
MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Scott Brown, Public Works Director
Through: William Homka, City Manager
Date: March 20, 2024
Re: Capital Project Update

SUMMARY: The City of Unalaska's active capital projects. As of February 29, 2024, there are forty active and funded projects, collectively allocated a budget of \$63,716,872. Of this amount, \$21,112,110 has already been expended, leaving a balance of \$ 41,024,553 in available funds to complete these projects.

PREVIOUS COUNCIL ACTION: On March 12, 2024 the council approved the closer of eleven projects. These closures resulted in the unused funds to be returned to the appropriate funds, as follows:

General Fund	\$ 1,676,032.65
1% Fund	\$ 6,802.93
Electric Enterprise Fund	\$ 107,018.59
Water Enterprise Fund	\$ 39,083.29
Wastewater Enterprise Fund	\$ 52,000.00
Total	\$ 1,880,937.46

BACKGROUND N/A

DISCUSSION: It is important to note that regardless of the fiscal year in which a project was initiated and funded, some projects span multiple years.

The city of Unalaska's projects falls into one of four of the following categories. Throughout these phases, effective communication, project management, and collaboration among various stakeholders are crucial to ensure the project's success. Each phase has its own set of tasks, objectives, and challenges, and proper management of these phases contributes to the overall success of the capital project.

Pre-Development:

This typically is the CMMP process, in this phase, the initial concept of the capital project is developed and evaluated. This involves identifying the need for the project, assessing potential risks, estimating costs, and securing initial funding or approvals. The goal is to determine whether the project is viable.

Engineering/Design:

Once the project receives the green light, detailed planning and design work take place. This phase involves creating architectural and engineering designs, specifying materials and equipment, creating construction documents, obtaining necessary permits. The aim is to create a comprehensive plan that outlines the project's specifications, requirements, design elements and final costs.

Construction:

In this phase, the actual construction work begins based on the approved designs and plans. Contractors and construction teams execute the project, manage labor and materials, and ensure that the project is built according to the approved specifications. Regular inspections, quality control, and project management are essential to keep the construction on track and within budget.

Project Closeout:

Once construction is completed, the project transitions to the closeout phase. This involves final inspections, testing, and validation to ensure that the project meets all requirements and specifications.

The City Administration recognizes the diverse nature of these projects and is committed to delivering these capital projects successfully for the benefit to the city of Unalaska and its residents. We are committed to ensuring their successful completion within their respective budgets and timelines. Your continued support and guidance are vital in ensuring their overall success. I have provided a copy of the current open projects and status for your review, should you require any additional information or have any questions, please reach out to me.

Thank you

ALTERNATIVES: N/A

FINANCIAL IMPLICATIONS: N/A

LEGAL: None

STAFF RECOMMENDATION: N/A

PROPOSED MOTION: N/A

CITY MANAGER'S COMMENTS: The Department of Public Works is managing a lot of capital projects and this update provides insight to their status.

OPEN CAPITAL PROJECTS AS OF 02/29/24

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
GG22A	Communication Infrastructure	\$ 1,894,026	\$ 672,176	\$ -	\$ 1,221,850	\$ -	\$ 1,221,850
PR22B	Aquatics Center Roof Replacement	\$ 445,000	\$ 34,475	\$ 5,894	\$ 404,631	\$ -	\$ 404,631
PR23A	Parks & Recreation Study	\$ 160,000	\$ -	\$ 156,992	\$ 3,008	\$ -	\$ 3,008
PR601	Public Library Improvements	\$ 9,729,201	\$ 8,803,958	\$ 198,086	\$ 727,156	\$ -	\$ 727,156
PS18A	Repeater Site & Radio Upgrade	\$ 1,500,000	\$ 1,358,840	\$ 139,694	\$ 1,466	\$ -	\$ 1,466
PS23A	DPS Records Management System	\$ 534,450	\$ 214,037	\$ 203,075	\$ 117,338	\$ -	\$ 117,338
PW19A	Captain's Bay Road Improvements	\$ 5,725,703	\$ 1,836,906	\$ 4,672	\$ 3,884,125	\$ -	\$ 3,884,125
PW19B	Causeway Culvert Replacement	\$ 799,500	\$ 191,257	\$ 288	\$ 607,955	\$ -	\$ 607,955
PW20A	Burma Road Chapel Roof Upgrade	\$ 110,000	\$ 77,151	\$ -	\$ 32,849	\$ -	\$ 32,849
PW22C	Pavement Preservation - Sealcoating	\$ 1,000,000	\$ 174,129	\$ -	\$ 825,871	\$ -	\$ 825,871
PW23C	DPW Warehouse Fire Alarm/Sprinklers	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
PW24A	DPW Warehouse Electrical Panel	\$ 152,500	\$ -	\$ -	\$ 152,500	\$ -	\$ 152,500
SS24A	High School Boiler Replacement	\$ 220,175	\$ -	\$ -	\$ 220,175	\$ -	\$ 220,175
General Fund Totals		\$ 22,315,555	\$ 13,362,930	\$ 708,700	\$ 8,243,925	\$ -	\$ 8,243,925

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL18B	Automatic Meter Read	\$ 523,362	\$ 108,649	\$ 80,838	\$ 333,875	\$ -	\$ 333,875
EL18C	Wind Power Development	\$ 634,000	\$ 479,442	\$ 37,904	\$ 116,654	\$ -	\$ 116,654
EL22B	Makushin Geothermal	\$ 7,720,000	\$ 1,388,955	\$ 5,714	\$ 6,325,331	\$ -	\$ 6,325,331
EL23C	Electrical Distribution Equip. Replacement	\$ 200,000	\$ 17,204	\$ -	\$ 182,796	\$ -	\$ 182,796
EL24A	Generator Sets Rebuild (FY24)	\$ 1,000,000	\$ 30,382	\$ 59,760	\$ 909,858	\$ -	\$ 909,858
EL24B	Large Transformer Maintenance & Svc.	\$ 195,000	\$ -	\$ -	\$ 195,000	\$ -	\$ 195,000
Electric Fund Totals		\$ 10,272,362	\$ 2,024,632	\$ 184,215	\$ 8,063,515	\$ -	\$ 8,063,515

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA17B	Fiber Optic Development	\$ 59,127	\$ 15,313	\$ -	\$ 43,814	\$ -	\$ 43,814
WA17C	Pyramid Micro Turbines	\$ 2,317,019	\$ 2,266,410	\$ 32,980	\$ 17,629	\$ -	\$ 17,629
WA20A	CT Tank Interior Maintenance/Painting	\$ 1,053,000	\$ -	\$ -	\$ 1,053,000	\$ -	\$ 1,053,000
WA21A	Pyramid WTP Chlorine Upgrade	\$ 1,507,947	\$ 1,212,373	\$ 71,509	\$ 224,065	\$ -	\$ 224,065
WA22D	Captains Bay Rd Waterline Extension	\$ 1,198,646	\$ 341,107	\$ 59,797	\$ 797,742	\$ -	\$ 797,742
WA23B	East Point Crossing Water Line Inspection	\$ 162,500	\$ -	\$ -	\$ 162,500	\$ -	\$ 162,500
WA24A	Icy Lake Hydrographic Survey	\$ 72,800	\$ -	\$ -	\$ 72,800	\$ -	\$ 72,800
WA24B	WH1 & WH2 On-Site Chlorine Generation	\$ 448,500	\$ -	\$ -	\$ 448,500	\$ -	\$ 448,500
WA501	Pyramid Water Storage Tank	\$ 1,228,750	\$ 93,662	\$ -	\$ 1,135,088	\$ -	\$ 1,135,088
WA504	Water Utility Auto Meter Read	\$ 106,052	\$ 33,384	\$ 4,192	\$ 68,476	\$ -	\$ 68,476
Water Fund Totals		\$ 8,154,341	\$ 3,962,250	\$ 168,477	\$ 4,023,614	\$ -	\$ 4,023,614

Wastewater Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WW17B	Fiber Optic Infrastructure Development	\$ 59,127	\$ 6,887	\$ -	\$ 52,240	\$ -	\$ 52,240
WW24A	CBR Wastewater Line Installation	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Wastewater Fund Totals		\$ 109,127	\$ 6,887	\$ -	\$ 102,240	\$ -	\$ 102,240

Solid Waste Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
SW21A	Solid Waste Gasifier	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000
Solid Waste Fund		\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH17C	CEM Breakwater Repair	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000
PH20A	Cruise Ship Terminal Demand Study	\$ 344,958	\$ -	\$ -	\$ 344,958	\$ -	\$ 344,958
PH20B	Emergency Mooring Buoy Maint.	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
PH23A	Unalaska Marine Center Restroom	\$ 530,160	\$ -	\$ -	\$ 530,160	\$ -	\$ 530,160
PH24A	Emergency Cliff Face Stabilization	\$ 252,224	\$ 89,054	\$ -	\$ 163,170	\$ -	\$ 163,170
PH201	Entrance Channel Dredging	\$ 11,489,000	\$ 1,554,560	\$ -	\$ 9,934,440	\$ -	\$ 9,934,440
PH602	Light Cargo Dock & UMC Dredging	\$ 2,654,145	\$ -	\$ 496,455	\$ 2,157,690	\$ -	\$ 2,157,690
PH905	Robert Storrs SBH Improvements A&B	\$ 6,695,000	\$ 1,798	\$ 22,360	\$ 6,670,841	\$ -	\$ 6,670,841
Ports Fund Totals		\$ 22,165,487	\$ 1,755,412	\$ 518,815	\$ 19,891,260	\$ -	\$ 19,891,260

Grand Totals		\$ 63,716,872	\$ 21,112,110	\$ 1,580,208	\$ 41,024,553	\$ -	\$ 41,024,553
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