

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION NO. 2017-24

**A RESOLUTION OF THE UNALASKA CITY COUNCIL ADOPTING THE CITY OF  
UNALASKA FY18-FY22 CAPITAL & MAJOR MAINTENANCE PLAN**

**WHEREAS**, the purpose of the Capital Major and Maintenance Plan (CMMP) is to formalize the process of identifying and completing capital projects and major maintenance projects; and

**WHEREAS**, the CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community; and

**WHEREAS**, City Departments were invited to submit project nominations; and

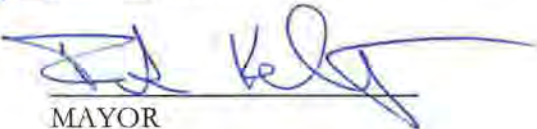
**WHEREAS**, this planning document outlines anticipated or recommended projects and expenditures for the upcoming five years; and

**WHEREAS**, City staff and City Council have had opportunity to review and comment on the nominations and the FY18-FY22 CMMP.

**NOW THEREFORE BE IT RESOLVED** that the Unalaska City Council hereby adopts the FY18-FY22 CMMP for the City of Unalaska; and

**BE IT FURTHER RESOLVED** that the City Council reviews and approves the five-year CMMP, which is presented by the City Manager annually per Title 6.12., UCO.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF UNALASKA THE 25th DAY OF April, 2017.

  
MAYOR

ATTEST:

  
CITY CLERK



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**MEMORANDUM TO COUNCIL**

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**TO:** MAYOR AND CITY COUNCIL MEMBERS  
**THRU:** DAVID MARTINSON, CITY MANAGER  
**FROM:** ERIN REINDERS, ASSISTANT CITY MANAGER  
**DATE:** APRIL 25, 2017  
**RE:** ADOPTION OF FY18 – FY22 CMMP

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**SUMMARY:** The Capital and Major Maintenance Plan serves as a tool to help the City effectively and efficiently meet the needs of the community. This planning document outlines anticipated or recommended projects and expenditures for the upcoming five years. City Staff has solicited project nominations, discussed the merits of the projects, compiled the document, and now presents it to the City Council for consideration and approval. Staff recommends approval of the Resolution 2017-24, adopting the FY18 – FY22 CMMP.

**PREVIOUS COUNCIL ACTION:** The City Council reviews and approves the CMMP, which is presented by the City Manager annually per Title 6.12., UCO. Council was originally presented with the DRAFT FY18 - FY22 CMMP during the Work session of the March 29th Council Meeting.

**BACKGROUND:** The CMMP is a five year planning document that outlines anticipated expenditures related to specific improvement or maintenance projects and purchases that will be of benefit to our community and consistent with goals and objectives identified by City Council. The development of the CMMP is a team effort with representatives of every City department researching, assembling, and reviewing project nominations. The six-month development period has consisted of many hours of work performed by staff and consultants to complete detailed project nominations packets; several staff meetings reviewing the value, necessity, and timing of each of the projects; followed by more hours spent on verifying the accuracy of the nominations and compiling the CMMP document.

As in previous years, the format of the CMMP dedicates one consistently formatted page to each project and includes a location map or relevant photograph, an overview funding request and project timeline, and a summary of the project description and need. Additionally, the CMMP Packet still includes the spreadsheets everyone is accustomed with. This results in a user friendly and concise document.

**DISCUSSION:** The CMMP document you have before you today includes CMMP Spreadsheets (Estimated Project and Purchase Timelines, FY 2018, FY 2019, FY 2020, FY 2021, FY 2022, and Summary of Project and Funding Sources) Project Summary Sheets (General Fund Projects, Electric Division Projects, Water Division Projects, Wastewater Division Projects, Solid Waste Division Projects, Ports Projects, and Housing Fund Projects) as well as Vehicle Replacement Schedule.

The FY18 - FY22 CMMP represents just under \$119 Million in expenditures. Because this is a planning document, the numbers do not account for projects where the need for funding is still to be determined and the numbers that are provided will be refined slightly as the individual project scopes are more clearly defined. This, however, does include over \$13 Million in anticipated grant funding. Additional grant funding will be sought as opportunities present themselves and as projects progress. Typically, the first of the five years in the CMMP, in this case 2018, closely resembles what will become next year's Capital Budget.

This funding supports 28 construction and maintenance projects as well as major purchases anticipated in the upcoming 5 years. In addition to planned annual vehicle replacements or new vehicle purchases, the following list outlines these projects or major purchases included in the FY18 - FY22 CMMP. Several of the projects are related to federal or state mandates and compliance requirements while many others are related to maintaining existing investments or to improving existing levels and quality of service.

The FY18 - FY22 CMMP includes a total of roughly \$6.5 Million for 5 years' worth of annual major maintenance on generators for the Power House. Costs for the Generator Sets rebuilds can fluctuate greatly according to what is determined by the maintenance inspections and the budgeted amounts have been determined by the worst case scenario according to the history of the engines. Due to the cost of the engine rebuilds, it has been determined that this ongoing major maintenance project and associated expense should included in the CMMP for the first time.

There have been no revisions to the CMMP from the draft version that was presented to Council on March 29<sup>th</sup>.

**ALTERNATIVES:** If Council chooses not to support the FY18 – FY22 CMMP as presented, there are three main alternatives. Council could re-prioritize the projects currently in the plan, Council could recommend additional project for inclusion and/or Council could recommend specific projects for removing from the CMMP altogether. The revised CMMP would then be presented for Council's approval at a later date.

**FINANCIAL IMPLICATIONS:** There are no financial implications by adopting; however, this plan also gives staff direction as to what projects will be a priority for the City. The Capital Projects Budget generally mirrors the first year of the plan.

**LEGAL:** No legal opinion is required for this planning document.

**STAFF RECOMMENDATION:** Staff recommends approval of Resolution 2017-24 adopting the FY18 – FY22 CMMP.

**PROPOSED MOTION:** Move to approve Resolution 2017-24.

**CITY MANAGER'S COMMENTS:** As always this is a dynamic process therefore, this document will continue to evolve other the years. Special focus has been given to FY18, with more generalized number and details for the remaining years of the CMMP.



City of Unalaska

## Capital and Major Maintenance Plan

FY2018-FY2022

- Resolution 2017-24
- Spreadsheets
  - Estimated Project & Purchase Timelines
  - FY 2018
  - FY 2019
  - FY 2020
  - FY 2021
  - FY 2022
  - Summary of Project & Funding Sources
- Project Summary Sheets
- Vehicle Replacement Schedule



**City of Unalaska  
Capital and Major Maintenance Plan  
FY2018 - FY2022  
Estimated Project and Purchase Timelines  
(excluding new vehicle purchases & replacements)**

Initiation / Concept
Pre-Design
Engineering / Design
Construction / Purchase

Regardless of when a project might be funded, many remain active in other fiscal years. The purpose of this table is to provide an overview of the estimated project timelines identified in the nominations for the current CMMP and to display the allocation of valuable staffing resources. Projects identified in previous CMMP's that are not in need of additional funding in the current CMMP are not included below.

Fund or Department	Project (Projects in boldface are newly included in this year's CMMP, other projects have been updated from previous CMMPs.)	Associated Funds (Appropriated and Requested)	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Public Safety	<b>DPS Records Management System (RMS) Upgrade</b>	\$500,000					
Public Safety	<b>Repeater Site Upgrade</b>	\$110,000					
Public Works - Fac Maint	<b>Aquatic Center Column Repairs</b>	\$45,000					
Public Works	<b>Haystack Security Fence</b>	\$175,275					
Public Works	S-Curves Pathway	\$174,000					
Parks, Culture & Recreation	<b>Sitka Spruce Park Improvements</b>	\$291,500					
Parks, Culture & Recreation	<b>Town Park Improvements</b>	\$307,400					
Public Safety	<b>Radio Upgrade</b>	\$625,000					
Parks, Culture & Recreation	Unalaska Public Library Improvements (Cost is TBD in FY20 & FY21)	\$42,500					
Public Works - Fac Maint	Burma Road Chapel Roof Ventilation Upgrades	\$722,085					
General Fund, Electric, Water & WW	Captain's Bay Road and Utilities	\$24,300,000					
Electric-Production	Generator Sets Rebuild	\$6,595,110					
Electric-Distribution	Automatic Meter Read System	\$399,602					
Electric - Production	<b>Wind Energy (Cost is TBD from FY19-FY22)</b>	\$200,000					
Water	<b>Generals Hill Water Booster Pump</b>	\$221,600					
Water	Pyramid Water Treatment Plant Micro Turbines	\$1,340,750					
Water	CT Tank Interior Maintenance and Painting	\$1,053,000					
Water	Pyramid Water Storage Tank	\$9,134,943					
Solid Waste	<b>Cells 3 &amp; 4 Partial Closure</b>	\$1,000,000					
Solid Waste	Reinsulation of Baler Building	\$537,020					
Solid Waste	<b>Composting Project</b>	\$830,000					
Ports & Harbors	UMC Dock Replacement & Expansion (Positions III & IV)	\$48,005,858					
Ports & Harbors	Entrance Channel Dredging	\$6,500,000					
Ports & Harbors	LCD and UMC Dredging	\$2,041,650					
Ports & Harbors	Robert Storrs Small Boat Harbor Improvements (A & B Float)	\$10,630,000					
Airport	Airport Terminal Roof Replacement (Cost is TBD in FY 19)	\$140,000					
Housing	Lear Road Duplexes Kitchen Renovation	\$124,994					
Housing	4-Plex Roof Replacement	\$566,340					
Highlight of Summary of Project and Funding Sources	Total Requested Funds for FY18-FY22 CMMP	\$118,555,382	\$50,757,300	\$6,854,562	\$9,724,375	\$6,433,280	\$44,785,865



**City of Unalaska  
Capital and Major Maintenance Plan  
FY 2018**

<b>General Fund</b>						FY18 Financing Sources for Capital Cost					
Project #/ Type	Fund or Department	Project	Appropriated Funding	FY18 Request	Total	City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	DPW - Facilities	Aquatics Center Column Repairs (Construction)	-	45,000	45,000	45,000	-	-	-	-	45,000
	Public Safety	Repeater Site Upgrade (Purchase/Const.)	-	110,000	110,000	110,000	-	-	-	-	110,000
	Public Works	Haystack Security Fence (Construction)	-	175,275	175,275	-	-	-	-	175,275	175,275
	Public Safety	DPS Records Management System Upgrade (Purchase)	-	500,000	500,000	500,000	-	-	-	-	500,000
PR601	PCR - Library	Unalaska Public Library Improvements (Pre-Design)	12,500	30,000	42,500	30,000	-	-	-	-	30,000
D0810	Public Works	S-Curves Pathway (Construction)	66,000	108,000	174,000	108,000	-	-	-	-	108,000
	General Fund	Vehicle Replacement (Purchases)	-	780,099	780,099	780,099	-	-	-	-	780,099
		<b>Governmental Grand Total</b>	<b>78,500</b>	<b>1,748,374</b>	<b>1,826,874</b>	<b>1,573,099</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>175,275</b>	<b>1,748,374</b>

<b>Proprietary Funds</b>						FY18 Financing Sources for Capital Cost					
Project #/ Type	Fund or Department	Project	Appropriated Funding	FY18 Request	Total	City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electrical-Production	Generator Sets Rebuild (Annual Major Maintenance)	-	1,267,306	1,267,306	-	-	1,267,306	-	-	1,267,306
	Electrical-Distribution	Automatic Meter Read System (Eng & Design)	-	119,362	119,362	-	-	119,362	-	-	119,362
	Electrical-Production	Wind Energy (Inception/Concept)	-	200,000	200,000	200,000	-	-	-	-	200,000
	Electric	Vehicle Replacement (Purchases)	-	49,900	49,900	-	-	49,900	-	-	49,900
		<b>Electric Grand Total</b>	<b>-</b>	<b>1,636,568</b>	<b>1,636,568</b>	<b>200,000</b>	<b>-</b>	<b>1,436,568</b>	<b>-</b>	<b>-</b>	<b>1,636,568</b>

	Water	General Hill Water Booster Pump (Eng & Design)	-	21,600	21,600	-	-	21,600	-	-	21,600
	Water	Vehicle Replacement (Purchases)	-	49,900	49,900	-	-	49,900	-	-	49,900
		<b>Water Grand Total</b>	<b>-</b>	<b>71,500</b>	<b>71,500</b>	<b>-</b>	<b>-</b>	<b>71,500</b>	<b>-</b>	<b>-</b>	<b>71,500</b>

	Wastewater		-	-	-	-	-	-	-	-	-
		<b>Wastewater Grand Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Solid Waste	Composting Project (Pre-Design)	-	30,000	30,000	-	-	30,000	-	-	30,000
	Solid Waste	Cells 3 & 4 Partial Closure (Construction)	-	1,000,000	1,000,000	-	-	1,000,000	-	-	1,000,000
	Solid Waste	Vehicle Replacement (Purchases)	-	256,364	256,364	-	-	256,364	-	-	256,364
		<b>Solid Waste Grand Total</b>	<b>-</b>	<b>1,286,364</b>	<b>1,286,364</b>	<b>-</b>	<b>-</b>	<b>1,286,364</b>	<b>-</b>	<b>-</b>	<b>1,286,364</b>

PH201	Ports & Harbors	Entrance Channel Dredging (Pre-Design)	791,000	709,000	1,500,000	709,000	-	-	-	-	709,000
PH301	Ports & Harbors	UMC Dock Replacement and Expansion (Positions III & IV Const.)	3,005,858	45,000,000	48,005,858	-	-	10,000,000	35,000,000	-	45,000,000
	Ports & Harbors	Vehicle Replacement (Purchases)	-	40,500	40,500	-	-	40,500	-	-	40,500
		<b>Ports &amp; Harbors Grand Total</b>	<b>3,796,858</b>	<b>45,749,500</b>	<b>49,546,358</b>	<b>709,000</b>	<b>-</b>	<b>10,040,500</b>	<b>35,000,000</b>	<b>-</b>	<b>45,749,500</b>

	Airport	Airport Terminal Roof Replacement (Eng & Design)	-	140,000	140,000	140,000	-	-	-	-	140,000
		<b>Airport Grand Total</b>	<b>-</b>	<b>140,000</b>	<b>140,000</b>	<b>140,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>140,000</b>

	Housing	Lear Road Duplexes Kitchen Renovation (Design & Const.)	-	124,994	124,994	124,994	-	-	-	-	124,994
		<b>Housing Grand Total</b>	<b>-</b>	<b>124,994</b>	<b>124,994</b>	<b>124,994</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>124,994</b>

		<b>Governmental Fund Total</b>	<b>78,500</b>	<b>1,748,374</b>	<b>1,826,874</b>	<b>1,573,099</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>175,275</b>	<b>1,748,374</b>
		<b>Proprietary Funds Total</b>	<b>3,796,858</b>	<b>49,008,926</b>	<b>52,805,784</b>	<b>1,173,994</b>	<b>-</b>	<b>12,834,932</b>	<b>35,000,000</b>	<b>-</b>	<b>49,008,926</b>
		<b>City Grand Totals</b>	<b>3,875,358</b>	<b>50,757,300</b>	<b>54,632,658</b>	<b>2,747,093</b>	<b>-</b>	<b>12,834,932</b>	<b>35,000,000</b>	<b>175,275</b>	<b>50,757,300</b>



**City of Unalaska  
Capital and Major Maintenance Plan  
FY 2019**

**General Fund**

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY19 Request	Total	FY19 Financing Sources for Capital Cost					
						City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Public Safety	Radio Upgrade (Purchase/Const.)	-	625,000	625,000	625,000	-	-	-	-	625,000
	PCR	Town Park Improvements (Construction)	-	307,400	307,400	307,400	-	-	-	-	307,400
	PCR	Sitka Spruce Park (Construction)	-	291,500	291,500	291,500	-	-	-	-	291,500
	General Fund	Vehicle Replacement (Purchases)	-	1,030,000	1,030,000	1,030,000	-	-	-	-	1,030,000
		<b>Governmental Grand Total</b>	-	<b>2,253,900</b>	<b>2,253,900</b>	<b>2,253,900</b>	-	-	-	-	<b>2,253,900</b>

**Proprietary Funds**

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY19 Request	Total	FY19 Financing Sources for Capital Cost					
						City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electrical-Production	Generator Sets Rebuild (Annual Major Maintenance)	1,267,306	1,292,652	2,559,958	-	-	1,292,652	-	-	1,292,652
	Electric	Vehicle Replacement (Purchases)	-	120,000	120,000	-	-	120,000	-	-	120,000
	Electrical-Production	Wind Energy (Inception/Concept)	200,000	TBD	TBD	TBD	-	-	-	-	TBD
	Electric	Automatic Meter Read System (Purchase/Construction)	119,362	280,240	399,602	-	-	280,240	-	-	280,240
		<b>Electric Grand Total</b>	<b>1,586,668</b>	<b>1,692,892</b>	<b>3,279,560</b>	-	-	<b>1,692,892</b>	-	-	<b>1,692,892</b>

WA17C	Water	Pyramid Water Treatment Plant Micro Turbines (Design & Const.)	50,000	1,290,750	1,340,750	-	-	-	-	1,290,750	1,290,750
	Water	General Hill Water Booster Pump (Construction)	21,600	200,000	221,600	-	-	200,000	-	-	200,000
	Water	Vehicle Replacement (Purchases)	-	-	-	-	-	-	-	-	-
		<b>Water Grand Total</b>	<b>71,600</b>	<b>1,490,750</b>	<b>1,562,350</b>	-	-	<b>200,000</b>	-	<b>1,290,750</b>	<b>1,490,750</b>

	Wastewater		-	-	-	-	-	-	-	-	-
		<b>Wastewater Grand Total</b>	-	-	-	-	-	-	-	-	-

	Solid Waste	Vehicle Replacement (Purchases)	-	80,000	80,000	-	-	80,000	-	-	80,000
	Solid Waste	Composting Project (Design & Construction)	30,000	800,000	830,000	800,000	-	-	-	-	800,000
	Solid Waste	Reinsulation of Baler Building (Construction)	-	537,020	537,020	-	-	537,020	-	-	537,020
		<b>Solid Waste Grand Total</b>	<b>30,000</b>	<b>1,417,020</b>	<b>1,447,020</b>	<b>800,000</b>	-	<b>617,020</b>	-	-	<b>1,417,020</b>

	Ports & Harbors		-	-	-	-	-	-	-	-	-
		<b>Ports &amp; Harbors Grand Total</b>	-	-	-	-	-	-	-	-	-

	Airport	Airport Terminal Roof Replacement (Construction)	140,000	TBD	TBD	TBD	-	-	-	-	TBD
		<b>Airport Grand Total</b>	<b>140,000</b>	-	<b>140,000</b>	-	-	-	-	-	-

	Housing		-	-	-	-	-	-	-	-	-
		<b>Housing Grand Total</b>	-	-	-	-	-	-	-	-	-

		<b>Governmental Fund Total</b>	-	2,253,900	2,253,900	2,253,900	-	-	-	-	2,253,900
		<b>Proprietary Funds Total</b>	1,828,268	4,600,662	6,428,930	800,000	-	2,509,912	-	1,290,750	4,600,662
		<b>City Grand Totals</b>	1,828,268	6,854,562	8,682,830	3,053,900	-	2,509,912	-	1,290,750	6,854,562



**City of Unalaska  
Capital and Major Maintenance Plan  
FY 2020**

<b>General Fund</b>						FY20 Financing Sources for Capital Cost					
Project #/ Type	Fund or Department	Project	Appropriated Funding	FY20 Request	Total	City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
PR601	PCR - Library	Unalaska Public Library Improvements (Design)	42,500	TBD	42,500	TBD	-	-	-	-	TBD
	General Fund	Vehicle Replacement (Purchases)	-	1,205,000	1,205,000	1,205,000	-	-	-	-	1,205,000
<b>Governmental Grand Total</b>			<b>42,500</b>	<b>1,205,000</b>	<b>1,247,500</b>	<b>1,205,000</b>	-	-	-	-	<b>1,205,000</b>

<b>Proprietary Funds</b>						FY20 Financing Sources for Capital Cost					
Project #/ Type	Fund or Department	Project	Appropriated Funding	FY20 Request	Total	City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electrical-Production	Generator Sets Rebuild (Annual Major Maintenance)	2,559,958	1,318,505	3,878,463	-	-	1,318,505	-	-	1,318,505
	Electrical-Production	Wind Energy (Pre-Design)	TBD	TBD	TBD	TBD	-	-	-	-	TBD
<b>Electric Grand Total</b>			<b>2,559,958</b>	<b>1,318,505</b>	<b>3,878,463</b>	-	-	<b>1,318,505</b>	-	-	<b>1,318,505</b>

	Water	CT Tank Interior Maintenance & Painting (Eng & Design)	-	100,000	100,000	-	-	100,000	-	-	100,000
<b>Water Grand Total</b>			-	<b>100,000</b>	<b>100,000</b>	-	-	<b>100,000</b>	-	-	<b>100,000</b>

	Wastewater	Vehicle Replacement (Purchases)	-	95,000	95,000	-	-	95,000	-	-	95,000
<b>Wastewater Grand Total</b>			-	<b>95,000</b>	<b>95,000</b>	-	-	<b>95,000</b>	-	-	<b>95,000</b>

	Solid Waste		-	-	-	-	-	-	-	-	-
<b>Solid Waste Grand Total</b>			-	-	-	-	-	-	-	-	-

PH201	Ports & Harbors	Entrance Channel Dredging (Design & Construction)	1,500,000	5,000,000	6,500,000	5,000,000	-	-	-	-	5,000,000
PH602	Ports & Harbors	LCD and UMC Dredging (Construction)	109,650	1,932,000	2,041,650	-	-	1,932,000	-	-	1,932,000
<b>Ports &amp; Harbors Grand Total</b>			<b>1,609,650</b>	<b>6,932,000</b>	<b>8,541,650</b>	<b>5,000,000</b>	-	<b>1,932,000</b>	-	-	<b>6,932,000</b>

	Airport		-	-	-	-	-	-	-	-	-
<b>Airport Grand Total</b>			-	-	-	-	-	-	-	-	-

	Housing	4-Plex Roof Replacement (Engineering & Design)	-	73,870	73,870	73,870	-	-	-	-	73,870
<b>Housing Grand Total</b>			-	<b>73,870</b>	<b>73,870</b>	<b>73,870</b>	-	-	-	-	<b>73,870</b>

<b>Governmental Fund Total</b>			42,500	1,205,000	1,247,500	1,205,000	-	-	-	-	1,205,000
<b>Proprietary Funds Total</b>			4,169,608	8,519,375	12,688,983	5,073,870	-	3,445,505	-	-	8,519,375
<b>City Grand Totals</b>			4,212,108	9,724,375	13,936,483	6,278,870	-	3,445,505	-	-	9,724,375





**City of Unalaska  
Capital and Major Maintenance Plan  
FY 2021**

**General Fund**

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY21 Request	Total	FY21 Financing Sources for Capital Cost					
						City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
PR601	PCR - Library	Unalaska Public Library Improvements (Construction)	42,500	TBD	42,500	TBD	-	-	-	-	TBD
	DPW & PCR	Burma Road Chapel Roof Ventilation Upgrade (Eng & Design)	-	94,185	94,185	94,185	-	-	-	-	94,185
	General Fund	Vehicle Replacement (Purchases)	-	900,000	900,000	900,000	-	-	-	-	900,000
	General Fund	Captain's Bay Road and Utilities Improvements (Eng & Design)	-	750,000	750,000	750,000	-	-	-	-	750,000
		<b>Governmental Grand Total</b>	<b>42,500</b>	<b>1,744,185</b>	<b>1,786,685</b>	<b>1,744,185</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,744,185</b>

**Proprietary Funds**

Project #/ Type	Fund or Department	Project	Appropriated Funding	FY21 Request	Total	FY21 Financing Sources for Capital Cost					
						City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electrical-Production	Wind Energy (Engineering & Design)	TBD	TBD	TBD	TBD	-	-	-	-	TBD
	Electrical-Production	Generator Sets Rebuild (Annual Major Maintenance)	3,878,463	1,344,875	5,223,338	-	-	1,344,875	-	-	1,344,875
	Electric - Distribution	Captains Bay Road and Utilities Improvements (Eng & Design)	-	250,000	250,000	-	-	250,000	-	-	250,000
	Electric	Vehicle Replacement (Purchases)	-	100,000	100,000	-	-	100,000	-	-	100,000
		<b>Electric Grand Total</b>	<b>3,878,463</b>	<b>1,694,875</b>	<b>5,573,338</b>	<b>-</b>	<b>-</b>	<b>1,694,875</b>	<b>-</b>	<b>-</b>	<b>1,694,875</b>

	Water	CT Tank Interior Maintenance and Painting (Construction)	100,000	953,000	1,053,000	-	-	953,000	-	-	953,000
WA501	Water	Pyramid Water Storage Tank (Eng & Design)	625,000	603,750	1,228,750	-	-	-	-	603,750	603,750
	Water	Captains Bay Road and Utilities Improvements (Eng & Design)	-	250,000	250,000	-	-	250,000	-	-	250,000
	Water	Vehicle Replacement (Purchases)	-	45,000	45,000	-	-	45,000	-	-	45,000
		<b>Water Grand Total</b>	<b>725,000</b>	<b>1,851,750</b>	<b>2,576,750</b>	<b>-</b>	<b>-</b>	<b>1,248,000</b>	<b>-</b>	<b>603,750</b>	<b>1,851,750</b>

	Wastewater	Captains Bay Road and Utilities Improvements (Eng & Design)	-	250,000	250,000	-	-	250,000	-	-	250,000
	Wastewater	Vehicle Replacement (Purchases)	-	400,000	400,000	-	-	400,000	-	-	400,000
		<b>Wastewater Grand Total</b>	<b>-</b>	<b>650,000</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>

	Solid Waste		-	-	-	-	-	-	-	-	-
		<b>Solid Waste Grand Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Ports & Harbors		-	-	-	-	-	-	-	-	-
		<b>Ports &amp; Harbors Grand Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Airport		-	-	-	-	-	-	-	-	-
		<b>Airport Grand Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Housing	4-Plex Roof Replacement (Construction)	73,870	492,470	566,340	492,470	-	-	-	-	492,470
		<b>Housing Grand Total</b>	<b>73,870</b>	<b>492,470</b>	<b>566,340</b>	<b>492,470</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>492,470</b>

		<b>Governmental Fund Total</b>	<b>42,500</b>	<b>1,744,185</b>	<b>1,786,685</b>	<b>1,744,185</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,744,185</b>
		<b>Proprietary Funds Total</b>	<b>4,677,333</b>	<b>4,689,095</b>	<b>9,366,428</b>	<b>492,470</b>	<b>-</b>	<b>3,592,875</b>	<b>-</b>	<b>603,750</b>	<b>4,689,095</b>
		<b>City Grand Totals</b>	<b>4,719,833</b>	<b>6,433,280</b>	<b>11,153,113</b>	<b>2,236,655</b>	<b>-</b>	<b>3,592,875</b>	<b>-</b>	<b>603,750</b>	<b>6,433,280</b>



**City of Unalaska  
Capital and Major Maintenance Plan  
FY 2022**

<b>General Fund</b>						FY22 Financing Sources for Capital Cost					
Project #/ Type	Fund or Department	Project	Appropriated Funding	FY22 Request	Total	City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	General Fund	Captains Bay Roads and Utilities Improvements (Const)	750,000	11,400,000	12,150,000	11,400,000	-	-	-	-	11,400,000
	DPW & PCR	Burma Road Chapel Roof Venilation Upgrades (Construction)	94,185	627,900	722,085	627,900	-	-	-	-	627,900
	General Fund	Vehicle Replacement (Purchases)	-	1,070,000	1,070,000	1,070,000	-	-	-	-	1,070,000
		<b>Governmental Grand Total</b>	<b>844,185</b>	<b>13,097,900</b>	<b>13,942,085</b>	<b>13,097,900</b>	-	-	-	-	<b>13,097,900</b>

<b>Proprietary Funds</b>						FY22 Financing Sources for Capital Cost					
Project #/ Type	Fund or Department	Project	Appropriated Funding	FY22 Request	Total	City				Other	Total
						General Fund	1% Sales Tax	Proprietary	Debt	Grant	
	Electrical-Production	Wind Energy (Construction)	TBD	TBD	TBD	TBD	-	-	-	-	TBD
	Electrical-Production	Generator Sets Rebuild (Annual Major Maintenance)	5,223,338	1,371,772	6,595,110	-	-	1,371,772	-	-	1,371,772
	Electric-Distribution	Captains Bay Roads and Utilities Improvements (Const)	250,000	5,300,000	5,550,000	-	-	5,300,000	-	-	5,300,000
	Electric	Vehicle Replacement (Purchases)	-	100,000	100,000	-	-	100,000	-	-	100,000
		<b>Electric Grand Total</b>	<b>5,473,338</b>	<b>6,771,772</b>	<b>12,245,110</b>	-	-	<b>6,771,772</b>	-	-	<b>6,771,772</b>

	Water	Captains Bay Roads and Utilities Improvements (Const)	250,000	2,900,000	3,150,000	-	-	2,900,000	-	-	2,900,000
WA501	Water	Pyramid Water Storage Tank (Construction)	1,228,750	7,906,193	9,134,943	-	-	-	-	7,906,193	7,906,193
		<b>Water Grand Total</b>	<b>1,478,750</b>	<b>10,806,193</b>	<b>12,284,943</b>	-	-	<b>2,900,000</b>	-	<b>7,906,193</b>	<b>10,806,193</b>

	Wastewater	Captains Bay Roads and Utilities Improvements (Const)	250,000	3,200,000	3,450,000	-	-	3,200,000	-	-	3,200,000
		<b>Wastewater Grand Total</b>	<b>250,000</b>	<b>3,200,000</b>	<b>3,450,000</b>	-	-	<b>3,200,000</b>	-	-	<b>3,200,000</b>

	Solid Waste	Vehicle Replacement (Purchases)	-	80,000	80,000	-	-	80,000	-	-	80,000
		<b>Solid Waste Grand Total</b>	-	<b>80,000</b>	<b>80,000</b>	-	-	<b>80,000</b>	-	-	<b>80,000</b>

PH905	Ports & Harbors	Robert Storrs Small Boat Harbor A&B Floats (Const)	50,000	10,580,000	10,630,000	-	-	7,175,000	-	3,405,000	10,580,000
	Ports & Harbors	Vehicle Replacement (Purchases)	-	250,000	250,000	-	-	250,000	-	-	250,000
		<b>Ports &amp; Harbors Grand Total</b>	-	<b>10,830,000</b>	<b>10,880,000</b>	-	-	<b>7,425,000</b>	-	<b>3,405,000</b>	<b>10,830,000</b>

	Airport		-	-	-	-	-	-	-	-	-
		<b>Airport Grand Total</b>	-	-	-	-	-	-	-	-	-

	Housing		-	-	-	-	-	-	-	-	-
		<b>Housing Grand Total</b>	-	-	-	-	-	-	-	-	-

		<b>Governmental Fund Total</b>	<b>844,185</b>	<b>13,097,900</b>	<b>13,942,085</b>	<b>13,097,900</b>	-	-	-	-	<b>13,097,900</b>
		<b>Proprietary Funds Total</b>	<b>7,202,088</b>	<b>31,687,965</b>	<b>38,940,053</b>	-	-	<b>20,376,772</b>	-	<b>11,311,193</b>	<b>31,687,965</b>
		<b>City Grand Totals</b>	<b>8,046,273</b>	<b>44,785,865</b>	<b>52,882,138</b>	<b>13,097,900</b>	-	<b>20,376,772</b>	-	<b>11,311,193</b>	<b>44,785,865</b>



**City of Unalaska  
Capital and Major Maintenance Plan  
FY2018 -FY2022  
Summary of Project and Funding Sources**

	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>Totals</b>
General Fund Projects	1,748,374	2,253,900	1,205,000	1,744,185	13,097,900	20,049,359
Proprietary Fund Projects	49,008,926	4,600,662	8,519,375	4,689,095	31,687,965	98,506,023
						-
<b>Totals</b>	<b>\$ 50,757,300</b>	<b>\$ 6,854,562</b>	<b>\$ 9,724,375</b>	<b>\$ 6,433,280</b>	<b>\$ 44,785,865</b>	<b>\$118,555,382</b>

<i>Funding Source</i>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>Totals</b>
General Fund	2,747,093	3,053,900	6,278,870	2,236,655	13,097,900	27,414,418
1% Sales Tax	-	-	-	-	-	-
Electric Proprietary Fund	1,436,568	1,692,892	1,318,505	1,694,875	6,771,772	12,914,612
Water Proprietary Fund	71,500	200,000	100,000	1,248,000	2,900,000	4,519,500
Wastewater Proprietary Fund	-	-	95,000	650,000	3,200,000	3,945,000
Solid Waste Proprietary Fund	1,286,364	617,020	-	-	80,000	1,983,384
Ports&Harbors Proprietary Fund	10,040,500	-	1,932,000	-	7,425,000	19,397,500
Airport Proprietary Fund	-	-	-	-	-	-
Housing Proprietary Fund	-	-	-	-	-	-
Debt	35,000,000	-	-	-	-	35,000,000
Grants	175,275	1,290,750	-	603,750	11,311,193	13,380,968
<b>Totals</b>	<b>\$50,757,300</b>	<b>\$6,854,562</b>	<b>\$9,724,375</b>	<b>\$6,433,280</b>	<b>\$44,785,865</b>	<b>\$118,555,382</b>

*NOTE: General Funds for FY20 and FY21 do not include the TBD amounts for the Library. General Fund for FY19 does not include the TBD amount for Airport Terminal Roof Replacement. Electric Fund for FY19-FY22 does not include the TBD amounts for the Wind Energy Project.*

# FY18-22 CMMP

## DPS RMS UPGRADE | PUBLIC SAFETY

**PROJECT DESCRIPTION:** This project is for replacement of the existing records management system (RMS) and computer aided dispatch (CAD) system at DPS. The current RMS/CAD, which houses virtually all calls for service for Police, Fire, EMS and Animal Control, is legacy software running on legacy server software. It is also out of compliance with federal requirements for storing, classifying, and reporting of criminal justice information.

**PROJECT NEED:** The RMS/CAD currently being used by DPS was purchased and implemented in 2004. This legacy software is no longer being updated by the parent company and requires legacy server software for use. Limitations in the RMS/CAD and server software reduce hardware upgrade options and affect the ease and speed with which data is retrieved, stored and backed up. The RMS/CAD is out of compliance with federal requirements regarding the storing, classifying, and reporting of criminal justice information (to include criminal intelligence information), and has limited interoperability with federal, regional and state information-sharing databases. Modern RMS software packages are considerably more efficient than our current system, and some have integrated access to state and/or regional criminal information networks, thus reducing the man-hours required for data input. User restrictions in many current RMSs can be personalized to ensure that users of the system—and the system itself – are in compliance with Federal requirements. Most modern RMS software packages are also designed to work with Enhanced 911 call systems, which would allow a seamless transition to an E-911 system in Unalaska.

**COST & FINANCING DATA:** The current cost estimate for this project is \$500,000. This estimate includes the purchase of hardware, software, on-site training, and conversion/upload of the data existing in the current RMS. The project will be partially funded using \$91,000 that was forfeited to DPS from drug investigations. It is likely that the recent sale of a forfeited house will also provide funding for this project. At this time, it is unknown how much this may be. The remaining funds will come from the General Fund.

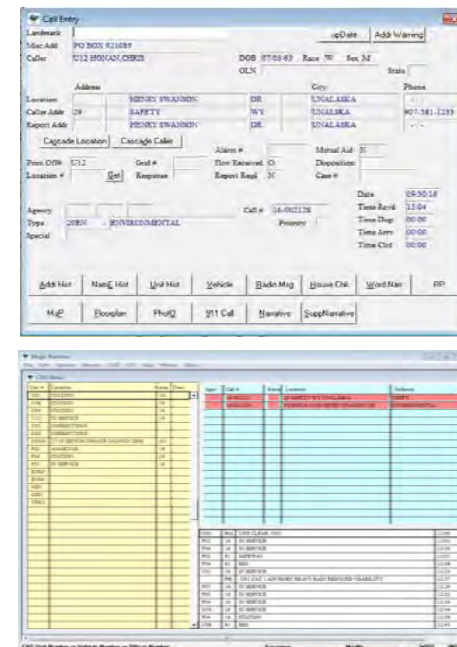
### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction/Purchase: FY18



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (Public Safety)		\$ 500000					\$ 500000
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>		\$ 500000					\$ 500,000
<b>Requested Funds: Partially funded by seized and forfeited funds</b>							

# FY18-22 CMMMP

## REPEATER SITE UPGRADE | PUBLIC SAFETY

**PROJECT DESCRIPTION:** This project will upgrade the two repeater sites (Haystack and DPS) to be in compliance with the R56 audit conducted in FY16. The project will help reduce the risk of a radio systems failure.

**PROJECT NEED:** The City of Unalaska currently utilizes seven radio channels, and all seven channels are maintained and operated by Public Safety. The system is designed to provide redundancy in the event of a multi-hazard event. In FY16 the multi-coupler and the combiner components failed. These two components were replaced and a systems audit was conducted (the R56 audit). The audit showed there were many problems with the two repeater sites that increased the risk of a system wide failure. The Haystack repeater site has been badly weathered and does not have adequate electronic protection, or appropriate grounding protection to reduce the risk of failure. The repeater site at DPS also does not have adequate electronic protection or appropriate grounding. To help prevent a catastrophic failure of the radio system, the two sites need significant upgrades (as outlined in the FY16 R56 audit).

**DEVELOPMENT PLAN & STATUS:** The R56 audit was conducted in FY16 and it identified problems with the two repeater sites, and with the radio system's components. The contractor will utilize the audit to conduct the needed upgrades, repairs, and component replacement in order to obtain R56 audit compliance and reduce the risk of the radio system failing.

**COST & FINANCING DATA:** The funding for this project will be for a contractor to upgrade and repair the Haystack and DPS repeater sites. The Haystack site upgrades and repairs are estimated at \$75,000, and the DPS site is estimated at \$35,000—for a total of \$110,000.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY18 –FY19



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (Public Safety)		\$110,000					\$ 110,000
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>		\$110,000					\$ 110,000
<b>Requested Funds:</b>							

# FY18-22 CMMP

## AQUATICS CENTER COLUMN REPAIRS | GENERAL FUND

**PROJECT DESCRIPTION:** Eight column bases on two sides of the Aquatics Center pool are severely rusted where they are embedded in the concrete. An on-site inspection and evaluation by a structural engineer was conducted in October 2016. A repair plan with specifications was drawn up by the structural engineer. A budgetary cost estimate was locally obtained. The repair work will be publicly bid.

**PROJECT NEED:** During construction of the Aquatics Center Improvements Project in the summer of 2016, it was discovered that eight column bases on two sides of the pool had severe corrosion to the extent that some columns have 2" holes. All eight columns have severe rust scale and pitting. At the time, a structural engineer was consulted and his verdict was that the building was not in immediate danger but that the columns definitely needed to be repaired. There was not adequate time nor project funding to repair the columns during the Aquatics Center Improvements Project.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):** Structural Engineering firm, Oien Associates, Inc. performed an on-site inspection, evaluation on October 4, 2016 and drew up a repair plan. A budgetary construction cost estimate was obtained. Work is anticipated to be conducted during the summer of 2017 while regular pool maintenance is performed.

**COST & FINANCING DATA:** Funding for the structural engineer's on-site inspection, evaluation, and repair plan was paid for from the Public Works Facility Maintenance budget (General Fund) and totals \$5,000.00. The budgetary estimate for the construction portion is \$45,000. Actual project costs will not be known until the project is publicly posted and bids are received.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY17

Construction: FY18



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (Public Works, Facility Maint)		\$ 45,000					\$ 45,000
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>		\$ 45,000					\$ 45,000

**Requested Funds:** Engineering, Construction, Inspection, Contract Administration

# FY18-22 CMMP

## HAYSTACK SECURITY FENCE | DPW

**PROJECT DESCRIPTION:** Approximately 700' of commercial grade security fencing will be installed around the Unalaska tele-communications facilities on Haystack mountain including 8' high galvanized steel chain link "cyclone" fencing, steel posts embedded in concrete, two sliding gates, barbed wire on the top 2' at a 45 degree angle outward, and one man-gate.

**PROJECT NEED:** Lack of security fencing has been identified during annual security drills as a vulnerability. The tele-communication facility is used for critical communications including the City of Unalaska, United States Coast Guard, and State of Alaska. Physical security of the facility is required to create a controlled access point allowing law enforcement to better screen personnel for potential terrorists, acts of vandalism, and theft. This project would have statewide benefits as it creates a secured area with controlled ingress/egress points for anyone using telecommunications via the facility.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):** Concept plans and a budgetary cost estimate have been developed. Detailed plans, specifications, and cost estimate will be finalized in FY18.

**COST & FINANCING DATA:** Budgetary cost estimate derived using UMC fence pricing. Staff has applied for grant funding. If the grant is not awarded, staff will postpone the project to a future year.

Materials \$147.73 per LF x 700 =	\$103,411.
Security System =	\$23,600.
Design 10% =	\$12,701.
Const Admin, Inspection Services 10% =	\$12,701.
Contingency 15% of all of the above =	\$22,862.
<b>Total</b>	<b>\$175,275.</b>

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: FY17

Pre Design: FY17

Engineering/Design: FY18

Construction: FY18

Haystack Security Fence



**Legend**  
 — Ten Foot Contours  
 X-X Security Fence  
 September 30, 2016

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (DPS)							
1% Sales Tax							
Grant		\$175,275					\$175,275
Proprietary Fund							
<b>TOTALS</b>		<b>\$175,275</b>					<b>\$175,275</b>

**Requested Funds:** Engineering, Construction, Inspection, Contract Administration

# FY18-22 CMMP

## S-CURVES PATHWAY | GENERAL FUND

**PROJECT DESCRIPTION:** This is an existing in-house project which will establish a safe walkway on Airport Beach Road between Gilman Road and the Dutch Harbor Post Office. This section of road is frequently used by pedestrians and bicyclists despite the lack of an official pathway. Portions of Airport Beach Road have an existing walkway, encouraging pedestrians and bicyclists, but there is a large gap between Gilman Road and the Dutch Harbor Post Office which this project will fill complete. The result of the project would be a safe sidewalk on the side of the road in that section.

**PROJECT NEED:** This section of Airport Beach Road is dangerous for pedestrians because of uneven surfaces and a lack of a designated place to walk/bike. There is an immediate need for safer travel. Providing a pathway for pedestrians means better and safer transportation for all and helps expand Unalaska's tourism infrastructure. This type of infrastructure promotes healthy activities and provides opportunities for youth in particular.

**DEVELOPMENT PLAN & STATUS:** This is an existing in-house project with work being performed by the Roads Division of the Department of Public Works as resources (time, equipment, materials) allow. Eagle nesting mitigation work has been performed and the Roads Division has installed several hundred cubic yards of armor stone for shoreline protection, crushed rock, and D1 gravel. Additional armor stone, crushed rock, and D1 gravel is needed as well as storm drainage pipe and ditching. Construction survey work and engineering will be accomplished in-house. The only funding needed for the project is for materials.

**COST & FINANCING DATA:** Funding request for this project is for materials only. All labor and equipment will be in-house. Materials required include the following:

Armor Stone	\$25,400.
3" crushed rock	\$42,000.
D-1 surfacing	\$16,400.
Storm drain pipe	\$21,200.
Pipe fittings	\$3,000.
<b>Total</b>	<b>\$108,000.</b>

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY 2018



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (Public Works)	\$66,000	\$ 108,000					\$ 108,000
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>	\$66,000	\$ 108,000					\$ 108,000

Requested Funds: Supplies



# FY18-22 CMMP

## SITKA SPRUCE PARK IMPROVEMENTS | GENERAL FUND

**PROJECT DESCRIPTION:** Sitka Spruce Park, also known as “Pirate Park,” opened in 1979. It’s one of the few places in Unalaska with a significant amount of trees and is a National Historic Landmark. The park includes 3 picnic tables, an outdoor playground, stationary grill, bike rack, men’s and women’s restrooms, and a gravel trail that weaves around the park’s 4.5 acres. This project is intended to replace the existing structures which were constructed during the original construction of the park.

**PROJECT NEED:** In 2015, the swing set was replaced with a new swing designed to accommodate more children. While the equipment has been well kept up and maintained since its construction in 1979, all of it has seen some significant wear. The current equipment needing to be replaced consists of a large seesaw, three rocking horses, and a large piece of equipment made to look like a ship. When these items were built, this replacement project was planned for 2019. This project is included in the CMMP for the following purposes:

- Improve the quality of the park and the current structures.
- Evaluate the current and future facility in an effort to best accommodate Unalaska residents for the next 20 to 30 years
- Raise Council awareness of the need to begin replacing out of date playground equipment.

**PROJECT PLAN AND STATUS:** In FY17, PCR staff and the PCR Advisory Board will perform an assessment of the requirements of Sitka Spruce Park, taking into consideration the stated needs and desires of community members and users of the park. The project will be designed and constructed in FY19. Design is anticipated to be \$41,250 and construction is anticipated to be \$233,750.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: FY 2017

Pre Design: n/a

Engineering/Design: FY 2018

Purchase or Construction: FY 2019



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund (PCR)			\$ 291,500				\$ 291,500
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>			\$ 291,500				\$ 291,500
<b>Requested Funds:</b> Engineering and Construction Services							

# FY18-22 CMMP

## TOWN PARK IMPROVEMENTS | GENERAL FUND

**PROJECT DESCRIPTION:** Town Park opened in 1988 and is located in downtown Unalaska. This park includes a wooden gazebo, two picnic tables, a small playground, a stationary grill, and several spruce trees. The playground consists of two rocking horses, a swing set, and two large playground structures. This project is intended to replace the existing structures which were constructed during the original construction of the park.

**PROJECT NEED:** In 2015, one of the large playground structures was replaced and was very well received by the children of Unalaska. The other playground equipment was constructed in 1988 and it was expected to last until Fiscal Year 2020. Now, since the year 2020 is approaching, replacement equipment should be constructed at Town Park. This replacement project is planned for the summer of 2020. This proposal is being submitted in order to:

- Improve the quality of the park and the current structures.
- Evaluate the current and future facility in an effort to best accommodate Unalaska residents for the next 20 to 30 years.
- Raise Council awareness of the need to begin replacing out of date playground equipment.

**PROJECT PLAN AND FUNDING:** During FY17, PCR staff and the PCR Advisory Board will perform an assessment of the requirements of Town Park, taking into consideration the stated needs and desires of community members and users of the park. The project will be designed and constructed in FY19. Design is anticipated to be \$43,500 and construction is anticipated to be \$246,500. These numbers are rough cost estimates based on the original cost of the construction of the park.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: FY 2017

Feasibility/Pre Design: n/a

Engineering/Design: FY 2018

Purchase or Construction: FY 2019



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund (PCR)			\$ 307,400				\$ 307,400
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>			\$ 307,400				\$ 307,400

**Requested Funds:** Engineering and Construction Services

# FY18-22 CMMP

## RADIO UPGRADE | PUBLIC SAFETY

**PROJECT DESCRIPTION:** This project will upgrade the current radio system by replacing components that include; repeaters, transmitters, antenna systems, and console software operating systems. This project will ensure the radio system becomes compliant with FCC regulations requiring further ‘narrow banding’ of public entity radio systems, and will upgrade our current 911 system to become an ‘enhanced 911’ system with expansion options for location mapping and CAD (Computer Aided Dispatch) software for incident and event records.

**PROJECT NEED:** The City of Unalaska utilizes seven radio channels, and all seven channels are maintained and operated by Public Safety. This system is one of our primary methods of communicating during day to day activities as well as disasters. It is designed to provide redundancy in the event of a multi-hazard event. In FY16 two major antenna filtering components were replaced and a systems audit was conducted (the R56 audit). The audit showed there were many problems with the two repeater sites and the system’s aging components. Most of the radio system components were purchased around 2005 and several have started to fail. Our radio system is now approaching the end of its expected life cycle. The systems components are no longer manufactured and they cannot be programed to the frequency ranges which are expected to be required in the next few years. The ‘enhanced 911’ system will provide dispatch with the location of the person calling 911 on either a wired or wireless phone system. This will result in lowering response times to each incident or emergency.

**DEVELOPMENT PLAN & STATUS:** The R56 audit was conducted in FY16 and it identified problems with the two repeater sites, and with the radio system’s components. The contractor will utilize the audit to conduct the needed upgrades, repairs, and component replacement in order to obtain R56 audit compliance and ensure operation at the frequency ranges that will be required by the FCC. The ‘enhanced 911’ system will be developed in a two phased approach—phase one provides caller ID and caller location for landline phones, and phase two provides caller location for landline and cellular phones using GPS mapping and coordinates.

**COST & FINANCING DATA:** The funding for this project will be for a contractor to upgrade, replace and install radio system components, as well as install the consoles, hardware and software needed for the enhanced 911 system. There are a couple of funding options for this project. The first option is to solely utilize the general fund to pay for the project. Another option is to look at enacting a telecommunication surcharge on all phone lines in Unalaska (up to \$2 per line). This surcharge is allowed under AS 29.35.131 and is intended to cover the cost of enhanced 911 systems equipment or services (including radio systems). This project is estimated to cost \$625,000.00.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY19–FY20



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund (Public Safety)			\$625,000				\$625,000
1% Sales Tax							
Grant							
<b>TOTALS</b>			\$625,000				\$625,000

**Requested Funds:** Potential exists to enact a telecommunication surcharge that would pay for the project.

# FY18-22 CMMP

## UNALASKA PUBLIC LIBRARY IMPROVEMENTS | GENERAL FUND

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: FY 2018

Engineering/Design: FY 2020

Construction: FY 2021

**PROJECT DESCRIPTION:** The present Unalaska Public Library facility was designed in 1996 and built in 1999. Since then, we have seen drastic changes in technology, in the community, and in library use, and the library's collections and services have expanded. As a result of these changes, the facility's design and layout are no longer meeting the changing needs of the community. An expansion of the library building has been listed on the CMMP for FY18 in past years, contingent on receiving an Alaska Library Construction and Major Expansion Matching Grant. Since a state funding match is unlikely in light of the current state budget climate, we propose reevaluating the project with the assistance of community input and a scoping study. Based on input from the community and our current librarian, we propose a scoping project in FY18 to determine options to meet the requirements generated. The scoping project will take the following challenges into consideration:

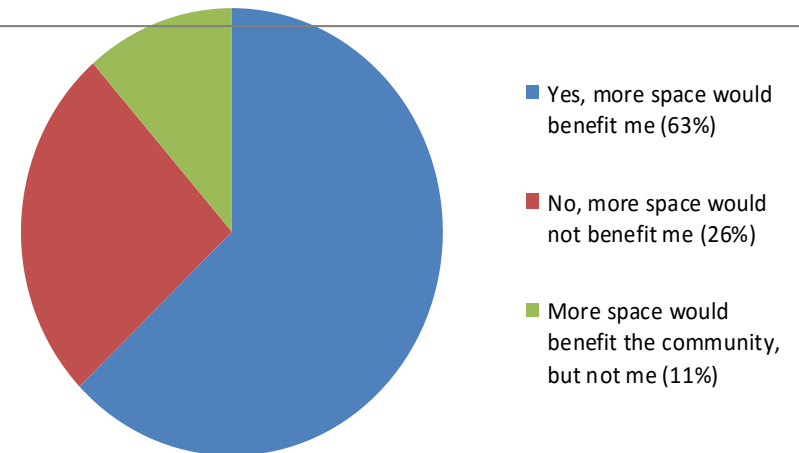
- Evaluate existing and future library use so that new services can easily be accommodated and the improved facility will serve Unalaska into the future.
- Accommodate growing library collections while balancing the increasing need for seating, program space, and community meeting space.
- Accommodate current and future demand for children's and teen areas and public meeting/study spaces.
- Determine if the facility can operate within the same footprint or be required to expand to accommodate changes.

**PROJECT NEED:** This project supports the current Unalaska Comprehensive Plan in the area of Education, Art, Culture & Entertainment, and it will enhance the quality of life for Unalaskans. This project will increase the efficiency and service delivery life of the Unalaska Public Library. The current facility falls short in providing space and services for children and teens, as well as providing meeting and program space and room for growing library collections.

**COST & FINANCING DATA:** The cost of a scoping study is estimated to be \$30,000. This figure is an estimate from Architects Alaska and was also the cost for a similar study for the Aquatics Center Renovation in 2014. Subsequent project costs would be contingent on findings and estimates from the scoping study. Design and construction are scheduled for FY20 and FY21, allowing staff time to seek Rasmuson grant funding.

### Community Survey Results

If the Unalaska Library had more space, would it benefit you? How?



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund (PCR—Library)	\$ 12,500	\$ 30,000		TBD	TBD		TBD
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>	<b>\$ 12,500</b>	<b>\$ 30,000</b>		<b>TBD</b>	<b>TBD</b>		<b>TBD</b>

**Requested Funds:** Engineering & Construction Services

# FY18-22 CMMP

## BURMA ROAD CHAPEL ROOF VENTILATION UPGRADES | GENERAL FUND

**PROJECT DESCRIPTION:** This project removes shingles, roof boards, damaged insulation, installs framing for eave soffit ventilation/increased depth for insulation, installs insulation to R-30, installs new roof boards, reroofs the building, paints the new eaves and trim.

**PROJECT NEED:** The facility does not have enough insulation or ventilation below the roofing so snow melts on the roof and runs down to the eave and freezes where the walls and roof join because there is less heat loss through that part of the roof structure. When ice dams get large enough, the water from the melting snows backs up and leaks between wood shingles into the building causing water damage. In FY08, metal flashing was installed on the eaves over electric cable system to heat the flashing.

**MAINTENANCE HISTORY:** Maintenance from 1940 to 1996 is largely undocumented. Work prior to 1996 adapted the structure to new uses as needs evolved. Past work includes: exterior painting, interior renovations, flooring, new shingles in 1995, boiler and fuel tank in 1998. As part of the FY18 DPW-Facilities Maintenance budget, we will propose replacing the metal flashing and heat trace on the eave as an interim measure.

**COST ESTIMATE:** Cost estimate was done in-house using contractor estimates for the City 4-Plex roof replacement and adding 25% to account for increase in scope for this work.

	Contractor 1 4-Plex Estimate	Contractor 2 4-Plex Estimate
Materials	\$133,438.	\$72,400.
Labor	\$284,722.	\$151,600.
Equipment	\$29,881.	\$16,000.
<b>Totals</b>	<b>\$448,041.</b>	<b>\$240,000.</b>

Average of 2 Estimates	\$344,020.
25% Scope Increase Adjustment	\$86,005.
15% Construction Admin Services	\$64,504.
<u>15% Contingency</u>	<u>\$74,179.</u>
Total FY17 Project Cost	\$568,709.
Total FY22 Project Cost	\$627,900. x 15% = \$94,185. Design
(includes annual 2% inflation)	

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY 2021

Construction: FY 2022



*The facility's life will be extended by eliminating further water damage to the structural components below the roof. The new roof will protect the facility for at least another 30 years if no other catastrophe occurs.*

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund (Public Works & PCR)					\$94,185	\$627,900	\$ 722,085
1% Sales Tax							
Grant							
Proprietary Fund							
<b>TOTALS</b>					\$94,185	\$627,900	\$ 722,085

**Requested Funds:** Engineering and Construction Services

# FY18-22 CMMP

## CAPTAINS BAY ROAD & UTILITY IMPROVEMENTS | GENERAL FUND

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY 2021

Construction: FY 2022

**PROJECT DESCRIPTION:** This project will construct drainage, utilities, and pavement out Captains Bay Road to the vicinity of the North Pacific Fuel operations (former Crowley dock). This will involve approximately 2 miles of drainage improvements from Airport Beach Road to North Pacific Fuel (NPF), 1 mile of paving from Airport Beach Road to Westward, and 1 mile of water/sewer/electric utility extensions from Westward to NPF. For the electric utility, this will be an extension of the FY17 project to upgrade electric service to Westward.

**PROJECT NEED:** Captains Bay Road serves as a primary transportation route for Westward Seafoods, North Pacific Fuel, Northland Services, Offshore Systems Inc., and several smaller businesses as well as residential homes. The section of road making up this project is a high traffic area of heavy vehicles which are used by the fishing and support industries which are vital to the community's economic welfare. During the public meetings regarding the Road Improvement Master Plan recommendations in September 2011, residents and industry representatives discussed the hazards that the high road crown, which is needed for adequate drainage, creates for the large trucks and school buses traveling the road. There was strong support from the public for improvements to Captains Bay Road. The area of Captains Bay Road is also an area of potential growth in the community as identified in the Comprehensive Plan.

**COST AND MAINTENANCE:** Drainage and paving estimates are based on the Ballyhoo Road Drainage & Electrical Upgrades Project. The utility expansion estimate is based on the Henry Swanson Drive Road & Utilities Project's utility construction costs, and other recent materials and equipment costs. These are still very rough estimates that will be refined as the project commencement approaches. Costs are split between the General Fund for the paving and drainage portion and the three utility funds based on the costs for each of those portions.

## Captains Bay Road and Utilities



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund					\$ 750,000	\$ 11,400,000	\$ 12,150,000
Proprietary Fund (Electric-Distribution)					\$ 250,000	\$ 5,300,000	\$ 5,550,000
Proprietary Fund (Water)					\$ 250,000	\$ 2,900,000	\$ 3,150,000
Proprietary Fund (Wastewater)					\$ 250,000	\$ 3,200,000	\$ 3,450,000
<b>TOTALS</b>					\$ 1,500,000	\$ 22,800,000	\$ 24,300,000

**Requested Funds:** Engineering and Construction Services

# FY18-22 CMMP

## GENERATOR SETS REBUILD

**PROJECT DESCRIPTION:** This project consists of the inspection, major maintenance, and rebuilds of the primary Generator sets in the Unalaska Powerhouse. The maintenance schedule for the generator Sets at the Unalaska Powerhouse is determined by engine hours. Engine inspections are also conducted by manufacturers mechanics to determine if engine rebuilds are needed according to the hourly schedule or can be prolonged.

**PROJECT NEED:** These Generator Set rebuilds are needed to maintain our equipment and the reliability of our electrical production. Our Certificate of Fitness from Alaska Energy Authority states that we must keep all electrical generating equipment in good running condition.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):** Due to the cost of the engine rebuilds, it has been determined that the cost will be capitalized.

**COST & FINANCING DATA:** Costs for the Generator Sets rebuilds can fluctuate greatly according to what is determined by the maintenance inspections. Costs for these rebuilds has been determined by the worst case scenario according to the history of the engines. A 2% inflation rate has been added each year. Money that is not used for rebuilds by the end of the fiscal year, will be returned to the proprietary fund.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept:

Pre Design: 2018

Engineering/Design: 2018

Construction: 2018



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund	\$		\$				\$
1% Sales Tax							
Grant							
Proprietary Fund (Electric-Production)		\$1,267,306	\$1,292,652	\$1,318,505	\$1,344,875	\$1,371,772	\$ 6,595,110
<b>TOTALS</b>		\$1,267,306	\$1,292,652	\$1,318,505	\$1,344,875	\$1,371,772	\$ 6,595,110
<b>Requested Funds:</b>							

# FY18-22 CMMP

## AUTOMATIC METER READ SYSTEM | ELECTRIC

**PROJECT DESCRIPTION:** The Electric Utility AMR (Automatic Meter Reading) System, project encompasses the final design, installation and commissioning of a system capable of integrating with our existing automatic meter reading and financial billing systems. This includes upgrades to the Electrical Distribution system infrastructure, in the form of meter upgrades, to incorporate automatic meter reading capabilities system wide. This project will include the installation of a communications system capable of polling 100% of the electric system utility meters on an operator selectable schedule for both maintenance and monthly meter reading purposes. The implementation of this system is the last step in an effort to synchronize the production, distribution and billing portions of the Electric Utility.

**PROJECT NEED:** Results of a survey on Rural Electrical Systems in 2012, conducted by AEA (Alaska Energy Authority), noted that our meter reading abilities were an area to look at for improvement. The AEA in addition to other agencies mandate accuracy between power sales and production, with an expected line loss for our system of about 4%. When Power Cost Equalization (PCE) reports show line losses excessively higher or lower than 4%, an explanation must be provided. Less accuracy may affect the PCE (Power Cost Equalization) rate, which generally covers more than half of residential customers' electrical utility bill. This project will increase monitoring abilities of the system, including, but not limited to the ability to pass on notice of excessive power use to customers, quicker cut in/out of services and reduce "bad" meter reads due to read or input error. Automatic polling will allow meters to be read on a more consistent base, with the ability to disregard time/labor conflicts with weekends, holidays, and weather conditions which currently causes fluctuations of more than a week in the read schedule.

**RELATIONSHIP TO OTHER PROJECTS:** This project is closely related with existing water Utility Meter reading system, and existing Power Production SCADA upgrades, as well as integration of all these systems into City Finance Department. The implementation of a single interdepartmental system between the Electric and Water Utilities will reduce engineering time, implementation costs, construction costs, future maintenance cost and training cost by using a common system. An AMR system will create the ability to accurately synchronize customer billing from the Electric Distribution, with the required governmental agency Electric production reports, creating a more accurate overall picture of power produced and power sold.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY 2018

Construction: FY 2019



*We are mandated by federal and State regulations to report accurate and timely power production and efficiency data. AMR systems are observed by these agencies as the most accurate form of revenue metering. This project will upgrade the residential, commercial and Industrial electric meters throughout the entire system.*

*Improvements will reduce cost by reducing the operational hours required by current staff. Annually approximately 500 man hours are currently dedicated to meter reading, re-reading, cut in/out reading and overage calls. That time can then be dedicated to system maintenance and up-keep.*

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Electric—Distribution)		\$ 119,362	\$ 280,240				\$ 399,602
<b>TOTALS</b>		<b>\$ 119,362</b>	<b>\$ 280,240</b>				<b>\$ 399,602</b>

**Requested Funds:** Engineering Services, Construction Services, Travel Costs, Permitting, Equipment, Contingency (Based on joint feasibility study by Ferguson Waterworks and Sensus Meters)



# FY18-22 CMMMP

## WIND ENERGY | ELECTRIC PRODUCTION

**PROJECT DESCRIPTION:** This initial phase of the project for Wind Energy requires funds to aid in studies and research that will further define the scope of the project and determine the viability of wind energy in Unalaska.

**PROJECT NEED:** The community of Unalaska continues to bring forward the need to develop alternative energy capability. If Wind energy is determined to be cost effective it is a great way to increase power generated in an environmentally friendly method.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):** There are several steps required to undertake in an effort to determine whether wind energy is a viable alternative energy source for the community. The first step in the process is to develop a requirement to perform wind studies to determine whether there are any areas that meet the wind standards for sustainable wind energy production. In concert with that study a determination needs to be made on whether the city would be able to obtain all of the proper permits from the various governmental agencies. The wind studies would include constructing met towers in locations identified and gather data for 12-15 months.

If the determination is made that wind is a viable source for alternative energy the City must perform a grid study to ensure the City current electrical grid can take on the power provided through wind generation. Any shortfalls must be fixed prior to construction of wind power.

Once the grid is capable of taking on the wind power, the city will need to develop a concept and perform an analysis of the lifecycle capital, operational and maintenance costs to determine the feasibility of wind power in Unalaska.

If it is determined to be feasible and cost effective then a design will ensue with construction shortly thereafter.

**COST & FINANCING DATA:** Cost and financing are undermined for the overall project. We estimate the cost of the study at \$200,000 but will need to refine that cost as we move forward in the process.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: FY18/19

Pre Design: FY20

Engineering/Design: FY21

Construction: FY22



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund	\$	\$200,000	\$ TBD	\$ TBD	\$ TBD	\$ TBD	\$200,000
1% Sales Tax							
Grant							
Proprietary Fund (Electric-Production)							
<b>TOTALS</b>	<b>\$</b>	<b>\$200,000</b>	<b>\$ TBD</b>	<b>\$ TBD</b>	<b>\$ TBD</b>	<b>\$ TBD</b>	<b>\$ 200,000</b>

**Requested Funds:** Funds to be used to aid in studies and research to refine the concept of the project.

# FY18-22 CMMP

## GENERAL HILL WATER BOOSTER PUMP | WATER

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept:

Pre Design:

Engineering/Design: FY18

Construction: FY19

**PROJECT DESCRIPTION:** This project consists of installing a water booster station on General Hill at approximately 100 feet of elevation. It will include underground plumbing, a small building, two pumps with controls, and plumbing to connect a fire engine.

**PROJECT NEED:** This project will increase water service pressure in the upper elevations of the hill. It will greatly reduce the potential for contamination of the water system due to backflow, and decrease the potential for customers to lose water service due to low pressure.

Water pressure at the top of General Hill does not currently meet the minimum industry standard of 40 psi or a minimum sustainable pressure of 20 psi. Measured residual pressures range from 0 to 26 psi at the uppermost fire hydrant. This is not simply an inconvenience to the highest General Hill customers, but it is a health and safety issue for all water utility customers. These low water pressures create a high potential for contamination of the water system caused by backflow. This is of special concern during water main breaks and fires.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):** This project will require a consultant for design and engineering to obtain Alaska Department of Environmental Conservation (ADEC) approval. A contractor will be needed for construction. Land purchase will also be required.

Land acquisition: July 2017 (FY2018)

Design—January 1, 2018(FY2018)

Construction—July 1, 2018 (FY2019)

**COST & FINANCING DATA:** This project will be funded by the Water Proprietary fund. Costs are rough estimates, but staff will refine cost estimates prior to FY18 budget submittal.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Water)		\$ 21,600	\$ 200,000				\$ 221,600
<b>TOTALS</b>		\$ 21,600	\$ 200,000				\$ 221,600
<b>Requested Funds:</b>							

# FY18-22 CMMP

## PYRAMID WATER TREATMENT PLANT MICRO TURBINES | WATER

**PROJECT DESCRIPTION:** This project will install Micro-Turbines in the new Pyramid Water Treatment Plant. Previous studies have shown that turbines located at this site have the potential to greatly reduce the fossil fuel energy demand in this plant, potentially even reducing the cost to operate this new plant to current operating levels.

**PROJECT NEED:** It is intended to reduce or eliminate the cost of the additional energy required to operate the new WTP, helping to reduce the rising cost of producing potable water. Because of the elevation of the Icy Creek Reservoir, the pressure of the water has to be reduced before it can be processed. This is currently achieved by stripping off the energy through a Pressure Reducing Valve or PRV. A PRV regulates the pressure by restricting the flow through a point. This project proposes to use Inline Micro-Turbines to produce electricity and reduce the pressure. The electricity generated would be used to meet electrical and other energy demands of the WTP, potentially saving the utility and its customers money in energy costs each year.

**DEVELOPMENT PLAN:** Planning was done during the design of the new WTP to provide the space needed for the future installation of inline turbines. This project will determine the most efficient way to utilize that space. It will effect both how the new WTP operates and how much it costs to operate. This project will be broken into three parts. Phase I will be Pre-design including gathering stream data, permitting, validation of existing data, and 35% design including engineers estimate with O&M costs. Grants will be sought before Phase II begins. Phase II is design and Phase III is the construction piece.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: **FY2016**

Pre Design: **FY 2017**

Engineering/Design: **FY 2019**

Construction: **FY 2019**



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund							
1% Sales Tax							
Grant			\$ 1,290,750				\$ 1,290,750
Proprietary Fund (Water)	\$ 50,000						\$ 50,000
<b>TOTALS</b>	<b>\$ 50,000</b>		<b>\$ 1,290,750</b>				<b>\$ 1,340,750</b>

**Note:** Funding requests are for professional services, engineering, construction and contingency.

# FY18-22 CMMP

## CT TANK INTERIOR MAINTENANCE & PAINTING | WATER

**PROJECT DESCRIPTION:** This project is to paint and perform other maintenance to the inside of the Pyramid CT Tank. The work will be performed in two phases. The coatings on the ceiling are deteriorating at a rate to meet its predicted life span of 20-25 years. Small sections of coatings are beginning to drop into the water in the tank. The floor has problems with pitting that needs to be dealt with immediately. In some locations the pitting is believed to exceed ½ of the thickness of the steel plate. If left in its current condition, the tank floor will likely be leaking in 2-3 years. In 5-7 years, large sections of the ceiling coatings will be dropping into the water and could plug the tank discharge holes or break up and travel through the distribution system and into customers' services. Shortly after, structural damage will begin to occur. This tank can be kept in good reasonable service for many years to come, with the proper maintenance including painting, for a fraction of the cost of a new tank. Adding a new CT Tank may however, be the best option to provide for the ability to maintain this existing CT Tank.

**MAINTENANCE HISTORY:** The Pyramid CT Tank was originally constructed in 1993. The tank has been drained every 3-5 years for cleaning and/or inspection over the past 10 years. It takes from 200-300 man hours over a 7-10 day period to drain, clean and inspect the tank. The tank has never been completely de-watered. Because of the length of time and type of equipment available to do the work, and the configuration of the tank, complete de-watering has not been practical. Historically, water tanks in this area have had to have the exteriors re-coated every 15-25 years. The CT Tank roof was painted with a finish coat in 2008 after a failed attempt to replace the wind damaged foam insulation in 2000. Anodes were added in 2004 to help slow the rate of corrosion to the inside of the tank. Total cost for maintenance has averaged about \$25,000.00-\$30,000.00 per year.

**RELATIONSHIP TO OTHER PROJECTS:** Building a second CT Tank was the designed and intended path to take when the original CT Tank was built. It provides the redundancy required in the treatment process to maintain Filtration Avoidance status. It also directly addresses the operational function issues associated with maintaining each tank.

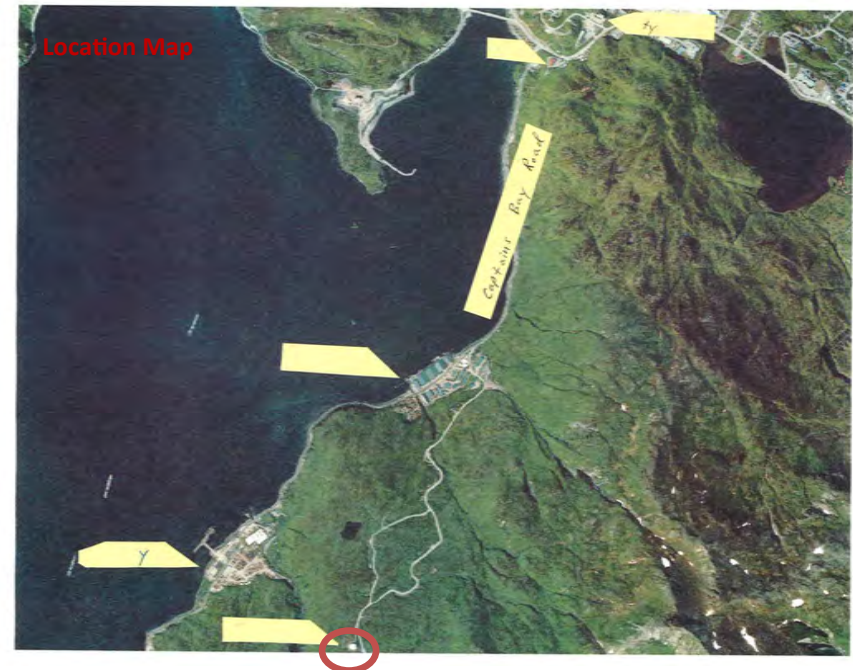
### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY 2020

Construction: FY 2021



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Water)				\$ 100,000	\$ 953,000		\$ 1,053,000
<b>TOTALS</b>				\$ 100,000	\$ 953,000		\$ 1,053,000

Requested Funds: Engineering , Construction , Travel, Advertising, Contingency, Inspection

# FY18-22 CMMP

## PYRAMID WATER STORAGE TANK | WATER

**PROJECT DESCRIPTION:** This project will construct a second Chlorine Contact Tank (CT Tank) next to the existing CT Tank. It will provide much needed clear water storage and enable maintenance to be done on the interior of either tank regardless of process seasons or weather. The project will require the installation of approximately 200 ft. of 16" DI water main, 200 ft. of 8" DI drain line, and 100 ft. each of 1" sample line and control wiring.

**PROJECT NEED:** Additional storage provided by this tank will help to meet many of the issues mentioned in the 2004 Water Master Plan. Even in the Water Distribution System's current configuration, this new tank will provide an additional 960,000 gallons of the additional 4 MG of finished water storage recommended in the Master Plan. When planned future development is completed on Captain's Bay Road, over 2.2 MG of water storage will be available at the maximum Pyramid Water Treatment Plant capacity of 9 MGD. The additional storage will provide a much needed buffer, allowing time to troubleshoot and repair problems in the event of an equipment failure or system malfunction. It will reduce the likelihood of water shortages and/or outages during the Pollock Processing seasons. Additional benefits include:

- Reduce service interruption, boil water notices, and risk of system contamination during maintenance.
- Allow routine maintenance to be done on the interior or exterior of either tank during any season, prolonging the life of these tanks.
- Expand and upgrade both the water treatment and distribution systems, using the full 9 MGD design capacity of the new water treatment plant will be possible.
- Improve the flow characteristics of the new Pyramid Water Treatment Plant. Plant operators will be able to allow the tanks to absorb the high and low flows, maintaining a more stabilized treatment process and allowing the new Ultra Violate treatment process to operate more efficiently.

**PERMITTING:** A "Certificate to Construct" and a "Certificate to Operate" are required from ADEC, obtained through application by the designing engineer.

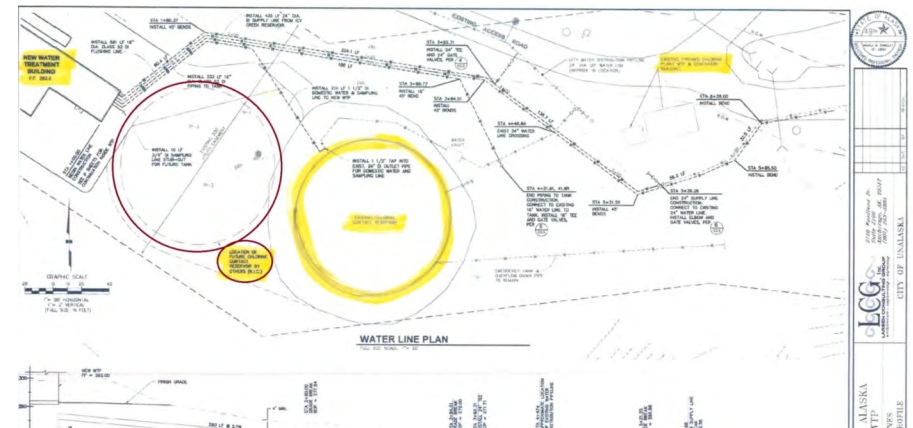
### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: July 2014—August 2015

Engineering/Design: FY 2021

Construction: FY 2022



*Much of the pre-design work for this job was completed with the design of the original CT Tank. Very little piping will be required to connect the new CT Tank to the Water Distribution system. Space (in the red circle) has been maintained for the new tank between the existing tank and the new Pyramid Water Treatment Plant.*

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund							
1% Sales Tax							
Grant					\$ 603,750	\$ 7,906,193	\$ 8,509,943
Proprietary Fund (Water)	\$ 625,000						\$ 625,000
<b>TOTALS</b>	<b>\$ 625,000</b>				<b>\$ 603,750</b>	<b>\$ 7,906,193</b>	<b>\$ 9,134,943</b>

**Requested Funds:** Engineering Services, Construction Services, Contingency

# FY18-22 CMMP

## CELLS 3&4 PARTIAL CLOSURE | SOLID WASTE

**PROJECT DESCRIPTION:** Partial Cell Closure for Cells 3 & 4

**PROJECT NEED:** Cells 3 & 4 (Area 2) are full and are ready for their exterior closure lining. Installing this liner would help keep the landfill in compliance by diverting rain water from seeping in to side slopes and into the cells, therefore reducing excessive flows to the leachate storage facility. It is estimated that this 55,000 square foot area contributes to approximately 20% of the leachate flow. Reducing this flow would decrease the load on the wastewater plant.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):**

**Design:** designs were made in fy2007 during closure of area 1 (cells 1 & 2). This design should be sufficient for area 2 closure.

**Construction:** Construction will go out for bid July 1, 2017 (FY2018) and will be Completed by June 30, 2018 (FY2018).

**COST & FINANCING DATA:** the cost estimate for this project is based upon closure costs of area 1 (cells 1 & 2) that had an average cost of \$12 per square foot. Estimating with annual cost increases and a 10% contingency the 2018 cost would average \$16 per Square foot for area 2.

**ESTIMATED PROJECT & PURCHASE TIMELINE**

Inception/Concept:

Pre Design:

Engineering/Design:

Construction: FY18



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Solid Waste)		\$1,000,000					\$1,000,000
<b>TOTALS</b>		\$1,000,000					\$1,000,000
<b>Requested Funds:</b>							

# FY18-22 CMMP

## RE-INSULATION OF BALER BUILDING | SOLID WASTE

**PROJECT DESCRIPTION:** This project will be conducted at the Landfill Baler Building, built in 1998. It consists of replacing approximately 75% of the wall insulation, approximately 10% of the ceiling insulation, and installing a PVC Liner Panels over all of the buildings insulation to protect the insulation from birds. This project is intended to replace damaged insulation and defend against future damage.

**PROJECT PURPOSE AND NEED:** Our local bird population has torn out a great amount of the insulation in the walls and ceiling of the Landfill Baler Building. Attempts to persuade the birds go elsewhere have been futile. In order to conserve fuel and reduce heating costs, it is necessary to replace the damaged insulation, and to cover the insulation with PVC panels to protect the City's investment from the flying rodents. The corrugated PVC Panels will be tightly fitted and slick so birds cannot land or perch on it. This project is related to the stack replacement for boiler system.

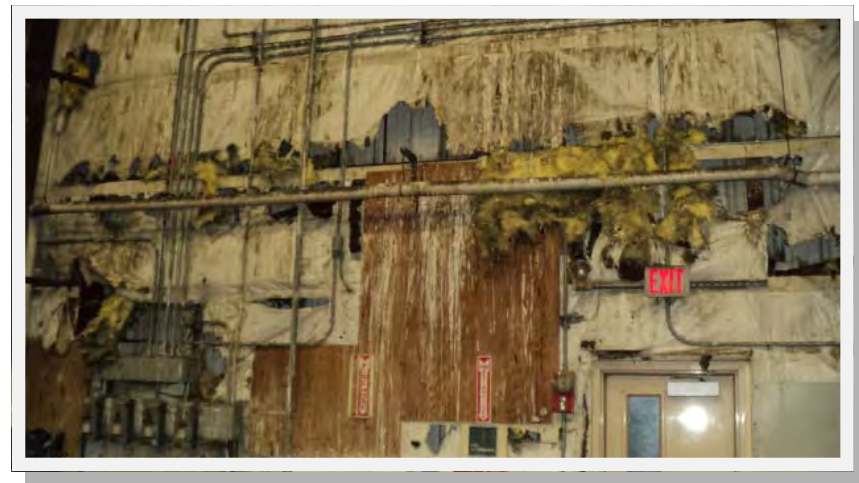
### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Purchase/Construction: FY 2019



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Solid Waste)			\$ 537,020				\$ 537,020
<b>TOTALS</b>			\$ 537,020				\$ 537,020

**Note:** Requested funds are for inspection, contingency, construction and engineering and based on contractor estimates.

# FY18-22 CMMP

## COMPOSTING | SOLID WASTE

**PROJECT DESCRIPTION:** This is a multi year project consisting of Feasibility, design, and construction, of a biological solids composting system at the Unalaska solid waste facility. The compost material involved includes wastewater sludge, food and fish waste, cardboard, and wood.

**PROJECT NEED:** Currently, biological solids and compostable material make up approximately 40% of the Unalaska Solid Waste intake. These bio solids consist of wastewater sludge, fish processor fish waste and food waste. Other compostable material consists of cardboard, paper, and wood. This waste substantially decreases the useful life of the Landfill cells and increases the organic load into the Leachate stream. Since the influx of wastewater sludge into the landfill, the organic load to the leachate stream has increased to 720 pounds per day compared to 126 pounds per day prior to the influx. This puts additional loading on the leachate system and has an ill effect on the wastewater plant process, which must use more chemicals and electricity to process it.

All of this waste can be composted into usable class A soil. This soil can be used for cover material at the landfill or be sold to the public.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):**

**Feasibility:** An internal feasibility has been completed by Deputy Director of Public Utilities. An external feasibility is scheduled for July 1, 2017 (FY2018).

**Design:** Design is scheduled to begin on July 1, 2018 (FY2019).

**Construction:** Construction will begin January 1, 2018 (FY2019).

**Permitting:** Classifying the composted soil as a class A soil is scheduled to begin as soon as the compost units are started up.

**COST & FINANCING DATA:** The cost estimates for this project are derived from Kodiak's composting project and estimates are very rough. Funds for the Feasibility study and design will come from the Proprietary Fund. The construction is depicted as coming from the General Fund at this time. If the Solid Waste Proprietary Fund has the monetary reserve to pay for the construction in the future, then they will.

**ESTIMATED PROJECT & PURCHASE TIMELINE**

Inception/Concept:

Pre Design: FY18

Engineering/Design: FY19

Construction: FY19



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund			\$ 800,000				\$ 800,000
1% Sales Tax							
Grant							
Proprietary Fund (Solid Waste)		\$ 30,000					\$ 30,000
<b>TOTALS</b>		\$ 30,000	\$ 800,000				\$ 830,000

**Requested Funds:**



# FY18-22 CMMP

## UMC DOCK REPLACEMENT & EXPANSION (POSITIONS III&IV) | PORTS

**PROJECT DESCRIPTION:** This project will replace the pile supported sections of Positions 3 and 4 at the Unalaska Marine Center with an open cell sheet pile dock capable of supporting modern shipping needs. The project will align approximately 390 feet of new dock with the current U. S. Coast Guard Dock creating a total length of 730 ± feet. The project will also provide an additional 220 ± feet in alignment with Positions 5 through 7 creating the added length needed for modern Containerships that use the Port of Dutch Harbor. The completed project will create approximately 1.8 acres of additional back reach and a preferred additive alternate would be to extend the crane rails located on Positions 5 - 7 with 100 gauge rails from position 4-7 as part of this project.

**FUNDING AND RELATIONSHIP TO OTHER PROJECTS:** The budget for this is based on the Engineer's Estimate provided in July of 2014. Council appropriated \$980,000 in FY14 and \$904,858 in FY16 for this project. The budgeted number for FY17 is in addition to the engineering services already contracted. The funding for this project is a work in process. Grant funds are not readily available and we continue to work on securing funding for this project. Funding for engineering and design is necessary to move this project forward so that when construction funds are secured the project is shovel ready. The construction of UMC positions 3 and 4 is estimated to be 2 construction seasons. During the demo phase of the construction phase we will be displacing fishing vessel offloads and fueling barges. We are proposing an upgrade to the Light Cargo Dock in order to accommodate displaced vessels during construction. This project will include all basic services including water, sewer, and electrical. It will also include an upgrade to fuel services already provided.

**PROJECT NEED:** The City of Unalaska has been informed that changes in containerized shipping is currently in the planning phases. This will bring a different class containership into Port as well as demands for increased uplands support for container storage and powering of refrigerated cargo. Positions 3 and 4 are primarily used by the fueling companies, fishing vessel offloads, the Alaska State Ferry and as overflow for large container vessels. Positions 3 and 4 are heavily used for offloading fishing vessels. These vessels are also able to fuel and backload stores while offloading their product. The fishing vessels offloads require additional space both at the face of the dock and uplands for freight movement; to accommodate multiple berthing for offloads and to meet the needs of the shipping industry an expansion of the Unalaska Marine Center is needed.

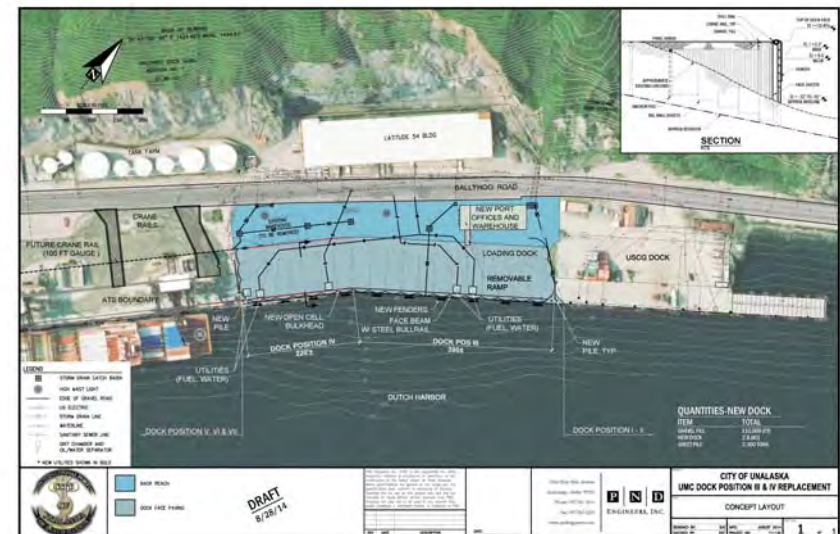
### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: FY 2014

Pre Design: FY 2014 - FY 2015

Engineering/Design: FY 2015 - FY 2017

Construction: FY 2018 - FY 2020



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund							
Debt		\$ 35,000,000					\$ 35,000,000
Grant							
Proprietary Fund (Ports)	\$ 3,005,858	\$ 10,000,000					\$ 13,005,858
<b>TOTALS</b>	<b>\$ 3,005,858</b>	<b>\$ 45,000,000</b>					<b>\$ 48,005,858</b>

**Existing Funds:** Engineering Services | **Requested Funds:** Engineering, Construction Services, Utility, Contingency, Inspection

# FY18-22 CMMP

## ENTRANCE CHANNEL DREDGING | PORTS

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: FY 2018

Engineering/Design: FY 2020

Construction: FY 2020

**PROJECT DESCRIPTION:** This project is a General Fund project. It will remove material from the channel bar that crosses the entrance of Iliuliuk Bay before vessels can enter Dutch Harbor. The dredging will increase the depth of water to accommodate the draft of large vessels transiting the channel and utilizing the Unalaska Marine Center and facilities inside of Dutch Harbor. See attachment for general area of dredge location. The City will work with the Corps of Engineers to help fund, design, construct, and maintain this project. The first step in the process is conducting the biological assessments, understand the impact of dredging to beachfronts inside of the harbor, and working on application with the Corps of Engineers to partner for the dredging. This dredging project will allow deeper draft vessels to enter into Dutch Harbor including tankers, container ships and break-bulk vessels. This project will also reduce delayed arrival and departure of current vessels entering into to Dutch Harbor due to storm surge and swell in the channel. The current estimate to be removed is 23,400 CY. We are moving all unencumbered proprietary funds back to Ports to use for more pressing projects.

**PROJECT NEED:** Due to a bar that crosses the entrance channel vessels entering the port are limited by their draft rather than their need for services the community can provide. Numerous vessels passing the community cannot enter our port. Depending upon sea conditions the depth under keel for vessels currently utilizing the port can be as little as one meter according to the Alaska Marine Pilots. In storm conditions especially any northerly wind the sea height can make this situation worse by causing vessels to pitch resulting in contact with the sea floor where the bar is located. This represents both a safety concern as well as an economic constraint upon the community. Dredging the entrance channel to a sufficient depth and width would alleviate this problem.

**PROJECT STATUS:** The Corps of Engineers will begin the study phase of this project in FY17. We continue to move forward with understanding some of the other key pieces of the project that will keep it moving forward efficiently. Some of the pieces will be the biological assessment and impacts of dredging and any impacts dredging may have on the inner harbor. The overall cost is to be evaluated. The City intends on working with the Corps of Engineers to accomplish this project. The immediate funding request is for feasibility and biological information required for the Corps of Engineers applications. We will also need to understand if the change in the contour of the channel entrance as any impact inside the harbor including beachfront.



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund	\$ 791,000	\$ 709,000		\$ 5,000,000			\$ 6,500,000
1% Sales Tax							
Grant							
Proprietary Fund (Ports)							
<b>TOTALS</b>	\$ 791,000	\$ 709,000		\$ 5,000,000			\$ 6,500,000

**Notes:** Funding related to professional services costs.

# FY18-22 CMMP

## LCD & UMC DREDGING | PORTS

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

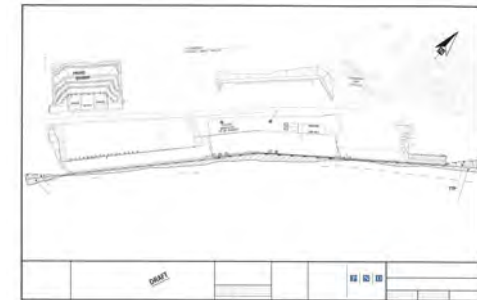
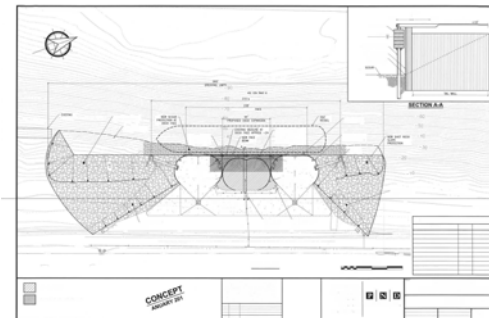
Engineering/Design: July 2015– Jan 2016

Construction: FY 2020

**PROJECT DESCRIPTION:** This project includes the engineering, permitting, and dredging at the faces of the Light Cargo Dock and the Unalaska Marine Center positions 1-7. This project is proposed to compliment other pending capital projects in the Port. With the dredging of the entrance channel larger vessels will be able to enter into Dutch Harbor. The depths at the Unalaska Marine Center vary from -32 ft. and -45 ft. at MLLW. Dredging at the face of the Unalaska Marine Center would create a constant -45ft from Positions 1-7. This will accommodate deeper draft vessels throughout the facility. The existing sheet pile is driven to approximately -58 ft. and dredging to -45ft will not undermine the existing sheet pile. This project is primarily to accommodate large class vessels. Many of the vessels currently calling the Port must adjust ballast to cross the entrance channel and dock inside Dutch Harbor. We are proposing that in concert with the Dredging at the UMC we also dredge in front of the LCD. The LCD is schedule to handle some of the regular customers using the Unalaska Marine Center. These customers will be displaced during construction of Positions 3 and 4. Dredging in front of the Light Cargo Dock will also make this dock more accessible for current customers. Vessels using the Light Cargo Dock that draws more than 22ft. must place another vessel between the dock face and their vessel in order to get enough water under the keel.

**PROJECT NEED:** The completion of this dredging will enhance current and future operations by creating useable industrial dock face that is designed for vessels in varying lengths and tonnage.

**PROJECT STATUS:** This dredging project is in support of both the UMC position 3 and 4 Replacement project and the dredging of the entrance channel. The estimates for dredging of the Light Cargo Dock include 6000 CY of dredging and 3100 CY of shot rock slope protection. The dredging material will not be removed; however, it will be relocated on the sea floor. Dredging at UMC estimated to relocate 6000 CY of dredging material and will require approximately 1200 CY of shot rock slope protection.



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Ports)	\$ 109,650			\$ 1,932,000			\$ 2,041,650
<b>TOTALS</b>	<b>\$ 109,650</b>			<b>\$ 1,932,000</b>			<b>\$ 2,041,650</b>

**Notes:** Funding related to professional services, construction, contingency and inspection.

# FY18-22 CMMP

## ROBERT STORRS SMALL BOAT HARBOR IMPROVEMENTS (A&B FLOATS) | PORTS

**PROJECT DESCRIPTION:** This project is an additional phase to the Robert Storrs Float improvement project. It will remove the existing A and B Floats at the Harbor and reconfigure the Harbor to accommodate the new float system ADA gangway and create uplands for parking and a public restroom. It will also include a fire suppression system, electric and year-round water supply to Harbor users and new piling. In FY17 we are reducing funding set aside for this project to make them available for other more urgent Ports projects.

**PROJECT NEED:** This project would include replacing the deteriorated floats and reconfiguring the floats and fingers of A and B Floats to include updated electrical systems, lighting, fire suppression, year-round utilities, and an ADA-required gangway. Based on current engineer concepts, a reconfiguration of A and B Floats will at minimum create 30 additional slips plus linear tie options to accommodate part of the 37 vessel waiting list. Reconfiguration will also allow for development of the uplands for a certain amount of required parking and a public restroom. Because the current floats were relocated, they were arranged in the harbor based on the materials at hand and not with consideration to the best use of the basin. In order to accommodate the vessel demand at the Robert Storrs Harbor, reconfiguration of the floats would allow for better use of the basin based on bathymetry and navigational approaches and also allow for additional vessel slips, with minimal fill and no dredging. It will add a significant number of slips for vessels 60' and under. This is an extension of the Robert Storrs Float Replacement Project. C Float is was completed in FY16. As the Float Replacement Project for Robert Storrs is being constructed in phases it was logical to separate the phases into separate project tracking purposes.

**FUNDING:** The current estimates place this project at approximately 9.5 million dollars, based on engineers estimates for in kind replacement. We are eligible to apply for a 50% grant through the Alaska Department of Transportation and Public Facilities. 50% of the funding for this is estimated to come out of the Port Net Assets.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: February 2014 – July 2014

Engineering/Design: January 2015—July 2015

Construction: FY 2022



Existing Condition (left)

- Side Tie: 643 feet
- Slips: 6 - 42 foot & 6 - 60

Proposed Concept (right)

- Side Tie: 218 feet
- Slips: 22—26 foot, 13 - 32 foot, & 20 - 42 foot



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS						Total
		FY18	FY19	FY20	FY21	FY22		
General Fund								
1% Sales Tax								
Grant						\$ 3,405,000	\$ 3,405,000	
Proprietary Fund (Ports)	\$ 50,000					\$ 7,175,000	\$ 7,225,000	
<b>TOTALS</b>	<b>\$ 50,000</b>					<b>\$ 10,580,000</b>	<b>\$ 10,630,000</b>	

**Requested Funds:** Engineering, Construction, Contingency, Inspection | **Grant Funds:** Possible ADOT & PF Grant

# FY18-22 CMMP

## AIRPORT TERMINAL ROOF REPLACEMENT | AIRPORT

**PROJECT DESCRIPTION:** The Unalaska Airport Terminal Building has a one level roof with a raised clerestory. The building is an approximately 16,200 SF facility with an Inverted Roof Membrane Assembly (IRMA) that slopes to internal roof drains. IRMA is a variation of a hot roof design that was popular during the 1980's. The design relies on insulation that is placed on top of a waterproof membrane which covers the structural deck. Concrete pavers (ballast) placed over the entire roof hold down the insulation. History has proven that the pavers deteriorate rapidly compared to the membrane and debris and organics accumulate in joints and prevent water access to roof drains. Inspection of the membrane is complicated due to the difficulty in removing the pavers and insulation. Roof leaks are very difficult to locate.

**PROJECT NEED:** Chronic leaks have been reported at isolated areas during periods of high wind and rain. At present, two permanent, under ceiling water catchment systems consisting of plastic, drain pan, hose, and 5 gallon buckets merely contain the leaks inside the building. Numerous attempts have been made over the years to repair the leaks which have all achieved limited success. An architectural / engineering firm was hired in 2008 to design a repair which was then publicly bid and the repairs were made. This too failed to achieve lasting success in preventing roof leaks.

**DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS):** A new peaked gable roof with adequate pitch to achieve lasting success and eliminate roof leaks is in the concept stage.

**COST & FINANCING DATA:** Funding for an architectural / engineering firm to perform an on-site inspection, evaluation, and produce plans, specifications, and bid package for a peaked gable roof design that will permanently resolve the leaky roof issue is being sought. The budgetary estimate for the design services is estimated to be \$140,000. Actual costs will not be known until an RFP is publicly posted and proposals received.

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: FY17

Pre Design: FY18

Engineering/Design: FY18

Construction: FY19



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund		\$ 140,000	TBD				\$ 140,000
1% Sales Tax							
Grant							
Proprietary Fund (Airport Fund)							
<b>TOTALS</b>		\$ 140,000	TBD				\$ 140,000
<b>Requested Funds:</b> Architectural & Engineering							

# FY18-22 CMMP

## LEAR ROAD DUPLEXES KITCHEN RENOVATION | HOUSING

**PROJECT DESCRIPTION:** This project consists of the full renovation of both kitchens in both units (4 kitchens total). The work will replace all cabinets, countertops, and flooring in both units of both duplexes, and may also include some plumbing work and fixtures and parts as necessary

**PROJECT NEED:** This project has been nominated due to the age and condition of the cabinets, countertops, and flooring in both units of both duplexes. The cabinets and countertops in the units are original, meaning they are 35 years old. Labor and maintenance costs are increasing. Over time, some cabinets doors have been replaced with plywood, and some hinges don't hold well because the screw holes have been stripped. In addition, many drawers in all units do not function properly due to worn out or missing drawer guide parts and finding replacement parts has become quite difficult. The countertops have loose laminate as well as chips and burns, which are difficult to repair and nearly impossible to match. The flooring was replaced in all of the units in 2000; however, these floor coverings now have tears, holes, and stains as a result of fifteen years of use since that installation was completed.

If left in their current condition, employee tenants will have countertops, cabinets, and flooring which will be difficult to operate, keep clean and are potentially hazardous. Drawers and doors that will not open or slide properly could cause injury, cracked countertops can harbor dangerous bacteria, and irregular flooring surfaces are a trip hazard. These current issues will remain and new issues will arise as the units age, requiring maintenance costs to increase.

Through this project, the City will gain serviceable components while reducing maintenance costs. These kitchen renovations will act to retain or more likely increase the property's value for years to come and increase desirability, which can be important for employee recruiting and retention.

**MAINTENANCE HISTORY:** From 1998 to 2013, various maintenance projects have taken place, including roof replacement, grading and drainage, exterior painting (twice), deck replacement, carpet replacement, window replacement, and water service line replacement. These projects have totaled \$250,100.

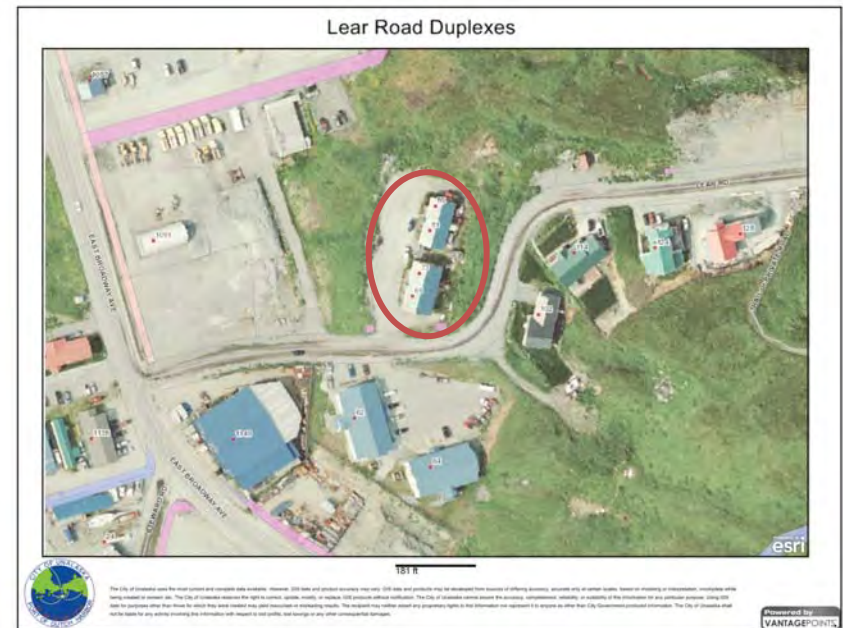
### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY 2018

Construction: FY 2018



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY18	FY19	FY20	FY21	FY22	Total
General Fund		\$124,994					\$ 124,994
1% Sales Tax							
Grant							
Proprietary Fund (Housing)							
<b>TOTALS</b>		\$124,994					\$ 124,994

**Requested Funds:** Engineering Services and Construction Services (Estimates based material and labor estimates from vendors in 2016 plus 3% annual inflation adjustments)

# FY18-22 CMMP

## 4-PLEX ROOF REPLACEMENT | HOUSING

### ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: FY 2020

Construction: FY 2021



The project will extend the life of this building by protecting the material components from moisture. The life of a new steel roof is estimated at 25 years. The anticipated life of the building will be extended similarly because of this project.

**PROJECT DESCRIPTION:** Replace steel roof and plywood sheathing.

**PROJECT NEED:** The roofing is nearing the end of its useful life. Sheathing is in bad condition because improper moisture control in the attic promoted mold growth. Rust is beginning to form in areas around the metal fasteners making roof replacement in the next few years important before failure has reached the point of allowing enough moisture into the structure to damage other components within the structure. Leaks not repaired in a reasonable amount of time can also increase risk of health problems for the inhabitants due to molds and material failures. Roof sheathing beneath the roofing is also suspect of possible failure. This will compound the problem of the roof failure and should the wood around the fasteners that holds the roofing in place become soft from rot, the fasteners will no longer keep the roofing material in place.

**MAINTENANCE HISTORY:** Original construction 1988, residing and painting 1998, floor coverings 1999, exterior painting 2007, new floor covering and interior renovations 2012, new boiler room 2012. Annual maintenance costs are \$16,000.

**COST ESTIMATE:** Cost estimates were obtained from two local contractors and averaged to arrive at the following budgetary estimate.

	Contractor 1	Contractor 2
Materials	\$133,438.	\$72,400.
Labor	\$284,722.	\$151,600.
Equipment	\$29,881.	\$16,000.
<b>Totals</b>	<b>\$448,041.</b>	<b>\$240,000.</b>
Average of 2 Estimates \$344,020.		
15% Construction Admin Services \$51,603.		
15% Contingency \$59,343.		
Total FY17 Project Cost \$454,966.		
Total FY21 Project Cost \$492,470. x 15% = \$73,870. Design (includes annual 2% inflation)		

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund				\$ 73,870	\$ 492,470		\$ 566,340
1% Sales Tax							
Grant							
Proprietary Fund (Housing)							
<b>TOTALS</b>				<b>\$ 73,870</b>	<b>\$ 492,470</b>		<b>\$ 566,340</b>
<b>Requested Funds: Engineering Services and Construction Services</b>							

## FY18 Rolling Stock Replacement Plan

### By Department and Division

	Dept	Division	Vehicle Number	Function / Description	Year	Life Cycle	Replace Date	Miles	Hrs	2018
New	DPS	Police		4x4 Interceptor w/ Police Pkg, no ext lights for Investigator						\$65,025
New	DPS	Police		4x4, Expedition XLT New Patrol Vehicle for New Officer						\$65,025
New	DPS	Fire		4x4 Expedition w/ EMS Package						\$52,710
Replace	DPW	Roads	PW9610	F150 4x4 flatbed (Replace w/ F350)	2000	15	2015	69,428		\$36,130
Replace	DPW	Roads	RG3	Volvo Grader	2006	18	2024		9,126	\$561,209
Replace	Ports	Ports	HM0416	F350 One Ton Flatbed	1999	15	2014	65,250		\$40,500
Replace	DPU	Water	W7211	4x4, Pickup, Utility (Replace w/ F250 w/ service box)	2002	15	2017	102,854		\$49,900
Replace	DPU	Electric	E1451	4x4, Pickup, w/svc (Replace w/ F250 w/ service box)	2004	15	2019	93,903		\$49,900
Replace	DPU	Solid Waste	L7	Loader - Cat 950	1996	18	2014		28,346	\$256,364

**TOTAL**

**\$1,176,763**

### By Fund

<b>GENERAL FUND</b>	<b>\$780,099</b>
<b>PORTS / HARBOR FUND</b>	<b>\$40,500</b>
<b>WATER FUND</b>	<b>\$49,900</b>
<b>ELECTRIC FUND</b>	<b>\$49,900</b>
<b>SOLID WASTE FUND</b>	<b>\$256,364</b>
<b>WASTEWATER FUND</b>	<b>\$0</b>

**TOTAL**

**\$1,176,763**



Vehicle #	Class	Function / Description	2018	2019	2020	2021	2022
	GP	4x4 Interceptor w/ Police Pkg, no ext lights, w/ grill and rear window lights	\$65,025				
	GP	4x4, Expedition XLT New Patrol Vehicle for New Officer	\$65,025				
	GP	4x4 Expedition w/ EMS Package	\$52,710				
PW9610	GP	F150 4x4 flatbed (Replace w/ F350)	\$36,130				
HM0416	GP	F350 One Ton Flatbed	\$40,500				
W7211	GP	4x4, Pickup, Utility (Replace w/ F250 w/ service box)	\$49,900				
E1451	GP	4x4, Pickup, w/svc (Replace w/ F250 w/ service box)	\$49,900				
PW3448	GP	F250 Supercab 4x4		\$35,000			
PW7449	GP	4x4, Pickup Ford - parts runner				\$40,000	
PW0688	GP	4x4 F150 Ford				\$40,000	
PW8586	GP	4x4 Flat bed w/crane/air compressor			\$60,000		
W0446	GP	4x4, Pickup				\$45,000	
SD5542	GP	4x4 Pickup F-150			\$45,000		
SD5275	GP	Flatbed F-350			\$50,000		
PW6065	GP	4x4, Pickup F250		\$40,000			
UFD0118	GP	4x4 Supercab		\$40,000			
IS1293	GP	15 Passenger Van		\$40,000			
PW6372	GP	1 ton Flatbed w/plow / salt/sand spreader					\$60,000
PW4572	GP	One Ton Service Truck GMC - Carps				\$60,000	
E9483	GP	4x4, Pickup		\$40,000			
UFD7954	GP	4x4, Explorer XL (Zac's)			\$45,000		
UPD5563	GP	4x4 Expedition Patrol				\$60,000	
UPD5565	GP	4x4 Expedition Patrol					\$60,000
UPD9826	GP	4x4, Expedition XLT w/elects Patrol		\$65,000			
UFD5555	GP	4x4 Ford Equip Truck		\$60,000			
RG3	HE	Volvo Grader	\$561,209				
L7	HE	Loader - Cat 950	\$256,364				
LF3	HE	Vactor Truck Buy new mobil unit		\$80,000			
L4	HE	Loader, CAT IT28		\$200,000			
E1214	HE	Crane Truck		\$80,000			
DT5	HE	Dump Truck needs box & engine		\$100,000			
DT6	HE	Dump Truck needs box & engine		\$100,000			
WT2	HE	Water Tanker - Autocar 4000 gal			\$100,000		
L1	HE	Loader, Cat IT28		\$200,000			
DT2	HE	Dump Truck w/ Snow Plow				\$100,000	
BH9	HE	Backhoe				\$400,000	
E6	HE	Boom Truck				\$100,000	
HML1	HE	908 CAT Loader					\$250,000
S2878	HE	Fuel Truck F-600					\$100,000
BH2	HE	Case 590 Backhoe 4X4		\$150,000			
BH3	HE	CAT Mini Excavator				\$250,000	

