



Kodiak Island Borough

Engineering & Facilities Department

Projects Office

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TO: Mayor and Assembly

FROM: Matt Gandel, Project Manager/Inspector

CC: Michael Powers, Borough Manager
Dave Conrad, E/F Director

RE: Monthly Projects Report for Period Ending March 31, 2020

ANTON LARSEN BAY DOCK CONCRETE PAD EXTENSION

Project Description: Replacement of the dock and gangway at Anton Larsen Bay was completed in 2014. The majority of the funding for this project was provided by a grant from the State of Alaska and there are substantial grant funds remaining after completing construction. To make further improvements to the dock site KIB staff worked with PND Engineers to design an additional concrete pad for the head of the gangway to provide easier access to the dock.

Current Status: A bid package for the additional concrete work was issued on February 19, 2020, and bids are due on April 2, 2020. The work is scheduled to be completed during spring/summer 2020.

Change Orders this Period: None.

BALER BUILDING SEPTIC SYSTEM REPLACEMENT

Project Description: This project is for installation of a septic tank and leach field for the Baler Building. The current septic system does not meet code and needs to be upgraded.

Current Status: Jacobs Engineering provided design documents for this project, which were reviewed and approved by the Architectural/Engineering Review Board (ARB) in November 2019. Staff solicited quotes for procurement of the new 1,000-gallon septic tank and has issued a purchase order to Golden Alaska Excavating for the tank. The design for installation of the tank and construction of a new leach field was issued for public bid on March 3, 2020 with bids due on April 7, 2020.

Change Orders this Period: None.

BALER BUILDING UNDERGROUND STORAGE TANK REPLACEMENT

Project Description: This project includes removal of an existing underground storage tank (UST), removal of contaminated soil due to a leak at the UST, and procurement and installation of a new aboveground tank to provide heating and vehicle fuel for the Baler Building and Landfill equipment.

Current Status: The UST was removed in September 2018, and approximately 70 cubic yards of contaminated soil was excavated and stockpiled on site. In late January 2020 the Alaska Department of Environmental Conservation formally approved a work plan to landfarm the contaminated soil at the landfill. The landfarm is scheduled to be constructed in spring 2020. Concurrently staff solicited bids for a

new 4,000-gallon fuel tank to replace the UST, and in December 2019 the Assembly approved a contract with Greer Tank of Anchorage for procurement and delivery of the new tank. The new tank was delivered in early March 2020 and is currently staged at the landfill. Jensen Yorba Wall and RSA Engineering are currently completing design for the concrete pad and piping to install the tank, and this work is tentatively scheduled to be put out for public bid in April 2020.

Change Orders this Period: None.

BAYSIDE FIRE DEPARTMENT EXTERIOR IMPROVEMENTS

Project Description: This project is replacement of exterior siding, windows, doors, and roofing at the older portion of Bayside Fire Department. The existing metal roofing and wood siding are over 35 years old and have reached the end of their useful life.

Current Status: Jensen Yorba Wall (JYW) is the architect for this project and completed design documents that were approved by both the Fire Protection Area No. 1 Board and the Architectural/Engineering Review Board. The project was issued for public bid in December 2019, and bids were due and opened on February 3, 2020. On February 20, 2020, the Assembly approved a contractor for the low bidder, Friend Contractors (Friend) of Kodiak. Friend has ordered materials and is tentatively planning on a May 1, 2020 start date, depending on the actual delivery date.

Change Orders this Period:

- Friend Contractors, Inc – Contract 2020-15
Change Order 01 - \$ 5,541.84
 - 1) Added cost to provide EuroLine windows with a 20-year warranty in lieu of Ply-Gem windows included in the specifications, including changing upper windows in Training Room from awning to fixed windows.

BOROUGH BUILDING BOILER ROOM ABATEMENT/UPGRADES

Project Description: This project is for replacement of the boilers at the Borough Building, including abatement of pipe insulation and gaskets as required. The boilers are over 50 years old and well past their useful life. As part of the initial design efforts, EHS-Alaska will complete hazardous material and indoor air quality surveys of the Borough Building, and Jensen Yorba Wall and RSA Engineers are going to investigate the feasibility of replacing the boilers in the adjacent maintenance building and connecting the two buildings for increased energy efficiency.

Current Status: The Assembly approved change orders for Jensen Yorba Wall (JYW) to begin design work at meetings on March 5, 2020 and March 12, 2020. A representative from EHS-Alaska visited the Borough Building the week of March 15, 2020, to perform the hazardous material and indoor air quality surveys, and the results are currently pending. The next step will be to review existing as-built drawings and utility information. A site visit for electrical and mechanical engineers was planned but has been postponed due to COVID-19 concerns. Instead, KIB staff will assist gathering existing information as directed by the engineers.

Change Orders this Period:

- Jensen Yorba Wall, Inc. – Contract 2019-10
Change Order 07 – \$39,767.00 (*Approved by Assembly on 3/5/20*)
 - 1) Provide a hazardous material survey, preliminary design documents and cost estimate for the Borough Building Boiler Replacement project per the proposal dated February 21, 2020.

Change Order 08 – \$22,004.00 (Approved by Assembly on 3/12/20)

- 1) Evaluate feasibility of replacing boilers in the Maintenance Building and connecting the two buildings, including additional mechanical and electrical engineering and hazmat survey per the proposal dated March 4, 2020.

KODIAK FISHERIES RESEARCH CENTER & KODIAK HIGH SCHOOL ELECTRIC BOILERS

Project Description: In 2018 KIB entered into joint agreements with Kodiak Electric Association (KEA) and the Kodiak Island Borough School District for interruptible electric service at Kodiak Fisheries Research Center (KFRC) and Kodiak High School (KHS). As part of the agreements KEA will reimburse KIB for the costs to install electric boilers at both buildings and offer a reduced rate for the power to operate the boilers at 90% the cost of fuel oil. KIB has contracted with RSA Engineers to provide design and bid documents for both new boilers.

Current Status: Wolverine Supply, Inc. (Wolverine) is the contractor for this project and started work at the end of September 2019. This project has been beset by delays in receiving equipment and moving it into place. As of the end of March 2020, the boiler for KHS has been moved into place, and both plumbing and electrical connections completed. The boiler was scheduled to be started up the week of March 23, 2020, but there is an undetermined issue with an electrical breaker that needs to be resolved before the power can be safely turned on. Once that issue is resolved and the boiler is running staff and the contractor will discuss a potential start date for the work at KFRC.

Change Orders this Period: None.

KODIAK FISHERIES RESEARCH CENTER EXTERIOR UPGRADE

Project Description: This project is for the upgrade of the siding and roofing at Kodiak Fisheries Research Center (KFRC), including replacement of some doors and windows. Both the siding and roofing are 20 years old and showing signs of deterioration.

Current Status: On October 17, 2019, the Assembly approved a change order for Jensen Yorba Wall (JYW) to start design on this project. JYW will be producing 65% design documents and a detailed construction cost estimate so a decision can be made to replace all the siding and roofing or to only focus on areas showing the most deterioration. These initial design documents were scheduled to be completed by March 2020 but are now scheduled to be received in mid-April 2020.

Change Orders this Period: None.

KODIAK FISHERIES RESEARCH CENTER FIRE ALARM UPGRADE

Project Description: This project is for the replacement of the fire alarm panel and devices at Kodiak Fisheries Research Center (KFRC). The system is original to the building's construction in 1997 and has reached the end of its useful life. Replacement parts are difficult to find, and the panel is no longer supported by the manufacturer.

Current Status: Projects Office staff is working with Jensen Yorba Wall (JYW) and RSA Engineers (RSA) for design of this project. The Assembly approved a change order for the design cost on October 17, 2019. JYW and RSA provided 95% design documents that were reviewed and approved by the Architectural/Engineering Review Board on January 28, 2020. Final revisions are being made to the bid

documents. The project was scheduled to be put out to bid in early March 2020 but has been delayed due to a variety of reasons. It is now scheduled to be put out to bid in late April 2020.

Change Orders this Period: None.

KODIAK ISLAND BOROUGH SCHOOL DISTRICT AUXILIARY GYM

Project Description: This project is to renovate the old High School pool area into a gymnasium for school and community use. The project is being funded and managed by the Kodiak Island Borough School District (KIBSD), with limited involvement by KIB staff.

Current Status: On December 19, 2019, the Assembly approved a change order for Jensen Yorba Wall (JYW) to complete design for this project. KIBSD is managing the design and construction process for this project, through the Borough's term contract with JYW. The project was issued for bid on February 10, 2020, and bids were due and opened on March 4, 2020. On March 9, 2020, the KIBSD Board of Education voted to approve a contract to the low bidder, Friend Contractors of Kodiak. Construction is scheduled to be complete by August 15, 2020.

Change Orders this Period: None.

NORTH STAR ELEMENTARY SIDING PHASE I

Project Description: This project is for the removal of the existing cement board siding at the gym portion of North Star Elementary and replacement with vinyl composite siding. The cement board siding was installed when the school was built in 1994 and has started experiencing deterioration and failure particularly around the gym. The goal is to complete Phase I for the gym in summer 2020; Phase II would include replacement of the siding and possibly the windows around the rest of the school but will require further design investigation and cost estimates before proceeding.

Current Status: On December 19, 2019, the Assembly approved a change order for Jensen Yorba Wall (JYW) to complete design for Phase I and begin preliminary design work for Phase II. JYW provided 95% design documents for Phase I that were reviewed and approved by the Architectural/Engineering Review Board on January 28, 2020. Phase I was put out to bid on March 10, 2020, and bids are due April 1, 2020. Construction is tentatively scheduled for summer 2020.

Change Orders this Period: None.

PROVIDENCE KODIAK ISLAND MEDICAL CENTER FUEL TANK

Project Description: This project is for installation of a new aboveground fuel tank and piping to serve the boilers and generators at Providence Kodiak Island Medical Center. The new tank will replace the temporary tank installed when the underground fuel lines were abandoned.

Current Status: Staff is working with Jensen Yorba Wall (JYW) and RSA Engineers (RSA) for design of this project. JYW/RSA provided several options for tank sizing which KIB and PKIMC have discussed and provided direction. A bid package to procure the tank was issued on March 9, 2020, and bids were due and opened on March 31, 2020. Staff will be recommending an award of a contract at the regular Assembly meeting on April 16, 2020. JYW/RSA are currently working on the complete design for the concrete pad and piping to install the tank.

Change Orders this Period: None.

PROVIDENCE KODIAK ISLAND MEDICAL CENTER RETAINING WALL

Project Description: The goal of this project is to repair or replace the large concrete retaining wall behind Providence Kodiak Island Medical Center (PKIMC). The wall has been deteriorating for many years and is currently the number one priority on the Renewal and Replacement list for PKIMC. The first stage in this project is geotechnical investigation to determine the subsurface conditions. That information will be used to complete conceptual design to repair or replace the wall.

Current Status: The geotechnical investigation was completed in September 2019, and in early February 2020 Jensen Yorba Wall and PND Engineers provided a report summarizing the findings, suggested methods for repairing the wall, and preliminary cost estimates. This information is scheduled to be presented to the Assembly at a work session on April 9, 2020.

Change Orders this Period: None.

PROVIDENCE KODIAK ISLAND MEDICAL CENTER STRUCTURAL ANALYSIS/PROJECT LIST DEVELOPMENT

Project Description: This project is to perform a structural analysis of the older portions of the Providence Kodiak Island Medical Center and develop a list for future renewal and replacement projects. This is the next step in defining a plan for future projects at the hospital. The first step was a Condition Assessment completed in August 2019. The Condition Assessment included a Deficiency List with a ranking of projects based on life safety and urgency of potential repairs. Many of the higher priority projects are in the single story 1968 and 1978 wing of the facility. The work included in this change order will provide information to help decide if it makes more sense to do smaller projects over a longer period of time to update the older portion of the hospital, or a larger expansion or replacement over a shorter period of time.

Current Status: On December 5, 2019, the Assembly approved a change order for Jensen Yorba Wall (JYW) to complete this assessment and list development. JYW is working with PND Engineers to complete the structural assessment, which is scheduled to be received in early March 2020. Staff is working with JYW to schedule a presentation on the report's findings for an Assembly work session on April 9, 2020.

Change Orders this Period: None.

Kodiak Island Borough
Project Budget Status - Period Ending March 31, 2020

	Budget and Adjustments	Current Budget Status
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Anton Larsen Bay Dock Replacement - 12010

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 265,520				\$ 265,520	\$ 295,117	\$ 1,390	\$ (30,987)
Construction	\$ 1,500,000				\$ 1,500,000	\$ 1,456,331	\$ -	\$ 43,669
Admin	\$ 100,000				\$ 100,000	\$ 60,373	\$ -	\$ 39,627
Contingency	\$ 234,480				\$ 234,480	\$ -	\$ -	\$ 234,480
TOTAL	\$ 2,100,000				\$ 2,100,000	\$ 1,811,820	\$ 1,390	\$ 286,790

Funding: Fund 430 - Capital Project - Grants (\$2,000,000 State of Alaska Grant, \$80,000 Denali Commission Grant, \$20,000 KIB Matching Funds)

Baler Building Septic System Replacement - 18004

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 35,000				\$ 35,000	\$ 26,252	\$ 748	\$ 8,000
Construction	\$ -				\$ -	\$ 3,025	\$ -	\$ (3,025)
Admin	\$ 5,000				\$ 5,000	\$ 3,123	\$ -	\$ 1,877
TOTAL	\$ 40,000				\$ 40,000	\$ 32,400	\$ 748	\$ 6,852

Funding: Fund 530 - Solid Waste Collection and Disposal

Baler Building Underground Storage Tank Replacement - 18005

	Original Budget	Ord 2020-01A			Current Budget	Expenses	Obligated	Remaining
Design	\$ 40,000	\$ -			\$ 40,000	\$ 13,355	\$ 29,944	\$ (3,299)
Construction	\$ 40,000	\$ 40,000			\$ 80,000	\$ 73,142	\$ -	\$ 6,858
Admin	\$ 10,000	\$ 20,000			\$ 30,000	\$ 6,380	\$ -	\$ 23,620
TOTAL	\$ 90,000	\$ 60,000			\$ 150,000	\$ 92,877	\$ 29,944	\$ 27,179

Funding: Fund 530 - Solid Waste Collection and Disposal

Bayside Fire Department Exterior Improvements - 19009

	Original Budget	Pending Ord			Current Budget	Expenses	Obligated	Remaining
Design	\$ 22,000	\$ 3,000			\$ 25,000	\$ 15,557	\$ 6,580	\$ 2,863
Construction	\$ -	\$ 360,000			\$ 360,000	\$ -	\$ 351,800	\$ 8,200
Admin	\$ 3,000	\$ 25,000			\$ 28,000	\$ 12,892	\$ -	\$ 15,108
Contingency	\$ -	\$ 22,000			\$ 22,000	\$ -	\$ -	\$ 22,000
TOTAL	\$ 25,000	\$ 410,000			\$ 435,000	\$ 28,449	\$ 358,380	\$ 48,171

Funding: Fire Protection Area No. 1

Kodiak Island Borough
Project Budget Status - Period Ending March 31, 2020

	Budget and Adjustments	Current Budget Status
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Borough Building Boiler Room Abatement/Upgrades - 20005

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 40,000				\$ 40,000	\$ -	\$ 61,771	\$ (21,771)
Admin	\$ 10,000				\$ 10,000	\$ 1,047	\$ -	\$ 8,953
TOTAL	\$ 50,000				\$ 50,000	\$ 1,047	\$ 61,771	\$ (12,818)

Funding: Fund 469 - Renewal & Replacement

Kodiak Fisheries Research Center & Kodiak High School Electric Boilers - 19001/19002

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 51,000				\$ 51,000	\$ 32,770	\$ 16,005	\$ 2,226
Construction	\$ 650,000				\$ 650,000	\$ 379,594	\$ 263,186	\$ 7,220
Admin	\$ 34,000				\$ 34,000	\$ 49,525	\$ -	\$ (15,525)
Contingency	\$ 40,000				\$ 40,000	\$ -	\$ -	\$ 40,000
TOTAL	\$ 775,000				\$ 775,000	\$ 461,888	\$ 279,191	\$ 33,921

Funding: Fund 469 - Renewal & Replacement (\$564,000) and Fund 555 - KFRC (\$211,000) (Costs will be reimbursed by Kodiak Electric Association)

Kodiak Fisheries Research Center Exterior Upgrade - 20004

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 75,000				\$ 75,000	\$ 10,840	\$ 40,999	\$ 23,161
Admin	\$ 25,000				\$ 25,000	\$ 2,247	\$ -	\$ 22,753
TOTAL	\$ 100,000				\$ 100,000	\$ 13,087	\$ 40,999	\$ 45,914

Funding: Fund 555 - KFRC

Kodiak Fisheries Research Center Fire Alarm Upgrade - 19004

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 25,000				\$ 25,000	\$ 10,907	\$ 12,713	\$ 1,380
Construction	\$ 100,000				\$ 100,000	\$ -	\$ -	\$ 100,000
Admin	\$ 10,000				\$ 10,000	\$ 3,848	\$ -	\$ 6,152
Contingency	\$ 15,000				\$ 15,000	\$ -	\$ -	\$ 15,000
TOTAL	\$ 150,000				\$ 150,000	\$ 14,755	\$ 12,713	\$ 122,532

Funding: Fund 555 - KFRC

Kodiak Island Borough
Project Budget Status - Period Ending March 31, 2020

	Budget and Adjustments	Current Budget Status
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KIBSD Auxiliary Gym - 20007

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 55,000				\$ 55,000	\$ 28,763	\$ 24,621	\$ 1,616
Admin	\$ 5,000				\$ 5,000	\$ 2,044	\$ -	\$ 2,956
TOTAL	\$ 60,000				\$ 60,000	\$ 30,807	\$ 24,621	\$ 4,572

Funding: Fund 415 - Capital Project (Borough) (Costs will be reimbursed by Kodiak Island Borough School District)

North Star Elementary Siding Replacement - 20008

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 26,193				\$ 26,193	\$ 20,109	\$ 32,922	\$ (26,838)
Construction	\$ 436,556				\$ 436,556	\$ -	\$ -	\$ 436,556
Admin	\$ 17,462				\$ 17,462	\$ 3,648	\$ -	\$ 13,814
Contingency	\$ 21,828				\$ 21,828	\$ -	\$ -	\$ 21,828
TOTAL	\$ 502,039				\$ 502,039	\$ 23,757	\$ 32,922	\$ 445,360

Funding: Fund 415 - Capital Project (Borough) (Funding provided by Kodiak Island Borough School District)

Providence Kodiak Island Medical Center Fuel Tank - 20001

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 35,000				\$ 35,000	\$ 9,995	\$ 20,554	\$ 4,451
Admin	\$ 15,000				\$ 15,000	\$ 3,135	\$ -	\$ 11,865
TOTAL	\$ 50,000				\$ 50,000	\$ 13,130	\$ 20,554	\$ 16,316

Funding: Fund 495 - Capital Project - Hospital

Providence Kodiak Island Medical Center Retaining Wall - 20003

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 125,000				\$ 125,000	\$ 89,430	\$ 6,300	\$ 29,270
Admin	\$ 25,000				\$ 25,000	\$ 4,799	\$ -	\$ 20,201
TOTAL	\$ 150,000				\$ 150,000	\$ 94,229	\$ 6,300	\$ 49,471

Funding: Fund 495 - Capital Project - Hospital

Providence Kodiak Island Medical Center Structural Analysis and Project List Development - 20006

	Original Budget				Current Budget	Expenses	Obligated	Remaining
Design	\$ 43,000				\$ 43,000	\$ 31,755	\$ 10,585	\$ 660
Admin	\$ 7,000				\$ 7,000	\$ -	\$ -	\$ 7,000
TOTAL	\$ 50,000				\$ 50,000	\$ 31,755	\$ 10,585	\$ 7,660

Funding: Fund 495 - Capital Project - Hospital