



Kodiak Island Borough

Engineering & Facilities Department

Projects Office

710 Mill Bay Road • Kodiak, Alaska 99615

Phone (907) 486-9210 Fax (907) 486-9347

TO: Mayor and Assembly

FROM: Matt Gandel, Project Manager/Inspector

CC: Bill Roberts, Acting Borough Manager
Bob Tucker, E/F Director

RE: Projects Status Report for Period Ending March 31, 2016

KODIAK HIGH SCHOOL ADDITION AND RENOVATION

Watterson Construction completed the majority of work for the Kodiak High School project by January 2016, and the only ongoing work is exterior siding installation at the existing school areas housing the shop classroom wing and new school district offices. Installation of new framing, insulation, and weather barrier was completed during February. Installation of siding began in early March and is scheduled to be complete by the end of April. Remaining work on the project includes completion of landscaping scheduled to occur in spring 2016.



New Siding

LANDFILL LATERAL EXPANSION

Phase I of the Landfill Lateral Expansion project was clearing, excavation and realignment of the road at the landfill, and was completed in August 2012. Phase II was construction of a new fully-lined landfill cell and leachate collection system, and was completed in November 2015. Landfill staff began placing bales of municipal waste in the new cell in February 2016.

Phase III was construction of the new Leachate Treatment Plant that is currently operating in a semi-automated state. Installation of the blower silencers has been completed in an effort to reduce external plant noise, and installation of a fall protection system has also been completed. There have been continuing difficulties with the influent pumps and troubleshooting is ongoing between KIB staff, the contractor, and engineer CH2M Hill. The current completion date for Phase III is April 29, 2016, at which point the plant should be in full automatic mode and the leachate lagoon will be put into use.

Staff and CH2M Hill are proceeding with design of a rain sheet for the new landfill cell as presented to the Assembly on March 10, 2016. The rain sheet will divert rain water from the treatment plant saving operational costs. A bid package for installation of the rain sheet is scheduled to be issued in early May.

FIRE PROTECTION AREA NO. 1 EMERGENCY GENERATOR

KIB received an Alaska Legislature grant in 2012 to provide an emergency power generator and switch gear at the Bayside Fire Station. In addition, the Fire Protection Area No. 1 Board agreed to provide funds to help complete the project. The generator and switch gear have been procured and RSA Engineering provided engineered drawings for installation of the new generator. Staff is currently working with the Borough electrical contractor to determine a price to complete the installation of the new equipment.

FLOORING REPLACEMENT – MAIN ELEMENTARY AND PETERSON ELEMENTARY

This project was included on the list of bond projects approved by voters in the 2014 election, and is for replacement of flooring throughout Peterson Elementary School and at the Main Elementary gymnasium. KIB issued approval for Jensen Yorba Lott to begin design work under term contract FY2014-13. The Architectural/Engineering Review Board (ARB) reviewed and approved the 95% design on March 15, 2016, and the project is currently out for bid. Bids are due on April 12, 2016 and the work is scheduled to be completed during the upcoming summer.



New Flooring at Peterson

PETERSON ELEMENTARY BOILERS AND CONTROLS

This project was included on the list of bond projects approved by voters in the 2014 election, and is for replacement of the boilers and mechanical controls system at Peterson Elementary School. KIB issued approval for Jensen Yorba Lott to begin design work under term contract FY2014-13. The Architectural/Engineering Review Board (ARB) reviewed and approved the 95% design on March 15, 2016, and the project is currently out for bid. Bids are due on April 12, 2016 and the work is scheduled to be completed during the upcoming summer.

ROOFING REPLACEMENT – EAST ELEMENTARY AND KODIAK MIDDLE SCHOOL

This project was included on the list of bond projects approved by voters in the 2014 election, and is for replacement of the roof over the cafeteria wing at East Elementary and the steel bus canopy at Kodiak Middle School. KIB issued approval for Jensen Yorba Lott to begin design work under term contract FY2014-13. During review of the 65% design it was recommended by the ARB to split the project into two contracts – one for East Elementary and one for Kodiak Middle School. The ARB reviewed and approved the 95% design for East on March 15, 2016, and that portion of the project is currently out for bid. Bids are due April 12, 2016. The KMS portion of the project is currently in design, and is scheduled to go out for bid in mid-April 2016. Work at both schools is scheduled to be completed during the upcoming summer.

Kodiak Island Borough

Project Budget Status

Period Ending March 31, 2016

<u>PROJECT</u>	<u>BUDGET</u>	<u>EXPENSES</u>	<u>OBLIGATED</u>	<u>REMAINING</u>
Fire Protection Area No. 1 Generator	\$ 155,100	\$ 68,370	\$ 8,357	\$ 78,372
<i>Funding: Fire Protection Area No. 1 (\$115,100), State of Alaska Legislative Grant (\$40,000)</i>				
Flooring Replacement - Main and Peterson	\$ 813,498	\$ 16,197	\$ 16,423	\$ 780,878
<i>Funding: General Obligation Bonds (\$813,498). Bonds are eligible for 70% reimbursement by the State of Alaska.</i>				
KHS Addition and Renovation	\$ 80,479,009	\$ 77,946,942	\$ 1,032,716	\$ 1,499,351
<i>Funding: General Obligation Bonds (\$72,941,009), State of Alaska Grants (\$7,538,000). Bonds are eligible for 70% reimbursement by the State of Alaska.</i>				
Landfill Lateral Expansion Phase I, II and III	\$ 32,000,000	\$ 27,600,810	\$ 758,104	\$ 3,641,086
<i>Funding: Alaska DEC Loans (\$17,463,548), Revenue Bonds (\$3,275,000), Alaska DEC Grant (\$3,000,000), State of Alaska Legislative Grant (\$7,729,000) Phase I - Clearing, excavation, new road; Phase II - New cell and collection system; Phase III - New Leachate Treatment Plant</i>				
Peterson Boilers and Controls	\$ 1,019,428	\$ 32,006	\$ 46,094	\$ 941,328
<i>Funding: General Obligation Bonds (\$1,019,428). Bonds are eligible for 70% reimbursement by the State of Alaska.</i>				
Roofing Replacement - East and KMS	\$ 1,367,248	\$ 24,538	\$ 60,660	\$ 1,282,050
<i>Funding: General Obligation Bonds (\$1,019,428). Bonds are eligible for 70% reimbursement by the State of Alaska.</i>				



Kodiak Island Borough

Engineering & Facilities Department

Projects Office

710 Mill Bay Road

Kodiak, Alaska 99615

Phone (907) 486-9210 Fax (907) 486-9347

To: Bill Roberts, Acting Borough Manager
Cc: Bob Tucker, E/F Director
From: Matt Gandel, Project Manager/Inspector
RE: Change Orders for Period Ending March 31, 2016

Below is a summary of approved change orders for capital projects for March 2016:

Landfil Lateral Expansion Phase III

ASRC SKW Eskimos, Inc. – Contract 2014-24

Change Order #10 - \$0.00

The contract is extended to April 29, 2016 to allow for completion of work and provide adequate time for administrative contract closeout.

Roofing Replacement – East and KMS

Jensen Yorba Lott – Contract 2014-13

Change Order #27 - \$13,230.00

Additional design costs for the Roofing Replacement – East and KMS project to provide separate bid documents for each school and provide a new structural design to replace the existing steel framing at the KMS Bus Canopy. The new steel will be included as a bid alternate. The work required to create separate bid packages will be on a lump sum basis (\$3,880). The work required to design a new steel framework will be done on a time and materials basis (\$9,350).

This is a change order to term contract 2014-13 for architectural/engineering services. Projects previously completed or currently underway under this contract include Chiniak UST Replacement, Kodiak Middle School Concrete Repairs, Four School Generators, Port Lions Painting, Womens Bay Emergency Shelter, Peterson Boilers and Controls, and Main Gym and Peterson Flooring.

Kodiak Island Borough
Project and Contingency Budget Detail
Period Ending March 31, 2016

Project	A Project Budget	B Original Project Contingency	C Remaining Project Contingency	D Construction Budget	E Original Construction Contingency	F Remaining Construction Contingency	G Total Remaining Contingency (C+F)
Fire Protection Area No. 1 Generator	\$ 155,100	\$ 7,514	\$ 7,514	\$ 116,288	\$ -	\$ -	\$ 7,514
Flooring Replacement - Main and Peterson	\$ 813,498	\$ 33,896	\$ 33,896	\$ 677,915	\$ -	\$ -	\$ 33,896
KHS Addition and Renovation	\$ 80,479,009	\$ 1,679,157	\$ 839,349	\$ 66,757,750	\$ 3,000,000	\$ -	\$ 839,349
Landfill Lateral Expansion	\$ 32,000,000	\$ 2,215,000	\$ 2,100,659	\$ 25,000,000	\$ 4,779,553	\$ 855,863	\$ 2,956,522
Peterson Boilers and Controls	\$ 1,019,428	\$ 41,780	\$ 41,780	\$ 835,597	\$ -	\$ -	\$ 41,780
Roofing Replacement - East and KMS	\$ 1,367,248	\$ 55,579	\$ 55,579	\$ 1,111,584	\$ -	\$ -	\$ 55,579

Project Budget amounts include the Construction Budget amount. For example the Project Budget of \$32 million for the Landfill Lateral Expansion includes the \$25 million budget for construction.

Construction Contingency and Project Contingency amounts are separate and combined to equal the total contingency available for a project.

Projects without a Construction Contingency have not been put out for bid. Once bids are received for these projects a Construction Contingency will be set.