leachate recirculation and completion of Cell 3.

Correspondence and Information

- None for this report,