

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 2019-18

A RESOLUTION OF THE UNALASKA CITY COUNCIL ADOPTING THE FY20-FY24 CAPITAL AND 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

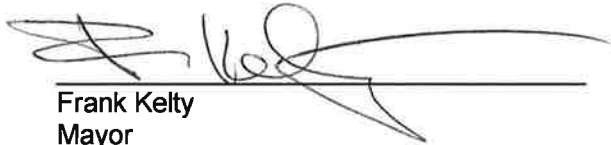
WHEREAS, City Departments were invited to submit project nominations; and

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 the opportunity to review and comment on the nominations and the FY20-FY24 CMMP.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council approves and adopts the five-year CMMP, for FY20-FY24, as presented by the City Manager pursuant to Unalaska Code of Ordinances § 6.12.040.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 23, 2019.



Frank Kelty  
Mayor

ATTEST:



Roxanna Winters  
Acting City Clerk



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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: William Homka, Planning Director  
Through: Thomas Thomas, City Manager  
Date: April 23, 2019  
Re: Capital Maintenance and Management Plan (CMMP) Presentation

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**SUMMARY:** It is unfortunate to report however the CMMP Database contained corrupted formulas for several presentations. Staff noticed anomalies while trying to reconcile data during the final preparation. While the numbers were often close, they could not be verified and indeed there were some instances in the dataset that were proven to be calculating basic math additions incorrectly. The Excel spreadsheet that staff has been using for many years was networked in a complicated series of interrelated sheets totaling 13 in all to provide the city with an overview of projects by fund, source, year, and scope (timeline).

This report is a complete deviation from the prior reports. It will only summarize the data provided to you in the new dataset and attached spreadsheets. These do not contain as many analyses however they have been verified as 100% accurate.

**PREVIOUS COUNCIL ACTION:** City Council reviews the CMMP each year for an opportunity to have input and subsequently adopt the CMMP as part of the overall budgeting process.

**BACKGROUND:** Before 2018 the City Council would see the CMMP project portfolio at its second regularly scheduled meeting every March. In 2018 Interim City Manager Nancy Peters requested we present the draft CMMP to City Council earlier so the Council can review the projects more thoroughly, including respective budgets, timelines and capacity. This was also the first year City Council considered the City's 'capacity' for administration and management of a CMMP with this much value and quantity of projects. The administration presented the draft CMMP on March 25 in advance of the April 9, 2019 council meeting. The City Council Reviewed the draft on April 9 and made revision requests that are outlined below in 'Discussion.'

**DISCUSSION:** The FY20-24 CMMP has been revised from the draft presented most recently on April 9, 2019. The FY20 amount presented to City Council at that meeting was \$21,109,145 including 'rolling stock. The new data set calculates the total value of the 27 projects in FY20 requesting \$17,955,707 in new funds. The total value of the 42 projects in the FY20-24 CMMP portfolio is \$139,732,773.

**ALTERNATIVES:** N/A

**FINANCIAL IMPLICATIONS:** The FY20 CMMP year seeks a total of \$17,955,707 in funding for projects. Projects funded from the General Fund total \$11,910,789. Projects are also funded with other sources including proprietary dollars for a total of \$6,054,918. The sources are broken down further as:

General Fund	=	\$11,900,789
Electric Proprietary Fund	=	\$ 3,160,968
Water Proprietary Fund	=	\$ 1,006,800
Wastewater Proprietary	=	\$ 40,000
Solid Waste Proprietary	=	\$ 741,500
Ports & Harbors Proprietary	=	\$ 1,105,650
Grants	=	\$ 0
		<hr/>
		<b>\$17,955,707</b>

**LEGAL:** N/A

**STAFF RECOMMENDATION:** Please provide staff with any comments, suggestions or ideas resulting from the presentation about the CMMP.

**PROPOSED MOTION:** N/A

**CITY MANAGER COMMENTS:**

**ATTACHMENTS:**

CMMP Project / Funding Spreadsheets

CMMP Project Summary Sheets

CITY OF UNALASKA CAPITAL & MAJOR MAINTENANCE PLAN FY 20



Responsible Department	Project Name	Appropriated FY10 Request	Electric 2020	Wastewater 2020	Water 2020	Solid Waste 2020	Ports & Harbors 2020	Airport 2020	Housing 2020	Preparatory Fund Subtotal	Grants 2020	Total Project Cost
Public Works	Burma Road Chappel - Foundation Replacement	0	10,000	0	0	0	0	0	0	0	0	10,000
Public Works	Captains Bay Road/ Utility Improvements	1,250,000	750,000	0	0	0	0	0	0	0	0	750,000
Public Works	Causeway Culvert Replacement	100,000	699,500	0	0	0	0	0	0	0	0	699,500
Public Works	City Wide Drainage - Trapper Drive	166,207	0	0	0	0	0	0	0	0	0	166,207
Public Works	Equipment Storage Building	0	0	0	0	0	0	0	0	0	0	0
Public Works	Equipment Center Mezzanine & Office Center	0	0	0	0	0	0	0	0	0	0	0
Public Works	Gymnasium Floor Replacement	0	0	0	0	0	0	0	0	0	0	0
Public Works	Sitka Spruce Park Improvements	70,000	808,185	0	0	0	0	0	0	0	0	808,185
Public Works	Major Purpose Facility	0	0	0	0	0	0	0	0	0	0	0
Public Works	Unalaska City School Playground Renovation	800,000	1,076,485	0	0	0	0	0	0	0	0	1,076,485
Public Works	Unalaska Public Library Improvement	400,000	5,000,000	0	0	0	0	0	0	0	0	5,000,000
Public Works	ALS Machine	12,000	143,000	0	0	0	0	0	0	0	0	143,000
Public Works	Training Center	0	0	0	0	0	0	0	0	0	0	0
Public Works	ES&A Replacement	0	348,400	0	0	0	0	0	0	61,400	0	410,800
Public Works	Aerial Ladder Replacement	0	0	0	0	0	0	0	0	0	0	0
Public Works	Radio System Upgrade	310,000	690,000	0	0	0	0	0	0	0	0	690,000
Public Works	Tsunami-Alarm System Upgrade	0	261,879	0	0	0	0	0	0	0	0	261,879
Public Works	Menny Swanson House	0	119,340	0	0	0	0	0	0	0	0	119,340
Electric	Generator Skid Rebuild	0	1,714,056	0	0	0	0	0	0	1,714,056	0	1,714,056
Electric	Windmill Energy Storage System	78,750	0	0	0	0	0	0	0	0	0	78,750
Electric	4th Waste Heat Recovery Unit	0	600,600	0	0	0	0	0	0	600,600	0	600,600
Electric	Powerhouse Cooling Water Inlet Cleaning & Extension	0	0	0	0	0	0	0	0	0	0	0
Electric	34.3 KV Submarine Cable Replacement	0	0	0	0	0	0	0	0	0	0	0
Electric	Automatic Meter Read System	119,362	0	100,000	0	0	0	0	0	100,000	0	100,000
Wastewater												
Water	Generalis Hill Booster Pump	221,600	0	0	844,400	0	0	0	0	844,400	0	844,400
Water	Pyramid Water Treatment Plant Micro Turbines	50,000	0	0	0	0	0	0	0	0	0	50,000
Water	CT Tank Interior Maintenance and Painting	625,000	0	0	100,000	0	0	0	0	100,000	0	100,000
Water	Pyramid Water Storage Tank	0	0	0	0	0	0	0	0	0	0	0
Solid Waste	Resuspension of Baker Building	0	0	0	0	60,000	0	0	0	60,000	0	60,000
Solid Waste	Solid Waste Scale Upgrade	0	0	0	65,000	0	0	0	0	65,000	0	65,000
Solid Waste	Oil Separator & Lift Station Replacement	105,000	0	0	0	616,500	0	0	0	616,500	0	616,500
Solid Waste	Composting	0	0	0	0	0	0	0	0	0	0	0
Ports & Harbors	Entrance Channel Dredging	1,500,000	1,000,000	0	0	0	0	0	0	0	0	1,000,000
Ports & Harbors	LCD UMC Dredging	109,650	0	0	0	0	0	0	0	0	0	109,650
Ports & Harbors	Bobby Stors A&B Float Realignment & Replacement	50,000	0	0	0	600,000	0	0	0	600,000	0	600,000
Ports & Harbors	UMC Cruiseport Terminal	0	0	0	0	390,000	0	0	0	390,000	0	390,000
Ports & Harbors	Emergency Mooring Buoy Maintenance	0	0	0	0	50,000	0	0	0	50,000	0	50,000
Ports & Harbors	Rescue Vessel Engine Upgrade	0	0	0	0	85,650	0	0	0	85,650	0	85,650
Ports & Harbors	Port Rescue Boat Replacement	0	0	0	0	0	0	0	0	0	0	0
Ports & Harbors	Restroom Unalaska Marine Center	0	0	0	0	0	0	0	0	0	0	0
Housing	4 Plex Roof Replacement	0	0	0	0	0	0	0	0	0	0	0
Subtotal	Subtotal	5,467,559	10,036,979	2,816,968	0	1,066,800	748,500	0	0	15,869,827	0	22,164,276
General Fund	Rolling Stock - General Fund	0	1,044,000	0	0	0	0	0	0	1,044,000	0	1,044,000
Electric	Rolling Stock - Electric Fund	0	175,000	0	0	0	0	0	0	175,000	0	175,000
Water	Rolling Stock Wastewater Fund	0	0	40,000	0	0	0	0	0	40,000	0	40,000
Wastewater	Rolling Stock Wastewater Fund	0	0	0	0	0	0	0	0	0	0	0
Solid Waste	Rolling Stock Solid Waste Fund	0	0	0	0	0	0	0	0	0	0	0
Ports & Harbors	Rolling Stock Ports / Harbor Fund	0	0	0	0	0	0	0	0	0	0	0
Subtotal	Subtotal	0	1,044,000	40,000	0	0	0	0	0	1,124,000	0	1,124,000
Total	Total	5,467,559	11,080,979	3,162,968	40,000	1,066,800	748,500	0	0	16,993,827	0	23,432,276

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23,432,276



**CITY OF UNALASKA CAPITAL & MAJOR MAINTENANCE PLAN**

**FY 20 - FY24 Summary of Projects & Funding Sources**

	Appropriated	FY20 Request	2021	2022	2023	2024	Total
General Fund Projects	5,467,569	11,900,789	1,421,793	31,661,078	4,409,990	26,733,900	81,595,119
Other Fund Projects		6,054,918	20,982,851	12,315,967	5,927,375	12,856,543	58,137,654
<b>Total</b>	<b>5,467,569</b>	<b>17,955,707</b>	<b>22,404,644</b>	<b>43,977,045</b>	<b>10,337,365</b>	<b>39,590,443</b>	<b>139,732,773</b>
Funding Source							
General Fund	5,467,569	11,900,789	1,421,793	31,661,078	4,409,990	26,733,900	81,595,119
1% Sales Tax							0
Electric Proprietary Fund		3,160,968	5,792,276	5,649,301	2,188,970	4,095,350	20,886,865
Water Proprietary Fund		1,006,800	2,541,975	3,333,333	40,000	0	6,922,108
Wastewater Proprietary Fund		40,000	50,000	3,333,333	0	0	3,423,333
Solid Waste Proprietary Fund		741,500	1,788,600	0	0	80,000	2,610,100
Ports/Harbors Proprietary Fund		1,105,650	7,405,000	0	3,094,655	775,000	12,380,305
Airport Proprietary Fund		0	0	0	0	0	0
Housing Proprietary Fund		0	0	0	0	0	0
Debt							0
Grants		0	3,405,000	0	603,750	7,906,193	11,914,943
Sub-Total Other Funds		6,054,918	20,982,851	12,315,967	5,927,375	12,856,543	58,137,654
<b>Totals</b>	<b>5,467,569</b>	<b>17,955,707</b>	<b>22,404,644</b>	<b>43,977,045</b>	<b>10,337,365</b>	<b>39,590,443</b>	<b>139,732,773</b>
						Vertical Checkpoint	139,732,773

**CITY OF UNALASKA CAPITAL & MAJOR MAINTENANCE PLAN FY 20 - FY24**

**MASTER LIST CONDENSED**

	Responsible Department	Project Name	Appropriated	General Fund	General Fund	Proprietary	Sub-total	Total Project Cost	
				FY20 Only	FY20-24	FY20-24	Grants		
				FY20-24	FY20-24	FY20-24	FY20-24		
1	Public Works	Burma Road Chappel - Foundation Replacement	0	10,000	559,000	0	0	559,000	
2	Public Works	Captains Bay Road/ Utility Improvements	1,250,000	750,000	47,750,000	10,000,000	0	57,750,000	
3	Public Works	Causeway Culvert Replacement	100,000	699,500	699,500	0	0	699,500	
4	Public Works	City Wide Drainage - Trapper Drive	166,207		366,793	0	0	366,793	
5	Public Works	Equipment Storage Building			1,545,830	0	0	1,545,830	
6	PCR	Aquatic Center Mezannine & Office Center			520,000	0	0	520,000	
7	PCR	Gymnasium Floor Replacement			51,000	0	0	51,000	
8	PCR	Sitka Spruce Park Improvements	70,000	808,185	808,185	0	0	808,185	
9	PCR	Multi Purpose Facility			562,900	0	0	562,900	
10	PCR	Unalaska City School Playground Renovation	300,000	1,026,485	1,026,485	0	0	1,026,485	
11	PCR	Unalaska Public Library Improvement	400,000	5,000,000	5,000,000	0	0	5,000,000	
12	DPS	ALS Mankin			143,000	0	0	143,000	
13	DPS	Training Center	12,000		3,845,738	0	0	3,845,738	
14	DPS/Water	SCBA Replacement		348,400	348,400	62,400	0	410,800	
15	DPS	Aerial Ladder Replacement			1,690,000	0	0	1,690,000	
16	DPS	Radio System Upgrade	310,000	690,000	690,000	0	0	690,000	
17	DPS	Tsunami Siren System Upgrade		261,879	261,879	0	0	261,879	
18	Public Works	Henry Swanson House		119,340	119,340	0	0	119,340	
19	Electric	Generator Sets Rebuild			0	8,920,019	0	8,920,019	
20	Electric	Flywheel Energy Storage System	78,750		0	4,121,250	0	4,121,250	
21	Electric	4th Waste Heat Recovery Unit			0	600,600	0	600,600	
22	Electric	Powerhouse Cooling Water Inlet Cleaning & Extension			0	412,662	0	412,662	
23	Electric	34.5 kVa Submarine Cable Replacement			0	2,340,000	0	2,340,000	
24	Electric	Automatic Meter Read System	119,362		0	404,000	0	404,000	
<b>Wastewater</b>									
25	Water	Generals Hill Booster Pump	221,600		0	844,400	0	844,400	
26	Water	Pyramid Water Treatment Plant Micro Turbines	50,000		0	1,588,975	0	1,588,975	
27	Water	CT Tank Interior Maintenance and Painting			0	1,053,000	0	1,053,000	
28	Water	Pyramid Water Storage Tank	625,000		0	0	8,509,943	8,509,943	
29	Solid Waste	Reinsulation of Baler Building			0	877,500	0	877,500	
30	Solid Waste	Solid Waste Scale Upgrade			0	65,000	0	65,000	
31	Solid Waste	Oil Separator & Lift Station Replacement			0	971,100	0	971,100	
32	Solid Waste	Composting	105,000		0	616,500	0	616,500	
33	Ports & Harbors	Entrance Channel Dredging	1,500,000	1,000,000	5,000,000	0	0	5,000,000	
34	Ports & Harbors	LCD UMC Dredging	109,650		0	2,544,495	0	2,544,495	
35	Ports & Harbors	Bobby Storrs A&B Float Realignment & Replaceme	50,000		0	7,175,000	3,405,000	10,580,000	
36	Ports & Harbors	UMC Cruiseship Terminal			0	1,170,000	0	1,170,000	
37	Ports & Harbors	Emergency Mooring Buoy Maintenance			0	50,000	0	50,000	
38	Ports & Harbors	Rescue Vessel Engine Upgrade			0	65,650	0	65,650	
39	Ports & Harbors	Port Rescue Boat Replacement			0	520,000	0	520,000	
40	Ports & Harbors	Restroom Unalaska Marine Center			0	530,160	0	530,160	
41	Housing	4 Plex Roof Replacement		10,000	500,500	0	0	500,500	
<b>Sub Total</b>				<b>Sub Total</b>	<b>5,467,569</b>				
42	General Fund	Rolling Stock - General Fund		1,044,000	4,639,000	0		4,639,000	
43	Electric	Rolling Stock - Electric Fund			0	755,000		755,000	
44	Water	Rolling Stock Water Fund			0	90,000		90,000	
45	Wastewater	Rolling Stock Wastewater Fund			0	40,000		40,000	
46	Solid Waste	Rolling Stock Solid Waste Fund			0	80,000		80,000	
47	Ports & Harbors	Rolling Stock Ports / Harbor Fund			0	325,000		325,000	
<b>Sub Total</b>				<b>Sub Total</b>	<b>0</b>				
<b>Total</b>				<b>5,467,569</b>	<b>11,910,789</b>	<b>76,127,550</b>	<b>46,222,711</b>	<b>11,914,943</b>	<b>134,265,204</b>

0 Rolling Stock Value = 5,467,569

76,127,550 139,732,773