



MATANUSKA-SUSITNA BOROUGH

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TO: Mayor and Assembly members

FROM: John Duffy, Borough Manager

DATE: April 7, 2008

SUBJECT: Manager's report for the weeks ending March 28 and April 4, 2008

New Network Firewalls Since we installed the new firewalls last July, we have blocked over 16 million spam and other unauthorized e-mail messages.

Mandatory Land Use Permits On March 20th we implemented the mandatory land use permit requirements. Since March 20th we have reviewed fifty-five permits, primarily for residential construction. Most of the permits were reviewed and approved within 1 to 4 days, the remainder within 8 days. As one of the concerns was the length of time it would take to issue the permits, it appears we've done well so far.

Mat-Su College – Four Year Degree Programs Update The Assembly designated a goal of growing the number of four-year degree programs offered at the Mat-Su College. This effort has resulted in the development of close communication and coordination between the college and the borough. The following is a list of some of the more recent actions related to this goal.

- The Mat-Su College is celebrating its 50th Anniversary during 2008. We will be preparing a proclamation for the Mayor to recognize this significant milestone.
- After a second round of advertising, the University has received three resumes for the new paramedic's professor position. The candidates will now be interviewed and hopefully a selection made which will initiate our co-sponsored paramedic program.
- Enrollment at the Mat-Su College has experienced an 11% increase for the spring semester over the enrollment levels during the spring semester of 2007. This is a very significant growth.
- The Mat-Su College has recently hired a professor to teach elementary education courses. With this new hire, the Mat-Su College will be able to offer all of the courses that will lead to a Bachelors Degree for Elementary Education.
- We are working with the College to assess whether there is sufficient demand for tourism related courses. We expect to have some results by the fall of 2008.
- Mat-Su College is applying for various grants to develop and maintain the trail systems on Mat-Su College and the UAF experimental farm lands. The college has planned the trail system to intersect with our trails on the recycling center land, and are also considering trying to connect with our trails south of the landfill site.

Prison Project We have begun the next phase of the prison project which will lead to the construction of the new 1,530 bed correctional facility. The Phase 1 Request-for-Qualifications was released to the public on April 4th inviting interested and qualified Design-Build teams to

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submit qualifications in order to be invited for participation in the full Request-for-Proposal process. From this group of responders, up to 3 firms will be selected to compete for the final design and construction contract. It is at that point we will start to see just what type of facility will be constructed and the first architectural drawings will be produced helping us visualize the final product. This is a project that will likely garner national interest due to its size, approximately \$260,000,000.

Port MacKenzie The Tsunami Warning Center will be mounting tide measuring equipment at our barge dock for the purpose of providing advance warning of a potential tidal wave in Upper Cook Inlet from an earthquake.

Alternate Access into Talkeetna On April 3rd Ms. Meg King from the University of Alaska at Anchorage facilitated a community meeting at the Talkeetna Alaskan Lodge to help the community narrow down their preferred access route out of Talkeetna. The main goals of this project are to provide emergency access; maintain equal or better access to the property along Old Lake Trail, and to retain access to the existing trails. Representatives from the Borough's Public Works and Planning Departments, and Alaska Rim also attended and helped facilitate the work groups. Overall the meeting went well getting the information distributed and gathering pertinent information and concerns from the community members. This information will be compiled and Borough representatives will meet in the near future to discuss the next step.

Office Space for Borough Personnel The Manager put together a team comprised of employees to consider how we might reconfigure the space within the DSJ Building and the gymnasium to address the office space shortage in the Borough. The team did a great job devising a workable option, and we asked Gary Wolf of Wolf Architecture to provide a cost estimate for the proposal. Mr. Wolf has done that and has also provided another option that may be a better, longer term resolution to the problem. Mr. Wolf presented the options to the employee team on April 4th and he will present the options to the Assembly on April 24th as part of the Borough budget overview.

Talkeetna Water & Sewer Upgrades Ph II (\$3.7M) The GR Brown Engineering contract was approved to design a Warm Storage Building, pump house modifications and integrate the Supervisory Control and Data Acquisition system (SCADA). A 14-acre borough owned parcel has been identified as preferred building site at the intersection of Talkeetna Spur and Comsat Road. Land Management has drafted a public notice to solicit comments from the public.

Station 66 (\$1.1M) Land Management prepared legislation to enter into an agreement with a landowner of a 3.5 acre parcel on Fairview Loop Road. The Borough must now determine whether or not the parcel will support a well and septic system.

Sherrod Experiential Playground (\$164K) The pre-bid meeting held April 1st with three prospective bidders present. Additional site work was identified to improve drainage and student safety.

South Palmer Elementary School (\$17M) On March 25th Collins Construction was announced as the apparent low bidder and highest evaluated contractor using the best value procurement method. Value engineering by the contractor may result in a few of the desired alternates to be awarded with this contract. The School Board and Assembly have approved the 95% design package in January. We are continuing our pursuit to have the building LEED certified in

accordance with the recent Borough Assembly Resolution to do so on all Borough facilities greater than 10,000 SF. Delays with the transfer of funds within the project agreement has prevented our implementation of L.E.E.D. into this design to date. Issues related to school traffic access are being resolved through joint efforts of our Planning and Public Works Departments.

New Su-Valley Jr/Sr High School (\$19M) On April 2nd the School Board unanimously approved the new SVHS 95% design. While our negotiations with the insurance firm continues over the value of the former school, the intense design effort continues with McCool Carlson Green Architects, the engineers, the School District Facilities staff and the Borough project managers. We will present the 95% design for approval to the Assembly on April 15th. We have removed the fire place and climbing wall from the design. The School Board has requested the inclusion of an outdoor court for hockey and such. DEED has officially responded stating that “if the District moves forward with that concept, it would have to do so with other funding sources as the court was not part of the original grant application, and was not part of the project that was scored and prioritized during the CIP process”. We will send a letter to the Superintendent asking how they would like to proceed given DEED’s position. We plan to advertise for construction using the best value procurement in late April. The 65% design cost estimate values construction at \$19M, with a total project budget of \$24.2M. This is a \$1M increase over the previous cost estimate. We plan to build the first LEED certified building in the Borough, and the first LEED certified school in Alaska. We plan to complete construction in 2009.

Houston HS Glycol Systems (\$170K) The ordinance appropriating an additional \$150,000 passed February 5th. The pre-bid was conducted February 29th and closed March 11th. The bid came in under budget with the contract being approved by the assembly April 1st. The work is to be accomplished over summer break 2008.

Animal Care Center (\$5M) The Request-for-Proposals for design/build was advertised for approximately 6 weeks with the bid closing January 10th. Proposals were received and evaluated by the selection committee with a potential contractor selected. The facility’s floor plan has been designed to Animal Care personnel’s satisfaction. Project bonds have been sold and the construction contract approval by the Assembly April 1st. Work expected to start May 2008.

DSJ Window Replacement (\$960K) The project entails installing new windows throughout the DSJ building. New windows are needed to seal the building envelope. This will significantly improve energy efficiency in the DSJ. The project has been competitively bid. Three bids were received; Klebs Mechanical was the responsive low bidder. Contract to award to Klebs Mechanical was approved by the Assembly on March 4th and the contract is fully executed. Pre-construction meeting was held March 31st. Alaska Glass, the window subcontractor, will be on site April 7th to measure and inventory the windows and then place the order for the windows.

Subdivision Design Criteria Manual (\$160K) On April 1st the Assembly approved re-scoping of funds to this project. Additional funding expected towards the end of FY 08 to accommodate the increased scope of the project. DOWL has posted the first 3 chapters (Landscaping, Trails and Lighting) to their website for MSB staff to review. They plan to upload two more chapters (Roads and Drainage) this week.

Hill Reduction & Access Road (\$3.9M) A Memorandum of Agreement (MOA) with DOT is under review. Mr. Rountree, Mr. Spiropoulos, and I met with Mr. von Scheben, Commissioner of ADOT & PF, and Mr. Keith, Central Regional Director, on March 31st to iron out the MOA

and to keep the forward momentum on getting it signed as to not delay the project. The meeting went well and we are in the process of reviewing another draft of the document based upon what was agreed at the meeting. Estimated date to advertise is June 15th with bids to open July 21st. PND has revised the design and estimate by lifting the shoreline drive. Final contract documents are ready for printing. DOT has not set the advertising date. DNR/SHPO concurrence received for the Access Road project with stipulations in the Northern Borrow Pit. A Categorical Exclusion is complete and approval is pending.

Port MacKenzie Road Upgrade & Paving (\$15.35M) The Final Conditional Use Permit Application for North Point MacKenzie Pit and the Alsop Pit was submitted to the Land Management Division on March 3rd. The next step is the Planning Commission hearing of April 21st. The geotechnical data gathered from the borrow pits is now available for Borough use. Addendum #3 was issued, setting the bid date of April 16th. The pre-bid was held on March 14th. Four major contractors attended with good interest. The completion schedule is realistic.

Pt. MacKenzie Terminal Bldg (\$3.6M) The Operations and Maintenance Division has taken over the maintenance of the building. The building is ready for Port and Ferry Operation. A quarterly BacT test was taken on March 20th. Due to lack of use, the system needs to be flushed and re-treated.

Lucille Street Design (\$250K) Proposals from engineering firms for pre-design and environmental studies to determine the feasibility of upgrading Lucille Street have been reviewed by Borough staff. The successful proposer will be preparing a cost proposal for the work.

Wasilla High School Remodel, Ph III (\$3.5M) The Assembly has awarded Pinnacle the base bid plus alternate one for a total of \$1,896,000. The pre-construction meeting is scheduled for April 8th at 9 a.m. in DPW conference room. An advisory committee meeting is scheduled for April 9th at 4 p.m. in the home economics room at Wasilla High.

Alaska Rim Engineering Construction staking on Karin is underway as is the design completion for Birch Hills Sub-division. The contractor is working on bid drawings for Royal Lane, Russet Road, Our Road, Valley Loop, Valley Side Circle, Karin, Kathi, Barbi and Kim, (Meadow Lakes Community Center roads).

Surveying and Engineering On-Call Contract An RFP for a new Surveying/Engineering, solicitation has been completed and was forwarded to Purchasing for solicitation. We are awaiting a solicitation and bid date.

New Project Construction and Development Clearing on Russet Road is in progress. Clearing on Lower Road and Upper Mesa is in progress along with remediation requested by USFWS at the Lower Road Bridge site. Bids for Heikes Drive in Big Lake and Thunder Cloud in Meadow Lakes were received this week. It was also determined that the apparent low bidder on Hazel could not perform the project and the project will be awarded to the second low bidder. O & M staff continues to prepare scopes, documents, and development for additional projects.

Chip Seal Inspections Mr. Conner from UAF, Tom Moses Research Engineer, John Light from Western Construction, Jim Norcross RSA 20 Road Supervisor, and Leif Kopperud and Chuck Kaucic MSB staff, will be conducting the spring field inspection of both the 2 year old Chip Seal

projects and those projects completed last year. This is a condition and warranty inspection, it also is for the purpose of trying to more closely specify what works the best for the MSB road conditions.

NACo Discount Program Update Attached is the most recent prescription drug discount card program report.

Correspondence and Information

- Northern Economics, Inc., newsletter which contains a short summary of the firm's 2008 economic forecast for Alaska.
- Governing's rating for the State of Alaska; an overall grade of C- with a Weakness Rating for each of the following categories: Capital Planning, Infrastructure Maintenance, and Infrastructure Internal Coordination.
- Better Roads' rating for the State of Alaska's roads and transportation system. Alaska's transportation system was rated as the 2nd worst in the nation.
- Alaska Justice Forum contains two articles of interest. The first is "Children with Parents in Prison" and the second is "Prisoners in Alaska and the U.S".
- Western Planner article on the LEED building rating system.
- Seminar: Techniques in Habitat and Creek Bank Restoration to be held June 4th and 5th at Cottonwood Public Safety Building from 8am to 5pm. Contact Dean Hughes to register at dean.hughes@alaska.gov
- Notice from the U.S. Fire Administration advising that all residential structures should be equipped with automatic fire sprinklers and that the USFA supports the proposed changes to the International Residential Code to require automatic sprinklers in all new residential construction.