



MATANUSKA-SUSITNA BOROUGH

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TO: Mayor and Assembly members

FROM: John Duffy, Borough Manager

DATE: November 9, 2009

SUBJECT: Manager's report #20-2009

● Su Valley Jr./Sr. High School (\$27M) Construction of the new school is approximately 95% complete. Much coordination has been required in bringing utility services online, artists scheduled to install their work, MSBSD personnel to install technology equipment and components, and fire service area personnel for familiarizing themselves with newly installed equipment and for filling underground fire water storage tanks. Work continues including flooring installation, moveable hanging partitions, installation of a new wood gym floor finish work including painting of game lines and logo, electrical work throughout, interior painting and telecommunications wiring. Several classrooms are complete and are being cleaned for inspection. Boilers and air handlers are now operational, providing heat and hot water throughout the school. Numerous site visits have been conducted with school district personnel in preparation for ordering appropriate and adequate furniture and installation of various pieces of technology including interactive white boards. Substantial completion inspection is anticipated by December 1, 2009.



● Garden Terrace Estates Water Service Replacement (\$950K) We continue with the necessary paperwork to allow the Borough to apply for an Alaska Clean Water Fund grant. We have been working and coordinating with our consultant, Gerry Brown, ADEC, EPA, and other agencies. We met with ADEC on November 5, 2009, to ensure the grant application was complete and correct. We anticipate receiving grant approval shortly. In addition, we hope to have the project categorized as a GREEN project, which will allow the Borough to receive forgiveness of the loan.

There were several leaks from key boxes this week. One was on the side of the homeowner and the other was on our side. Both leaks have been fixed.

School District Safety and Security Bonds - Palmer High School Re-Roof (\$1.8M) This week, Architects Alaska and the Structural Engineer met with School District maintenance staff to determine which roof areas require and warrant structural upgrades. This work is required prior to completing the design development documents and the cost estimate. The roof inspections and meetings to discuss options at Palmer High School were completed earlier this month. The base bid will remain at 60K square feet of re-roofing, but an additional 24K square feet of roofing will be listed as additive alternate work, to be completed if the budget allows. This will require additional work by the consultants to inspect and analyze the additional 24K square feet of roof. We will prioritize the sections of work to ensure the most deteriorated sections are identified and re-roofed. We plan to have the design completed for the construction of the Palmer HS re-roof to begin in May 2010.

- School District Safety and Security Bonds - Cottonwood Creek Elementary School & Wasilla High School Traffic Upgrades (\$3.0M) The five proposals received by the Borough were evaluated this week. We will select the highest rated engineering firm, and then negotiate a design contract. We plan to design upgrades of traffic flow and site layouts at Cottonwood Creek ES and Wasilla HS and install a fire hydrant system at Wasilla HS. Meetings with AK DOT, adjacent land owners, and the School District have been beneficial in bringing to the table School District and DOT traffic concerns. We plan to have the design contract awarded in November enabling construction to be completed in the summer of 2010.

- School District – Safety and Security Bonds - Electrical Upgrades (\$12M) We held the pre-proposal meeting on October 28, 2009, to address any questions concerning the Borough's advertised request for proposals from design firms. The final addendum was sent to proposers on November 4, 2009. Proposals must be received by the Purchasing Office by November 10, 2009. We plan to award the design in December allowing for construction in the summers of 2010 and 2011. PW received the fully executed Project Agreement on September 21, 2009.

Wasilla Lakes FSA Station 6-2 Training Complex (\$400K) A project scope and phasing presentation is being prepared by Emergency Services for a presentation to the Assembly.

Wasilla Lakes FSA Station 6-3 – New Construction (\$2.6M) Legislation was drafted to combine budget and scope with station 6-6 which will be considered by the Assembly on November 10th. A second round of proprietary meetings with proposers Collins Construction, Howdie Construction and Janssen Construction were held on November 3rd and 4th. The proposal period closes November 16th.

Station 6-6 (\$1.5M) Legislation was drafted to combine budgets and scope with station 6-3 which will be considered by the Assembly on November 10th. A second round of proprietary meetings with proposers Collins Construction, Howdie Construction and Janssen Construction were held on November 3rd and 4th. The proposal period closes November 16th.

Sherrod Experiential Playground (\$25K) Generator tower and turbine installation is scheduled for November 6, 2009.

Houston High School Football Field Lights (\$140K) The construction contract, awarded on August 25, 2009, with work starting mid September to install underground conduit and pole bases, has been completed. A change order to include wiring is being evaluated which would allow a winter install of the poles should funding become available.

Trapper Creek Elementary School Roof Repairs (\$40K) An invasive inspection was conducted May 2, 2009, with the architect and roofing contractor. Roof assessment is complete with a proposed design for repair and cost estimate. Finalized docs/plans complete with a cost estimate for repair at \$110,000. The school district plans on requesting a funds transfer from the Nutrition Services Facility project balance.

Valley Recycling Center (\$3.7M) The building site excavation is complete, footings are poured, and the well is drilled and capped. Retaining foundation walls are formed and poured. To expedite the schedule, an early slab pour with boiler heat is under way which will keep construction going through the winter. Site and cement work is currently one week ahead of schedule. Pre-engineered structure panels are expected to start arriving April 2010, at which time the structure will be erected. Project is on schedule for an October 2010 completion.

Lake Louise Warm Storage (\$975K) The RFP for this project must wait advertisement until requirements in the grant agreement are completed. Final SHPO clearance, wetlands permit, and endangered species clearances have been obtained by the Planning Department, the HUD required 15 day posting is complete. Planning has posted the required FONSI/RROF for the required MSB 15 day notice followed by the state 15 day notice which will finalize the environmental review process. RFP for design/build is expected to advertise winter 2010 with construction expected to start spring 2010. The project is on hold pending funding requirements being met, which is expected the third week of November 2009.

Sutton PSB Addition/Remodel (\$213K) The project was awarded as a Design/Build project to WM Construction with a notice to proceed dated May 21, 2009. Final inspection was conducted October 28, 2009, with minor punch list items being corrected. Remaining balance of funds will be utilized to install a stair case to the second floor which will be remodeled into useable space.

Talkeetna Water Filtration (\$125K) DEC issued the MSB a notice for exceeding arsenic levels in the Talkeetna water supply. Levels are now exceeded due to a recent drop in EPA acceptable standards. A USDA grant was approved July 21st to fund the engineering study and environmental analysis and schematic design. An RFP for firms to conduct a preliminary engineering analysis, environmental study, and design was advertised with HDL being the selected firm. This project is on the DEC list for a low interest \$500K loan to fund construction with a possibility of \$450K of the loan being forgiven if we issue a NTP for construction by January 17th. HDL is currently on schedule with 80% design completed. 100% design is anticipated November 16, 2009.

Palmer HS Field Turf (\$500K) Grant funds received December 2008 after being reduced during the state budget cut process, leaving the school \$1M short for new turf. Request to amend the scope of work to allow for other field improvements was denied at the state level. Project is on hold pending additional funding.

Wasilla PSB Maintenance Facility (\$10K) Three bids were received for flooring and interior paint with work completed February 2009. The contract will remain open until emergency services personnel are prepared to empty the ambulance bay which is anticipated November 2009.

DSJ Window Replacement Ph II (\$200K) This project entails installing new windows in the DSJ building. New windows are needed to seal the building envelope. This will significantly improve energy efficiency in the DSJ building. Phase II includes the windows on the south side of the building, the basement windows and all the remaining windows that were not replaced in Ph I. The contractor is Orion Construction. The contractor has taken final measurements and has ordered windows. Tentative arrival date for the new windows is the end of November with the installation set to begin in early December.

DSJ Exterior Stairs & Sidewalk Replacement (\$130K) This project scope includes replacing two sets of exterior steps on the west side of the DSJ building. Additionally, multiple sections of deteriorated perimeter sidewalk are to be replaced. An architect was retained to create a plan set that complied with current codes. The low responsive bidder is Collins Construction at \$129,300. The new sidewalks and stairs have been poured and new steel railings have been installed. The work is complete.



- MSB Building Energy Audit Phase II (\$50K) The intent of this project is to hire a consultant well versed in energy audits to identify areas for potential energy savings in Borough buildings and prioritize recommended repairs. The end result will be more energy efficient buildings with an overall reduction in energy costs to operate. In Phase I the DSJ building was audited. A draft Scope of Services has been created and is being reviewed by project stakeholders.

- Brett Memorial Ice Arena Refrigeration System Upgrades (\$25K) The scope of this project includes compressor renovation work and replacing the isolation valves. Mantech Mechanical is the contractor. The required parts were ordered and are now available. Installation is scheduled to begin on November 9th, and should not interfere with normal operations.

Brett Memorial Ice Arena Lighting Upgrades (\$25K) The Borough retained a contractor to install four new lights to determine if the new fixtures will meet the needs of the users. The new lights are performing well in terms of energy savings. However, upon installation of the new fixtures it became apparent additional lighting is needed at each end of the ice rink. We are developing an improved lighting plan with Rink Manager.

Port MacKenzie Road Upgrade and Paving (\$15.4MM) The contractor is finished with the ½



mile Lu Young hill reduction work as part of the Point MacKenzie Road Upgrade and Paving project. All DOL information has been received and the final pay request has been approved for payment. Only paving remains for the last half mile to the intersection of Don Young Road and Lu Young Lane. The project signs, SWPPP, traffic control measures, and environmental BMP's remain in place. The contractor continues to repair the coconut-fiber mat on the steep slopes for erosion control. Four wheeler traffic and wind has disturbed the matting and seeding and signs have

been placed alerting off-road vehicles to stay off the steep slopes of the erosion control project. Matting was also placed along the sandy roadway slopes and re-seeded where seed did not take last fall. Hydro seeding is now complete. The final as-built survey of the road was received on

November 5th and is being reviewed for completeness by the engineer of record. The contract was extended until December 31st to complete incidental work.

Ferry Landings Final Design (\$998K) The 90% progress design review meeting was held on September 9th for the Port MacKenzie landing. The purpose of this project is to complete the connection between Anchorage and Port MacKenzie via the new ferry, "SUSITNA", which will service the public and emergency rescue. The Corps of Engineers has completed the Public Notice and Public Comment period for the project. Completion of the Point MacKenzie landing is hopeful prior to the arrival of the new ferry in the summer of 2010. The Anchorage landing has yet to be determined.

Port MacKenzie Access Road (\$3.9M) The purpose of this project is to make repairs in order to increase vehicle safety and improve access to the Port MacKenzie Dock. This is a \$3.9M FHWA-funded project with State DOT oversight. This is a much needed project to allow truck traffic from the Port to carry heavy loads up the steep incline from the dock safely. The plans, specifications, and cost estimate for the Port Access Road project has been submitted to ADOT. DOT has acknowledged receipt of the design documents for final review and certification. Minor drainage corrections to the drawings are complete that show the new Barge Dock Expansion project. A new cost estimate has been developed for the project due to delay and escalation. Maintenance grading and rolling on the steep hill was completed on August 1st. The new project is ready to advertise for construction. It is understood the project could be advertised in 60 days after receipt of the signed agreement. A Memorandum of Agreement (MOA) is being brought forward for the Assembly's consideration.

Transportation Criteria Manual (\$95K) Three chapters are complete, covering roads, drainage and bridge criteria. A work session was held with the Platting Board on November 5th and suggestions were incorporated into the document. Approximately 400 man-hours have gone into the document since the consultant presented the document to the Borough. The present manual is very comprehensive and will be presented to the Borough Assembly for their consideration very shortly.

Fire Service and CIP Projects (\$185.7K) Roofs are planned for replacement or repairs on museum and visitors center buildings. Fire station parking lots are being planned for asphalt seal coating & striping. Site work & landscaping is being planned for station 5-2.

Willow Community Center (\$210K) Funding has expired. There is no funding to continue with repairs and upgrades unless programmed into the budget for the next fiscal year.

Point MacKenzie Barge Dock Expansion (\$3M) The purpose of this project is to build an eight acre barge dock expansion for the purpose of material handling, better access to, and from the deep draft dock, and for modular construction. Permits and design are complete. The MSB is matching this project with \$1M to complete the project. The project will be advertised for 28 days starting October 22nd. There was a very good response to the November 3rd pre-bid meeting with nine contractors in attendance. The project is scheduled to open the bids on November 20th.

Bogard Road Extension East (\$13.0M) The project consultants are continuing work on the various tasks, including public involvement, environmental, right-of-way acquisition, and engineering design. A project coordination meeting was held with the consultants on October

26th to review the project status. The 95% plans, specifications and cost estimates are being developed for submittal in November. Right-of-way acquisition and road design work are ongoing.

Trunk Road Extension South (\$750K) The engineering consultant submitted the updated reconnaissance report with recommendations for a proposed alignment. A presentation was given to the Planning Commission at a workshop on September 21st followed by a public hearing. A presentation to the Assembly is planned for January 2010.

Lucille Street Design (\$250K) The engineering consultant (HDL) submitted the draft reconnaissance report for rehabilitation of Lucille Street. MSB staff is reviewing the revised report that now includes the alternative that would have two lanes with turn pockets and a pathway directly adjacent to the roadway. This design will lessen the impact on right-of-way.

Engstrom Road Upgrades (\$1.0M) A project coordination meeting was held with the consultant on October 23rd to review the project status and 35% plans. The project consultant has completed gathering survey, utility and geotechnical data on the project corridor. A cost estimate has been developed for the evaluation of priorities for the available funding. The consultant is working on a design study report and an alignment design.

Parks Highway Connections (\$6.0M) Field surveys and geotechnical investigations have been completed for both the Machen and Museum corridors. A progress meeting with the consultant for Museum Drive was held on October 27th and for Machen Drive on November 3rd. A preliminary traffic analysis report and draft geotechnical reports have been completed for Museum Drive and for Machen Drive. The consultants for both projects are working on preliminary alignment design so that the impacts to adjacent property owners can be identified.

2009 Roads Paving (\$2.2M) Paving of the 16 roads included in the 2009 Roads Paving Project has been completed. RSA #9, Lower Road, Double B & Wagon Road; RSA #14, Valley Loop & Valley Side Circle; RSA #16, Edgerton Park; RSA #25, Aspen Ridge Road & Charley Drive; RSA #27, Karen, Kathi, Barbi & Kim Streets & Wyoming Road; RSA #28, Hart Lake Loop, Rutan, Pamela, Sunset & Bald Eagle; and RSA #31, Wright Way with final quantities are being verified with the contractor for final payment and project closeout.

New Project Development

- Birch Hills Subdivision clearing and grubbing is 100% complete. An NOI has been opened on Monday November 2nd. MSB will conduct SWPP inspections over the winter.
- Carmel Road and Knik Knack Mud Shack Road Overlay project is complete.
- Coles-Patton Project is 10% complete and has gone into winter shutdown. Alaska Rim has been requested to correct the break in engineering and surveying on Coles-Patton project.
- Winter shutdowns have also been issued for Jim Cottrell/Upper Mesa, Trellis, and 6-Mile Road.
- Grantham Bridge Survey RFQ was awarded to HDL. Deliverables are due November 20th.
- Moose Creek Bridge improvement project notification was received from FEMA. An extension has been requested.
- Engstrom Road project disposal agreements have been delivered to property owners.

- Colter Creek TNC grant is being closed.
- Grants for Palmer Fishhook, and Engstrom Road crossings are being closed.
- Bryant Road, Anna Lake site meeting was held on Tuesday, November 3rd. PN&D has been asked to provide a cost estimate for a sheet pile design.
- Buckingham Palace Road geotech estimate was received. Lounsbury is working on design work for the slope remediation work.
- The CIP process is in full swing.

O&M Road Maintenance Crews Pothole patching and some sight line brushing borough wide. The infrared machine is being used on asphalt failures area wide. Sign maintenance and pipe replacement are also ongoing borough wide.

Facility Maintenance On-going normal maintenance borough wide.

Talkeetna Well House We are finalizing the process of getting the area outside the fence at the Talkeetna Well House cleared of all vehicles, trailers and other items that have been there longer than the posted 72 hour time limit.

Correspondence and Information

- None this report period.