

Regular Meeting
Tuesday, January 14, 2020
6:00 p.m.



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Thomas D. Bell
Darin Nicholson
David Gregory

UNALASKA CITY COUNCIL

P. O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251 • www.ci.unalaska.ak.us

Council Members
Dennis M. Robinson
Alejandro Tungul
Shari Coleman

Vincent M. Tutiakoff Sr., Mayor
Erin Reinders, City Manager

AGENDA

1. **Call to order**
2. **Roll call**
3. **Pledge of allegiance**
4. **Recognition of visitors**
5. **Adoption of agenda**
6. **Approve minutes of previous meetings** – December 12, 2019 and January 9, 2020
7. **Reports**
 - a. City Manager
 - b. Financials Reports – November 2019
8. **Community Input & Announcements** *Members of the public may make announcements of interest to the community.*
9. **Public testimony on agenda items** *Time for members of the public to testify or provide information to Council regarding items on the agenda. Members of the public may also speak when the issue comes up on the regular agenda by signing up with the City Clerk.*
10. **Public hearing** *Members of the public may testify about any item set for public hearing.*
 - a. Ordinance 2019-16: Authorizing the City of Unalaska to join the Alaska Remote Seller Sales Tax Commission for the purpose of developing, implementing and enforcing a Remote Sellers Sales Tax Code
 - b. Ordinance 2019-17: Creating Budget Amendment #5 to the Fiscal Year 2020 Budget, increasing the budget for the Wind Power Development Project and transfers from the general fund by \$75,000, increasing the general fund operating budget by \$280,000 for audit and other professional services in the Finance Department, and increasing the budget for the Library Improvements Project and transfers from the 1% sales tax fund by \$3,273,481
11. **Work session** *Work sessions are for planning purposes, or studying and discussing issues before the Council.*
 - a. Update regarding Capital Projects – Tom Cohenour, DPW Director
 - b. Update regarding Library Improvements Project – Roger Blakeley, PCR Director

- c. Jim Sharpe, Interim Finance Director
 - i. Presentation regarding FY2021 Budget Goals
 - ii. Presentation regarding FY2021 Revenue Projections
- d. Review of State and Federal Priorities – Erin Reinders, City Manager
- e. Discuss Professional Services Agreement with Kelty & Associates for fisheries and marine related natural resources consulting services – Erin Reinders, City Manager

12. Regular agenda *Persons wishing to speak on regular agenda items must sign up with the City Clerk.*

- a. Unfinished Business
 - i. Ordinance 2019-16: Second Reading, Authorizing the City of Unalaska to join the Alaska Remote Seller Sales Tax Commission for the purpose of developing, implementing and enforcing a Remote Sellers Sales Tax Code
 - ii. Ordinance 2019-17: Second Reading, Creating Budget Amendment #5 to the Fiscal Year 2020 Budget, increasing the budget for the Wind Power Development Project and transfers from the general fund by \$75,000, increasing the general fund operating budget by \$280,000 for audit and other professional services in the Finance Department, and increasing the budget for the Library Improvements Project and transfers from the 1% sales tax fund by \$3,273,481
- b. New Business
 - i. Resolution 2020-02: Establishing taxicab rates for calendar year 2020
 - ii. Resolution 2020-04: Authorizing the City Manager to enter into a Professional Services Agreement with Kelty and Associates for fisheries and marine related natural resources consulting services
 - iii. Resolution 2020-05: Authorizing the City Manager to enter into a contract with F&W Construction to perform the Public Library Improvements Project
 - iv. Approve Mayor and Council Travel to the Winter Legislative Conference of the Alaska Municipal League, February 18-20, 2020, in Juneau

13. Council Directives to City Manager

14. Community Input & Announcements *Members of the public may make announcements of interest to the community.*

15. Adjournment

Regular Meeting
Thursday, December 12, 2019
6:30 p.m.



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Council Members

James Fitch
Darin Nicholson
David Gregory

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Vincent M. Tutiakoff Sr., Mayor
Erin Reinders, City Manager

MINUTES

1. Call to order

Mayor Tutiakoff called the Regular Meeting of the Unalaska City Council to order on Thursday, December 12, 2019 at 6:32 pm, in the Unalaska City council chambers.

2. Roll call

Present:

Vincent Tutiakoff, Sr., Mayor
Dennis Robinson, Vice Mayor
James Fitch
David Gregory
Shari Coleman

Absent:

Darin Nicholson (Excused)
Alejandro Tungul (Excused)

3. Pledge of allegiance

Council Member Fitch led the Pledge of Allegiance

4. Recognition of visitors

Brian Meissner, Library Project Architect

5. Adoption of agenda

No objection.

Agenda adopted by consensus.

Mayor Tutiakoff Sr. acknowledged Council Member Fitch.

6. Awards and presentations: Rowena Gulanes, 10 Year Employee Anniversary

Mayor and Council presented 10 Year Employee Anniversary plaque.

7. Approve minutes of previous meeting: November 26, 2019

Robinson made a motion to approve the November 26, 2019 meeting minutes; Fitch seconded.

No objection.

Motion passed by consensus.

8. Reports

a. City Manager

- Erin Reinders, City Manager, added the following items to the report:
 - Governor Dunleavy released his budget

- Congratulations – PCR Staff, “Team Work Award” for planning the HOA Festival
- Congratulations - Jake Whitaker, 2019 Employee of the Year

b. Financial Reports, October 2019

- Jim Sharpe, Interim Finance Director, presented his report and answered Council questions.

9. Community Input & Announcements

- City Clerk’s Office
 - Business License Renewals
 - December 24, 2019 Council Meeting – canceled
 - City Council Seat CC-B vacancy
- Travis Swangel – as a community member, informed Council that Lot 1A, Unalaska Pedestrian Pathway Subdivision, is for sale
- Frank Kelty – acknowledged Unalaska Lady Raiders Volleyball Team Second Place in State championship

10. Public testimony on agenda items

The following community members offered public testimony on the agenda item regarding the Library Improvements Project: Louisa Ortiz and Suzi Golodoff

11. Public hearing

Mayor Tutiakoff, Sr. opened the Public Hearing on Ordinance 2019-15.

- a. Ordinance 2019-15: Creating Budget Amendment #4 to the Fiscal Year 2020 Operating Budget to continue General Fund Project “Emergency Air Charter Program” per appropriation made with Emergency Ordinance 2019-13

Hearing no testimony, the Public hearing closed.

12. Work session

Robinson made a motion to adjourn to Work Session; Coleman seconded.

No objection.

Motion passed by consensus.

a. Discussion: Sustainable Fiscal Policy Concept

- Jim Sharpe, Interim Finance Director, presented a Sustainable Fiscal Policy Concept. A directive issued by Council in May prompted this research.

b. Discussion: Library Expansion Project Bids

- City Manager gave a brief overview of the Library Expansion project.
- Roger Blakeley, PCR Director, provided additional background information and later introduced Brian Meissner, Library Project Architect.
- Brian Meissner gave an update on the Library Expansion Project bids and answered Council questions.
- Public Comments given by: M. Lynne Crane, Frank Kelty, Virginia Hatfield, Albert Burnham and the City Clerk read comments provided by Christina Chamberlain, Amy Dowds and Jill Spetz

Break.

Resume at 8:21 p.m.

13. Regular agenda

a. Unfinished Business

- i. Ordinance 2019-15, 2nd Reading, Creating Budget Amendment #4 to the Fiscal Year 2020 Operating Budget to continue General Fund Project “Emergency Air Charter Program” per appropriation made with Emergency Ordinance 2019-13
Fitch moved to adopt Ordinance 2019-15; Robinson seconded.
Roll Call Vote: Gregory – yes; Coleman – yes; Robinson – yes; Fitch – yes.
Motion passed 4-0.

b. New Business

- i. Ordinance 2019-16: First Reading, Authorizing the City of Unalaska to join the Alaska Remote Seller Sales Tax Commission for the purpose of developing, implementing and enforcing a Remote Sellers Sales Tax Code

Robinson made a motion to move Ordinance 2019-16 to Second Reading and Public Hearing on January 14, 2020; Gregory seconded.

Public Comment/Testimony by Frank Kelty

Roll Call Vote: Robinson – yes; Coleman – yes; Gregory – yes; Fitch – yes.
Motion passed 4-0.

- ii. Ordinance 2019-17: First Reading, Creating Budget Amendment #5 to the Fiscal Year 2020 Budget, increasing the budget for the Wind Power Development Project and transfers from the general fund by \$75,000, increasing the general fund operating budget by \$280,000 for audit and other professional services in the Finance Department, and increasing the budget for the Library Improvements Project and transfers from the 1% sales tax fund by \$3,273,481

Robinson made a motion to move Ordinance 2019-17 to Second Reading and Public Hearing on January 14, 2020; Fitch seconded.

Coleman made a motion to amend Ordinance 2019-17 to strike sections I(B) and II(A) from proposed Budget Amendment #5 deleting the increase in the budget for the Library Improvements Project and Transfers from the 1% Sales Tax Fund by \$3,273,481; Fitch seconded.

Roll Call Vote on motion to amend: Coleman – yes; Fitch – no; Gregory – no; Robinson – no.

Motion failed 3-1.

Public Comment/Testimony by Frank Kelty

Roll Call Vote on main motion: Gregory – yes; Robinson – yes; Fitch – yes; Colman – yes.

Motion passed 4-0.

- iii. Resolution 2019-64: Authorizing an increase to the formula percentage guide in the Community Support Grant program to 3.5% of the average General Fund for the five most recently completed fiscal years, plus the bed tax fund for the most recently completed fiscal year

Robinson made a motion to adopt Resolution 2019-64; Fitch seconded.

Roll Call Vote: Gregory – yes; Robinson – yes; Fitch – yes; Coleman – yes.

Motion passed 4-0.

14. Council Directives to City Manager: None.

15. Community Input & Announcements:

Council Member Fitch shared final thoughts as Unalaska City Council Member and encouraged community involvement and participation.

16. Executive Session: Status of AIG Insurance Claim

9:08 pm Robinson made a motion to adjourn to Executive Session to discuss legal matters regarding status of AIG Insurance claim; Fitch seconded.

Executive Session held

17. Adjournment:

Robinson made a motion to adjourn meeting; Fitch seconded.

No objection.

Motion passed by consensus.

Meeting adjourned at 9:52 pm.

Marjie Veeder, CMC
City Clerk

rfw

Special Meeting
Thursday, January 9, 2020
6:00 p.m.



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David Gregory

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Shari Coleman

Vincent M. Tutiakoff Sr., Mayor
Erin Reinders, City Manager

MINUTES

1. Call to order: Mayor Tutiakoff called this special meeting of the Unalaska City Council to order at 6:02 p.m.

2. Roll call:

Present:

Shari Coleman
David Gregory
Dennis Robinson
Alejandro Tungul
Vincent M. Tutiakoff

Absent:

Darin Nicholson

3. Pledge of allegiance led by Council Member Coleman.

4. Persons interested in appointment to City Council Seat B

a. Jason Gates

i. Statement by Jason Gates

ii. Questions from Council

b. Thomas D. Bell

i. Statement by Thomas D. Bell

ii. Questions from Council

c. Greg Peters

i. Statement by Greg Peters

ii. Questions from Council

5. Resolution 2020-01: Appointing a member to the Unalaska City Council Seat CC-B

Robinson made a motion to adopt Resolution 2020-01; second by Coleman

Robinson made a motion to amend Resolution 2020-01 by inserting the name Thomas D. Bell; second by Coleman

Statements made by Council Members

Roll Call Vote on Amendment: Robinson – Yes; Tungul – Yes; Coleman – Yes; Gregory – Yes.
Motion to amend passes 4-0.

Roll Call Vote on main motion: Gregory – Yes; Coleman – Yes; Tungul – Yes; Robinson – Yes.

Motion passes 4-0.

6. Oath of Office for Council Seat CC-B: The City Clerk administered the Oath of Office to new Council Member Thomas D. Bell. Mr. Bell was seated and participated in the remainder of the meeting.

7. Executive Session

Robinson made a motion to move into Executive Session to (a) discuss a personnel matter, which by law is required to be kept confidential; and (b) to discuss legal matters and receive advice from the city attorney, because public discussion of such matters would tend to adversely affect the legal positions of the city.

Second by Tungul.

No objection.

Motion passed by consensus.

6:35 p.m. Executive Session

- a. Status of AIG Insurance Claim
- b. Alaska Mechanical, Inc. vs. City of Unalaska; and City of Unalaska vs. Advanced Blasting Services, LLC
- c. Personnel Matters, Proposed Employment Agreement

8:15 p.m. Executive Session concludes

The Mayor announced that no action was taken in Executive Session.

8. Adjourn.

Robinson moved to adjourn.

Second by Tungul.

No objection.

Motion passed by consensus.

8:19 p.m. Adjourned

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: January 14, 2020
Re: City Manager Report

Upcoming Deadlines: The following filing and application deadlines are coming up.

- Business Personal Property Tax Returns, required to be filed by all City business license holders, are due March 1, 2020
- The annual application for the Senior Citizen Real Property Tax Exemption, which exempts from tax the first \$150,000 in real property value, is due March 1, 2020
- The annual application for the \$200 Senior Citizen Sales Tax Refund is due March 31, 2020

OC/CP LLC Geothermal Project: Along with Mike Hubbard and Brooks Chandler, City staff members will be meeting with OCCP representatives for a two day working meeting in Anchorage. The focus of the meeting will be to develop framework of general concepts that OCCP can take to its potential lenders to determine if financing can be obtained. These meetings are scheduled for January 15 and 16, 2020.

Commercial Air Service: City leadership remains in communication with Ravn and has communicated concerns brought forward by numerous community members traveling during this A season. The weather and volcanos have not helped an already challenging situation. We are in ongoing discussion with Alaska DOT representatives in regards to an update to the State's Airport Master Plan for Unalaska and potential runway improvements. They have been very helpful in educating us on the details and requirements of Essential Air Service. All this information will assist in making for a more meaningful meeting with Alaska Airlines.

Entrance Channel Dredging Project Update: The U. S. Army Corps of Engineers (USACE) provided the City of Unalaska notification of the availability of the proposed Report of the Chief of Engineers and accompanying report of the District Commander for the Unalaska Channel Project. Also included with the report of the District Commander is a Final Environmental Assessment. USACE is requesting comments be sent to Unalaska-chiefs-report@usace.army.mil. The drafts may be downloaded from: <https://www.poa.usace.army.mil/Library/Reports-and-Studies/>. The project is 75% funded at the federal level and 25% funded by the sponsor, in this case that is the City of Unalaska. Updated information regarding scope, timeline and associated costs will be worked into the CMMP process.

Response to Distressed Bulk Carrier: On December 27, 2019 the 623 foot Bulk Carrier Sky Knight was distressed on the North of Unalaska about 15 miles west of Bogoslof. The weather was out of the north with 50-60 knots winds. The Sky Knight had an east heading and was making about 1.2 knots. She was being blown south at about 3.5 knots at her beam. They were approximately 25 miles north of Umnak Island. The Sky Knight had steerage, but limited propulsion. The estimate for a land fall was less than 8 hours. The Resolve Pioneer was dispatched as was the USCG Cutter Mellon. The timing of her rescue was very tight. This potentially was another Selengdang Ayu in the making. Local Tug Captains, Response teams, Marine Pilots, USCG, Marine Exchange, and Ports personnel were actively involved in monitoring and prepping for response. The local communication with Unalaska's maritime professionals and the communication processes developed through years for refining response (such as ETS, Water Way Safety Plans, and the Aleutian Risk Assessment) saved the day. Captain David Artz with the Alaska Marine Pilots was able to coordinate with USCG Sector Anchorage and initiate an "out of the box" plan. This plan changed the heading of the ship to south west. The Sky Knight was able step up to approximately 10 knots and head through Samalga Pass. They got to the leeward side of Umnak Island where they were able to make USCG approved repairs and continue underway without incident.

Executive Level Searches: Executive level vacancies include the Finance Director, Police Chief, and Fire Chief.

- The job announcement for the Finance Director remains posted, with a closing date of January 27, 2020. Jim Sharpe continues to serve as Interim Finance Director. Jim will be participating in meetings telephonically and available for staff while off island.
- The most recent posting for the Police Chief Position closed on January 6, 2020. I learned on January 9, 2020 that the vacancy was not advertised in six of the targeted sites as planned due to an employee error. This likely has impacted the applicant pool. We will review the current applicants, and discuss how best to proceed. John Lucking continues to serve as Interim Police Chief.
- An offer has been extended to a Fire Chief candidate, and negotiations are underway. Should that the offer not be accepted, we will work internally and review our qualified pool of candidates and consider our next steps. Mike Hanson continues to serve as Acting Fire Chief.

Directives to the City Manager: The following identifies the status of outstanding Directives to the City Manager:

- *Options for Increased Tobacco Tax (11/27/18). Ongoing.* Council discussed in detail at the July 9, 2019 Council Meeting. Future discussions will include additional information on Tobacco Excise Tax, a combination Tobacco Excise Tax with increased sales tax on alcohol and marijuana, fund dedication options, and potential rates. Additional information will be provided to Council in the coming months.
- *Fiscal Sustainability Plan and Policy (5/14/19). Initiated.* Interim Finance Director Jim Sharpe began a discussion with City Council on sustainable long term planning at the December 12, 2019 Council meeting.
- *Alaska Airlines Meeting (11/12/19). Initiated.* The Mayor and I will be meeting in Seattle with Alaska Airlines representatives on January 23, 2020.

General Fund Operating Monthly Summary - Month Ending November 2019

	FY2020 Budget	November	FY2020 YTD	% OF BUD	FY2019 YTD	INC/(DEC) Last Year
REVENUES						
Raw Seafood Tax	4,200,000	404,963	2,353,323	56%	2,276,841	76,481
AK Fisheries Business	3,300,000	0	3,775,900	114%	3,306,990	468,911
AK Fisheries Resource Landing	5,000,000	0	4,601,633	92%	4,855,139	(253,505)
Property Taxes	6,100,000	24,429	6,384,718	105%	6,502,612	(117,894)
Sales Tax	7,000,000	678,608	3,938,501	56%	3,707,401	231,100
Investment Earnings	1,400,000	63,287	1,445,283	103%	1,162,007	283,276
Other Revenues	3,796,758	71,724	1,642,811	43%	1,334,445	308,366
Appropriated Fund Balance	9,868,877	0	0	0%	0	0
Total General Fund Revenues	40,665,635	1,243,012	24,142,171	59%	23,145,436	996,735
EXPENDITURES						
Mayor & Council	799,029	201,511	324,084	41%	142,523	181,561
City Administration						
City Manager's Office	392,770	26,007	128,880	33%	130,134	(1,254)
Administration	1,319,044	63,387	621,755	47%	558,066	63,689
Total City Administration	1,711,814	89,394	750,635	44%	688,200	62,435
City Clerk	527,270	36,227	199,907	38%	198,691	1,216
Finance						
Finance	1,034,902	79,261	399,652	39%	355,437	44,215
Information Systems	943,685	116,409	539,631	57%	492,753	46,878
Total Finance	1,978,587	195,670	939,282	47%	848,190	91,092
Planning	780,085	43,440	217,275	28%	239,202	(21,927)
Public Safety						
Police and Admin	3,865,790	191,352	1,016,605	26%	1,145,126	(128,521)
Police Communications	899,718	57,646	347,046	39%	0	347,046
Police Corrections	1,002,135	73,628	378,592	38%	334,405	44,186
Total Public Safety	5,767,642	322,625	1,742,242	30%	1,479,531	262,711
Fire & EMS						
Fire and Emergency Services	1,944,632	99,101	541,668	28%	662,301	(120,633)
Total Fire & EMS	1,944,632	99,101	541,668	28%	662,301	(120,633)
Public Works						
DPW Admin & Engineering	799,891	48,092	231,110	29%	252,782	(21,673)
Streets and Roads	3,498,244	335,085	1,512,540	43%	906,295	606,245
Receiving and Supply	290,301	17,898	108,187	37%	99,350	8,837
Veh & Equip Maintenance	1,241,196	54,407	382,530	31%	430,117	(47,588)
Facilities Maintenance	1,394,166	78,710	465,581	33%	769,538	(303,957)
Total Public Works	7,223,798	534,192	2,699,947	37%	2,458,082	241,865
Parks, Culture & Recreation						
PCR Administration	244,801	19,603	89,622	37%	94,474	(4,852)
Recreation Programs	767,223	47,356	269,785	35%	232,725	37,061
Community Center Operations	1,011,501	69,178	287,548	28%	315,392	(27,845)
Library	847,366	54,656	296,658	35%	287,275	9,384
Aquatics Center	495,527	34,515	147,143	30%	148,290	(1,147)
Parks	39,500	282	30,840	78%	31,980	(1,140)
Parks, Culture & Recreation	3,405,918	225,589	1,121,596	33%	1,110,136	11,460
Other Expenses	6,054,804	456,183	2,820,908	47%	2,613,813	207,095
Total Operating Expenditures	30,193,578	2,203,933	11,357,544	38%	10,440,668	916,875
Transfers To General Fund	0	0	0	0%	0	0
Transfers To Special Revenue	0	0	0	0%	0	0
Transfers To Capital Projects	10,046,789	0	10,046,789	100%	2,651,665	7,395,124
Transfers To Enterprise Funds	0	0	0	0%	0	0
Transfers To Enterprise Capital	1,000,000	0	1,000,000	100%	495,006	504,994
	11,046,789	0	11,046,789	100%	3,146,671	7,900,118
	41,240,367	2,203,933	22,404,333	54%	13,587,339	8,816,993
Surplus/(Deficit)	(574,732)	(960,921)	1,737,838	57%	9,558,097	(7,820,259)

	FY2020 Budget	November	FY2020 YTD	% OF BUD	FY2019 YTD	INC/(DEC) Last Year
Electric Proprietary Fund						
REVENUES	19,048,704	1,146,244	7,987,449	42%	8,258,104	(270,655)
Electric Line Repair & Maint	1,441,983	74,450	443,606	31%	353,378	90,228
Electric Production	10,326,628	858,747	4,816,967	47%	4,677,020	139,946
Facilities Maintenance	137,042	7,539	46,335	34%	17,955	28,380
Utility Administration	5,518,759	338,342	2,340,517	42%	2,501,819	(161,302)
Veh & Equip Maintenance	61,515	5,640	17,830	29%	31,468	(13,637)
Transfers Out	2,985,968	0	2,985,968	100%	1,871,402	1,114,566
EXPENSES	20,471,896	1,284,718	10,651,222	52%	9,453,041	1,198,181
NET EARNINGS/(LOSS)	(1,423,192)	(138,473)	(2,663,773)		(1,194,937)	(1,468,836)
Water Proprietary Fund						
REVENUES	2,693,207	69,211	1,124,307	42%	1,209,841	(85,534)
Transfers Out	3,009,084	0	3,009,084	100%	200,000	2,809,084
Facilities Maintenance	57,777	7,402	20,315	35%	33,518	(13,204)
Utility Administration	1,786,637	137,105	770,414	43%	773,834	(3,420)
Veh & Equip Maintenance	38,175	2,133	11,970	31%	7,457	4,513
Water Operations	1,642,141	118,598	587,350	36%	442,345	145,005
EXPENSES	6,533,814	265,239	4,399,133	67%	1,457,155	2,941,978
NET EARNINGS/(LOSS)	(3,840,607)	(196,028)	(3,274,825)		(247,314)	(3,027,512)
Wastewater Proprietary Fund						
REVENUES	2,649,887	153,402	997,430	38%	1,017,850	(20,420)
Transfers Out	0	0	0	0%	792,400	(792,400)
Facilities Maintenance	86,153	5,386	37,437	43%	20,779	16,658
Utility Administration	1,951,888	153,295	906,881	46%	910,920	(4,039)
Veh & Equip Maintenance	28,642	6,198	13,720	48%	9,542	4,178
Wastewater Operations	2,327,203	182,536	765,960	33%	511,780	254,181
EXPENSES	4,393,887	347,415	1,723,999	39%	2,245,420	(521,422)
NET EARNINGS/(LOSS)	(1,744,000)	(194,013)	(726,569)		(1,227,570)	501,001
Transfers In	998,248	0	0	0%	1,032,021	(1,032,021)
Solid Waste Proprietary Fund						
REVENUES	2,602,442	156,778	1,106,475	43%	954,198	152,277
Facilities Maintenance	78,105	2,205	16,458	21%	28,502	(12,044)
Solid Waste Operations	2,121,923	102,353	833,212	39%	503,473	329,739
Utility Administration	1,566,186	126,315	644,391	41%	651,712	(7,321)
Veh & Equip Maintenance	137,603	2,394	24,368	18%	19,884	4,484
Transfers Out	741,500	0	741,500	100%	0	741,500
EXPENSES	4,645,317	233,268	2,259,929	49%	1,203,571	1,056,358
NET EARNINGS/(LOSS)	(2,042,874)	(76,490)	(1,153,453)		(249,373)	(904,081)
Transfers In	44,622	0	0	0%	116,612	(116,612)

	FY2020 Budget	November	FY2020 YTD	% OF BUD	FY2019 YTD	INC/(DEC) Last Year
Ports & Harbors Proprietary Fund						
REVENUES	8,257,948	465,177	3,122,930	38%	2,803,472	319,458
Bobby Storrs Small Boat Harbor	149,396	7,365	50,393	34%	55,713	(5,321)
CEM Small Boat Harbor	502,126	67,319	265,992	53%	264,734	1,258
Facilities Maintenance	55,151	2,987	13,340	24%	12,104	1,236
Harbor Office	8,031,646	559,383	2,893,285	36%	2,438,136	455,149
Ports Security	76,211	0	21,558	28%	14,386	7,172
Spit & Light Cargo Docks	508,061	44,496	222,754	44%	247,847	(25,093)
Unalaska Marine Center	1,054,667	71,544	525,712	50%	512,751	12,961
Veh & Equip Maintenance	60,531	2,271	15,913	26%	24,739	(8,826)
Transfers Out	1,105,650	0	1,105,650	100%	4,467,000	(3,361,350)
EXPENSES	11,543,439	755,364	5,114,596	44%	8,037,410	(2,922,814)
NET EARNINGS/(LOSS)	(3,285,491)	(290,187)	(1,991,666)		(5,233,937)	3,242,271
Airport Proprietary Fund						
REVENUES	559,993	39,639	198,659	35%	199,831	(1,173)
Airport Admin/Operations	583,495	44,718	242,217	42%	260,403	(18,186)
Facilities Maintenance	242,952	16,415	43,285	18%	32,298	10,988
EXPENSES	826,447	61,133	285,503	35%	292,701	(7,199)
NET EARNINGS/(LOSS)	(266,454)	(21,495)	(86,844)		(92,870)	6,026
Housing Proprietary Fund						
REVENUES	254,468	20,240	101,070	40%	110,839	(9,769)
Facilities Maintenance	227,369	16,336	46,695	21%	59,521	(12,826)
Housing Admin & Operating	361,143	26,204	148,647	41%	139,742	8,905
EXPENSES	588,512	42,540	195,342	33%	199,262	(3,921)
NET EARNINGS/(LOSS)	(334,044)	(22,300)	(94,272)		(88,423)	(5,849)

City of Unalaska
Utility Revenue Report
Summary

11/30/19

FY20 Budget Month	Electric	Water	Waste Water	Solid Waste	Monthly Revenue	FY20 Revenue	FY19YTD Revenue	YTD Inc/(Dec)
Jul-19	2,041,702	338,438	213,747	240,284	2,834,170	2,834,170	2,675,055	159,115
Aug-19	1,991,612	329,977	210,530	267,922	2,800,041	5,634,211	5,858,037	(223,825)
Sep-19	1,434,679	276,434	221,311	211,845	2,144,269	7,778,480	7,974,822	(196,342)
Oct-19	1,303,679	106,000	198,439	206,051	1,814,170	9,592,650	9,817,718	(225,068)
Nov-19	1,146,245	69,211	153,402	152,278	1,521,136	11,113,786	11,260,719	(146,932)
Dec-19	0	0	0	0	0	0	12,610,843	0
Jan-20	0	0	0	0	0	0	14,201,432	0
Feb-20	0	0	0	0	0	0	16,445,846	0
Mar-20	0	0	0	0	0	0	18,951,284	0
Apr-20	0	0	0	0	0	0	20,946,322	0
May-20	0	0	0	0	0	0	22,365,728	0
Jun-20	0	0	0	0	0	0	23,865,256	0
YTD Totals	7,917,918	1,120,060	997,430	1,078,379	11,113,786			
FY20 Budget	18,877,278	2,610,839	2,607,950	2,562,531	26,658,598			
% to budget	41.9	42.9	38.2	42.1	41.7			

City of Unalaska
Electric Revenue Report
Electric Fund

11/30/19

FY20 Budget Month	Residential	Small General	Large General	Industrial	P.C.E. Assist	Other Revenues	Monthly Revenue	FY20 YTD Revenue	FY19 YTD Revenue	YTD Inc/(Dec)
Jul-19	93,544	118,063	166,850	1,610,047	49,887	3,312	2,041,702	2,041,702	1,975,144	66,559
Aug-19	92,064	48,669	104,004	1,693,030	48,587	5,257	1,991,612	4,033,314	4,256,192	(222,877)
Sep-19	85,851	74,390	129,603	1,085,499	49,107	10,228	1,434,679	5,467,993	5,732,988	(264,995)
Oct-19	113,072	90,945	153,791	893,562	47,970	4,339	1,303,679	6,771,672	7,083,392	(311,720)
Nov-19	104,149	85,587	133,447	755,803	63,160	4,099	1,146,245	7,917,918	8,080,713	(162,796)
Dec-19							0	0	9,127,120	0
Jan-20							0	0	10,169,697	0
Feb-20							0	0	11,602,998	0
Mar-20							0	0	13,262,884	0
Apr-20							0	0	14,700,056	0
May-20							0	0	15,775,615	0
Jun-20							0	0	16,763,006	0
YTD Totals	488,680	417,654	687,696	6,037,941	258,711	27,236	7,917,918			
FY20 Budget	1,147,831	1,286,314	2,588,359	13,166,557	627,396	60,821	18,877,278			
% of Budget	42.6	32.5	26.6	45.9	41.2	44.8	41.9			

Kwh Sold

FY 20 Month	Residential	SM. Gen (Includes Street lights)	Large General	Industrial	Total FY20 Kwh Sold	Total FY19 Kwh Sold	Increase (Decrease)
July	271,136	343,064	504,642	4,971,895	6,090,737	5,296,782	793,955
August	246,372	246,372	460,815	5,496,225	6,449,784	6,281,823	167,961
September	251,142	233,357	409,411	3,427,315	4,321,225	4,043,612	277,613
October	326,960	282,519	474,730	2,810,655	3,894,864	3,744,427	150,437
November	302,203	265,682	406,720	2,352,155	3,326,760	2,621,709	705,051
December					0	2,787,686	0
January *					0	3,144,745	0
February				0	0	4,521,664	0
March					0	5,517,900	0
April					0	4,450,677	0
May					0	3,451,051	0
June					0	3,258,812	0
Total	1,397,813	1,370,994	2,256,318	19,058,245	24,083,370	49,120,888	2,095,017
Percent Sold	5.8%	5.7%	9.4%	79.1%	100.0%		

Generator Fuel	
FY20 Average Price Fuel	FY19 Average Price Fuel
2.2808	2.7133
2.2532	2.5517
2.3070	2.6189
2.3367	2.7620
2.8235	2.7018
	2.2137
	2.0713
	2.2716
	2.3469
	2.4175
	2.5783
	2.2808
2.4002	2.4606

FY20 Cumulative kwh Sold	FY19 Cumulative kwh Sold
6,090,737	5,296,782
12,540,521	11,578,605
16,861,746	15,622,217
20,756,610	19,366,644
24,083,370	21,988,353
24,083,370	24,776,039
24,083,370	27,920,784
24,083,370	32,442,448
24,083,370	37,960,348
24,083,370	42,411,025
24,083,370	45,862,076
24,083,370	45,862,076

% Change from Prior Year

City of Unalaska
Water Revenue Report
Water Fund

11/30/19

FY20 Month	Unmetered Sales	Metered Sales	Other Revenues	Monthly Revenue	FY20 YTD Revenue	FY19YTD Revenue	YTD Inc/(Dec)
Jul-19	12,319	326,092	26	338,438	338,438	306,593	31,844
Aug-19	12,356	316,505	1,117	329,977	668,414	766,223	(97,809)
Sep-19	12,188	263,043	1,203	276,434	944,849	993,628	(48,780)
Oct-19	12,321	92,708	971	106,000	1,050,849	1,098,027	(47,178)
Nov-19	12,314	56,928	(32)	69,211	1,120,060	1,206,344	(86,284)
Dec-19				0	0	1,279,445	0
Jan-20				0	0	1,461,769	0
Feb-20				0	0	1,846,779	0
Mar-20				0	0	2,229,099	0
Apr-20				0	0	2,426,378	0
May-19				0	0	2,491,966	0
Jun-20				0	0	2,660,145	0
YTD Totals	61,498	1,055,277	3,285	1,120,060			
FY20 Budget	161,560	2,420,955	28,324	2,610,839			
% of Budget				42.9			

Million Gallons Produced

FY20 Month	FY 20 Produced	FY 19 Produced	Increase (Decrease)
July	144.933	149.496	(4.563)
August	137.816	165.530	(27.714)
September	119.165	98.852	20.313
October	50.297	57.040	(6.743)
November	36.136	41.353	(5.217)
December		38.233	0.000
January		83.650	0.000
February		165.013	0.000
March		163.182	0.000
April		90.469	0.000
May		33.090	0.000
June		80.544	0.000
Total	488.347	1166.452	(23.924)

FY20 Water Cumulative	FY19 Water Cumulative
144.933	149.496
137.816	315.026
119.650	413.878
169.947	470.918
206.083	512.271
0.000	550.504
0.000	634.154
0.000	799.167
0.000	962.349
0.000	1052.818
0.000	1085.908
0.000	1166.452

City of Unalaska
Wastewater Revenue Report
Wastewater Fund

11/30/19

FY20 Month	Unmetered Sales	Metered Commercial	Metered Industrial	Other Revenues	Monthly Revenue	FY20 YTD Revenue	FY19 YTD Revenue	YTD Inc/(Dec)
Jul-19	38,698	165,763	8,802	484	213,747	213,747	187,607	26,140
Aug-19	38,590	152,192	8,977	10,772	210,530	424,277	401,081	23,196
Sep-19	37,816	167,480	7,725	8,291	221,311	645,588	639,231	6,358
Oct-19	38,482	151,100	4,311	4,547	198,439	844,028	847,719	(3,692)
Nov-19	38,459	109,503	780	4,660	153,402	997,430	1,030,043	(32,613)
Dec-19					0	0	1,163,062	0
Jan-20					0	0	1,345,386	0
Feb-20					0	0	1,573,580	0
Mar-20					0	0	1,789,032	0
Apr-20					0	0	1,984,696	0
May-20					0	0	2,132,013	0
Jun-20					0	0	2,295,878	0
YTD Totals	192,044	746,039	30,594	28,753	997,430			
FY20 Budget	482,570	2,020,704	46,025	58,651	2,607,950			
% of Budget					38.2			

FY20 Month	FY20 Effluent (Gal)	FY19 Effluent (Gal)	Increase (Decrease)
July	10,335,000	11,334,000	(999,000)
August	10,748,000	12,167,000	(1,419,000)
September	10,824,000	11,085,000	(261,000)
October	13,384,000	13,286,000	98,000
November	12,123,000	12,990,000	(867,000)
December		11,799,000	0
January		17,421,000	0
February		15,011,000	0
March		15,848,000	0
April		13,470,000	0
May		9,091,000	0
June		10,776,000	0
Total	57,414,000	154,278,000	(3,448,000)

FY20 Cumulative	FY19 Cumulative
10,335,000	11,334,000
21,083,000	23,501,000
31,907,000	34,586,000
45,291,000	47,872,000
57,414,000	60,862,000
0	72,661,000
0	90,082,000
0	105,093,000
0	120,941,000
0	134,411,000
0	143,502,000
0	154,278,000

City of Unalaska
Solid Waste Revenue Report
Solid Waste Fund

11/30/19

FY20 Month	Residential Fees	Tipping Fees	Other Revenue	Monthly Revenue	FY20 YTD Revenue	FY19 YTD Revenue	YTD Inc/(Dec)
Jul-19	29,023	174,581	36,680	240,284	240,284	205,711	34,573
Aug-19	29,035	193,226	45,661	267,922	508,206	434,541	73,665
Sep-19	28,997	154,078	28,770	211,845	720,050	608,975	111,075
Oct-19	29,364	142,867	33,820	206,051	926,102	788,580	137,522
Nov-19	29,373	98,228	24,677	152,278	1,078,379	943,618	134,761
Dec-18				0	0	1,041,216	0
Jan-20				0	0	1,224,579	0
Feb-20				0	0	1,422,489	0
Mar-20				0	0	1,670,269	0
Apr-20				0	0	1,835,191	0
May-20				0	0	1,966,134	0
Jun-20				0	0	2,146,227	0
YTD Totals	145,791	762,980	169,608	1,078,379			
FY20 Budget	273,770	1,966,240	322,521	2,562,531			
% of Budget	53.3	38.8	52.6	42.1			

FY20 Month	FY20 Tons of Waste	FY19 Tons of Waste	Increase (Decrease)
July	676.37	691.90	(15.53)
August	769.86	792.71	(22.85)
September	640.50	559.25	81.25
October	630.93	497.11	133.82
November	465.26	522.57	(57.31)
December		341.29	0.00
January		619.61	0.00
February		634.20	0.00
March		982.72	0.00
April		550.45	0.00
May		419.53	0.00
June		591.97	0.00
Total	3182.92	7203.31	119.38

Cummulative	
FY20 Tons of Waste	FY19 Tons of Waste
676.37	691.90
1446.23	1484.61
2086.73	2043.86
2717.66	2540.97
3182.92	3063.54
0.00	3404.83
0.00	4024.44
0.00	4658.64
0.00	5641.36
0.00	6191.81
0.00	6611.34
0.00	7203.31

**CITY OF UNALASKA
FY20 PORTS REVENUE**

Month	Year	UMC Dock				Spit Dock		Small Boat Harbor		Cargo Dock		CEM		Other Rev&Fees	Monthly Revenue	FY20 YTD Revenue	% of Budget	FY19 YTD Revenue	YTD Inc(Dec)	
		Docking/ Moorage	Wharfage Fees	Rental Fees	Utility Fees	Docking / Moorage	Utility Fees	Docking / Moorage	Utility Fees	Dockage / Moorage	Wharfage Rental/Util	Docking/ Moorage	Utility Fees							
Jul	2019	158,396	282,213	51,885	80,177	21,419	1,563	5,547	787	6,251	3,710	16,922	3,445	20,027	652,342	652,342	8.4%	478,637	173,705	
Aug	2019	159,468	377,141	49,478	38,997	46,269	2,301	5,658	451	4,229	3,686	36,095	7,345	13,491	744,609	1,396,951	18.0%	1,141,980	254,971	
Sept	2019	172,894	305,675	48,050	42,273	89,478	4,236	4,961	582	6,563	18,781	33,743	7,115	9,697	744,048	2,140,999	27.6%	1,762,136	378,863	
Oct	2019	125,328	179,166	45,440	25,591	40,873	16,694	4,819	577	4,945	21,849	22,831	27,737	904	516,754	2,657,753	34.2%	2,290,549	367,204	
Nov	2019	70,380	118,397	47,944	46,526	17,222	22,389	8,541	399	1,821	9,442	77,221	42,886	2,008	465,177	3,122,930	40.2%	2,773,303	349,627	
Dec	2019														0	0	0.0%	3,342,706	0	
Jan	2020														0	0	0.0%	3,785,685	0	
Feb	2020														0	0	0.0%	4,358,277	0	
Mar	2020														0	0	0.0%	5,163,213	0	
Apr	2020														0	0	0.0%	5,799,757	0	
May	2020														0	0	0.0%	6,181,979	0	
Jun	2020														0	0	0.0%	6,557,217	0	
Totals		686,466	1,262,591	242,797	233,564	215,261	47,182	29,527	2,797	23,809	57,468	186,812	88,528	46,126	3,122,930					
Loc total		2,425,419				262,444		32,324		81,277		275,340								
Loc percent		77.7%				8.4%		1.0%		2.6%		8.8%								
FY20 Budget		1,735,300	3,125,950	600,000	360,000	434,730	125,000	87,000	14,290	120,000	122,500	635,000	313,500	97,500	7,770,770					
% to Budget		39.6%	40.4%	40.5%	64.9%	49.5%	37.7%	33.9%	19.6%	19.8%	46.9%	29.4%	28.2%	47.3%	40.2%					

PORTS RECEIVABLES

Month	Year	Current	Over 30 Days	Over 60 Days	Over 90 Days	Total Due	% Past Due 90 Days +	Cash Received
Jul	2019	667,427	104,806	19,654	35,762	827,649	4.3%	386,283
Aug	2019	634,450	169,640	21,234	5,641	830,966	0.7%	739,289
Sept	2019	806,036	116,524	98,381	23,085	1,044,026	2.2%	476,913
Oct	2019	485,916	176,086	60,750	34,331	757,084	4.5%	720,591
Nov	2019	549,662	60,364	56,549	47,454	714,029	6.6%	392,102
Dec	2019					0	0.0%	
Jan	2020					0	0.0%	
Feb	2020					0	0.0%	
Mar	2020					0	0.0%	
Apr	2020					0	0.0%	
May	2020					0	0.0%	
Jun	2020					0	0.0%	
YTD Cash Received								2,715,179

**CITY OF UNALASKA
FY20 AIRPORT REVENUE**

MONTH	YEAR	MONTHLY LEASES	MISC INCOME	LATE FEES	MONTHLY REVENUE	FY20 YTD REVENUE	% OF BUDGET	FY19 YTD REVENUE	YTD INC/(DEC)
JUL	2019	39,018	17	838	39,873	39,873	7.2%	40,050	(176)
AUG	2019	39,018	17	687	39,722	79,596	14.4%	80,102	(506)
SEP	2019	39,018	27	736	39,781	119,376	21.6%	120,165	(788)
OCT	2019	38,918	35	691	39,644	159,020	28.8%	160,232	(1,212)
NOV	2019	38,918	22	699	39,639	198,659	36.0%	199,831	(1,173)
DEC	2019				0	0	0.0%	240,422	0
JAN	2020				0	0	0.0%	285,795	0
FEB	2020				0	0	0.0%	330,099	0
MAR	2020				0	0	0.0%	369,906	0
APR	2020				0	0	0.0%	409,734	0
MAY	2020				0	0	0.0%	449,607	0
JUN	2020				0	0	0.0%	489,482	0
TOTAL		194,890	118	3,650	198,659		0.0%		
FY20 BUDGET		544,000	3,500	4,000	551,500				
% TO BUDGET		35.8%	3.4%	91.3%	36.0%				

RECEIVABLE BALANCES

MONTH	YEAR	CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL DUE	% PAST DUE 90 DAYS +	CASH RECEIVED
JUL	2019	37,699	2,934	63	104,528	145,225	72.0%	39,293
AUG	2019	35,589	7,810	1,392	86,713	131,504	65.9%	35,318
SEP	2019	40,122	2,604	5,641	87,714	136,081	64.5%	29,334
OCT	2019	38,351	9,194	0	88,279	135,824	65.0%	38,671
NOV	2019	39,922	3,537	6,445	83,370	133,275	62.6%	38,412
DEC	2019					0	0.0%	
JAN	2020					0	0.0%	
FEB	2020					0	0.0%	
MAR	2020					0	0.0%	
APR	2020					0	0.0%	
MAY	2020					0	0.0%	
JUN	2020					0	0.0%	
YTD TOTAL								181,029

FY 20 HOUSING RENTAL REVENUE

MONTH	YEAR	HOUSING RENTALS	MISC. REVENUE	MONTHLY REVENUE	FY20 YTD REVENUE	% OF BUDGET	FY19 YTD REVENUE	YTD INC/(DEC)
JUL	2019	13,398		13,398	13,398	5.4%	12,896	502
AUG	2019	28,155		28,155	41,553	16.7%	40,437	1,115
SEP	2019	27,270		27,270	68,822	27.7%	62,602	6,221
OCT	2019	12,008		12,008	80,830	32.5%	82,764	(1,934)
NOV	2019	20,240		20,240	101,070	40.7%	110,839	(9,769)
DEC	2019			0	0	0.0%	124,514	0
JAN	2020			0	0	0.0%	152,589	0
FEB	2020			0	0	0.0%	166,264	0
MAR	2020			0	0	0.0%	186,528	0
APR	2020			0	0	0.0%	206,453	0
MAY	2020			0	0	0.0%	227,371	0
JUN	2020			0	0	0.0%	248,132	0
TOTAL		101,070	0	101,070				
FY20 Budget		248,500	0	248,500				
% TO BUDGET		40.7%		40.7%				

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE 2019-16

AN ORDINANCE OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY OF UNALASKA TO JOIN THE ALASKA REMOTE SELLER SALES TAX COMMISSION FOR THE PURPOSE OF DEVELOPING, IMPLEMENTING AND ENFORCING A REMOTE SELLERS SALE TAX CODE

WHEREAS, the inability to effectively collect sales tax on sales of property, products or services transferred or delivered into Alaska in response to orders placed electronically by consumers with remote sellers, is seriously eroding the sales tax base of communities, causing revenue losses and imminent harm to residents through the loss of critical funding for local public services and infrastructure; and

WHEREAS, the harm from the loss of revenue is especially serious in Alaska because the state has no broad-based tax, and sales tax revenues are essential in funding the provision of services by local governments; and

WHEREAS, the failure to collect tax on remote sales creates market distortions by creating tax shelters for businesses that limit their physical presence in the state or cities and boroughs but still sell their goods and services to their consumers, something that becomes easier and more prevalent as technology continues to advance; and

WHEREAS, the structural advantages for remote sellers, including the absence of point-of-sale tax collection, along with the general growth of online retail, make clear that erosion of the sales tax base is and has been occurring and is a growing problem that is likely to only worsen in the near future; and

WHEREAS, remote sellers who make a substantial number of deliveries into or have large gross revenues from Alaska benefit extensively from the Alaska market, affecting the economy generally, as well as local infrastructure; and

WHEREAS, given modern computing and software options, it is neither unusually difficult nor burdensome for remote sellers to collect and remit sales taxes associated with sales into Alaska taxing jurisdictions; and

WHEREAS, the recent decision by the United States Supreme Court in *South Dakota v. Wayfair* allows for the amendment of the sales tax code to account for remote sellers who do not have a physical presence in the City of Unalaska, but do have a taxable connection with the state of Alaska and the City of Unalaska; and

WHEREAS, the decision in *South Dakota v. Wayfair* provided guidance that included the defensibility of a single-level statewide administration of remote sales tax collection and remittance; and

WHEREAS, in order to implement a single-level statewide sales tax administration, it is the intent of some municipalities within Alaska to establish an intergovernmental entity known as the Alaska Remote Seller Sales Tax Commission (the "Commission"); and

WHEREAS, the function and powers of the Commission will be set forth under the Alaska Intergovernmental Remote Seller Sales Tax Agreement (the "Agreement"), a cooperative agreement between municipalities who choose to become Commission members; and

WHEREAS, under the terms of the Agreement, in order to maintain membership in the Commission, the City of Unalaska will be required to adopt certain uniform code provisions for the collection and remittance of municipal sales tax applicable to sales made by remote seller; and

WHEREAS, the uniform remote sales tax code will be presented to the Unalaska City Council for consideration once adopted by the Commission; and

WHEREAS, once adopted, the administration of remote sales tax collection and remittance will be delegated to the Commission; and

WHEREAS, the intent of the Agreement is to enable municipalities who choose to become members of the Commission to levy their municipal sales tax to the maximum limit of federal and state constitutional doctrines; and

WHEREAS, Article X, section 13, of the Alaska Constitution authorizes local governments to enter into agreements for the cooperative or joint administration of any function or power, unless otherwise prohibited by law; and

WHEREAS, AS 29.35.010(13) authorizes local governments to enter into an agreement, including an agreement for cooperative or joint administration of any function or power with other municipalities.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF UNALASKA, as follows:

Section 1: Classification. This Ordinance is not a Code Ordinance.

Section 2: Authorization. The Unalaska City Council authorizes the Manager to negotiate, execute, and submit all necessary documents to obtain and maintain membership in the Alaska Remote Seller Sales Tax Commission.

Section 3: Representation. The Unalaska City Council designates the Manager as the City of Unalaska's representative on the Commission.

Section 4: Scope of Agreement. The Alaska Intergovernmental Remote Seller Sales Tax Agreement is included as Attachment A.

Section 5: Effective Date. This ordinance is effective upon passage.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 14, 2020.

Vince Tutiakoff Sr.
Mayor

ATTEST:

Marjie Veeder
City Clerk

EXHIBIT A
City of Unalaska
Ordinance 2019-16

**Alaska Intergovernmental
Remote Seller
Sales Tax Agreement**

FINAL DRAFT

October 11, 2019

Alaska Intergovernmental Remote Seller Sales Tax Agreement

This Agreement is made and entered into by the signatories representing Alaska's cities and boroughs to enable them to implement single-level, statewide administration of remote sales tax collection and remittance. The provisions of the Agreement do not apply to administration and collection of sales taxes for the sales of goods and services originating from within the boundaries of a member municipality nor does this Agreement restrict how a member municipality administers and collects sales tax on such sales, nor on sales made by those retailers with a physical presence in the municipality. The authority to set rates and exemptions is maintained by the member municipality.

Article I. Background Principles.

1. The signatories wish to enable local governments to benefit from opportunities for collection of existing sales tax on sales made by remote sellers. Remote sellers are sellers who sell, often through the internet, products or services in a taxing jurisdiction without having a physical presence in the taxing jurisdiction.
2. The collection of remote sales tax provides a level playing field for local businesses and strengthens the ability of local governments to provide public services and infrastructure.
3. The signatories are particularly mindful of the specific holding in, and implications of, the Supreme Court's *South Dakota v. Wayfair* decision, which provides guidance relative to nexus and the legal defensibility of a single-level statewide administration that reduces or removes potential burdens to interstate commerce.
4. Alaska's local governments have the authority to enter into intergovernmental agreements and applicable taxing authority has been delegated to organized boroughs and cities.
5. The signatories desire to establish an intergovernmental entity to enable cooperative centralized administration of sales tax collection, remittance, and enforcement on sales made by remote sellers.

Article II. Purpose.

The purpose of this Agreement is to:

1. Enable cooperative centralized administration of sales tax collection, remittance, and enforcement on sales made by remote sellers using a single statewide intergovernmental entity;
2. Provide for and promote reasonable uniformity and compatibility in significant components of local sales tax levy and collection on sales made by remote sellers and marketplace facilitators in order to facilitate streamlined joint administration; and
3. Facilitate taxpayer and tax collector convenience and compliance in the filing of tax returns, the payment of tax, and in other phases of tax administration of sales made and services provided by remote sellers and marketplace facilitators.

Article III. Definitions.

As used in this Agreement:

1. “Commission” means the Alaska Remote Seller Sales Tax Commission established pursuant to this Agreement.
2. “Local Government” means any home rule, first class, or second class borough, or any home rule, first class, or second class city, or unified municipality in Alaska.
3. “Member” means a Local Government signatory to this Agreement.
4. “Remote seller” means any corporation, partnership, firm, association, governmental unit or agency, or person acting as a business entity that sells property or products or performs services in the State of Alaska or a taxing municipality in the state, using the internet, mail order, or telephone, without having a physical presence in the state or taxing municipality.
5. “Sales tax” means a tax imposed with respect to the transfer for a consideration of ownership, possession, or custody of property or the rendering of services measured by the price of the property transferred or services provided.
6. “Marketplace facilitator” means a person that provides for sellers a platform to facilitate for consideration, regardless of whether deducted as fees from the transaction, the sale of the seller’s products or services (excluding lodging and rentals) through a physical or electronic marketplace operated by the person, and engages:
 - a. Directly or indirectly, through one or more affiliated persons in any of the following:
 - i. Transmitting or otherwise communicating the offer or acceptance between the buyer and seller;
 - ii. Owning or operating the infrastructure, electronic or physical, or technology that brings buyers and sellers together;
 - iii. Providing a virtual currency that buyers are allowed or required to use to purchase products from the seller; or
 - iv. Software development or research and development activities related to any of the activities described in (b) of this subsection (3), if such activities are directly related to a physical or electronic marketplace operated by the person or an affiliated person;
 - b. In any of the following activities with respect to the seller's products:
 - i. Payment processing services;

- ii. Fulfillment or storage services;
- iii. Listing products for sale;
- iv. Setting prices;
- v. Branding sales as those of the marketplace facilitator;
- vi. Order taking;
- vii. Advertising or promotion; or
- viii. Providing customer service or accepting or assisting with returns or exchanges.

Article IV. The Commission.

1. Organization and Management.

- a. The Alaska Remote Seller Sales Tax Commission (the “Commission”) is hereby established as an intergovernmental entity in the state of Alaska. It will be comprised of one designated representative from each Member, who shall have the authority to act on the Member’s behalf.
- b. Each Member will be entitled to one vote.
- c. To assist conducting business when the full Commission is not meeting, the Commission will annually elect a Board of Directors of seven members, including officers. The Board of Directors will act subject to the provisions of this Agreement and as provided in the bylaws of the Commission, as ratified by the members.
- d. No action will be binding unless approved by a majority of the Directors present at a meeting.
- e. The Commission will adopt an official logo.
- f. The Commission will hold an annual meeting rotating the location of the meeting each year, with telephonic participation provided for, in addition to scheduled regular meetings and special meetings as provided by its bylaws. Notices of special meetings must include the reasons for the meeting and the items to be considered.
- g. The Commission will elect annually, from among its members, a Chairman, a Vice Chairman, and a Secretary/Treasurer. The bylaws of the Commission shall provide for nomination and election of officers.
- h. The Commission will contract at formation for support and administrative

functions with the Alaska Municipal League (AML). The Executive Director of the AML will serve as a liaison between the Commission and AML and may appoint necessary staff support. This provision will be revisited within three years of legal formation of the Commission.

- i. The Commission may contract for supplies and professional services, and delegates to AML the same ability on its behalf.
- j. To carry out any purpose or function, the Commission may accept and utilize donations and grants of money, equipment, supplies, materials and services, conditional or otherwise, from any Member or governmental entity.
- k. The Commission may establish one or more offices for the transacting of its business. Upon formation, its registered office and place of business will be the Alaska Municipal League at One Sealaska Plaza, Suite 200, Juneau, AK 99801.
- l. The Members will adopt the initial bylaws of the Commission. The Commission will make its bylaws easily accessible for Members and prospective members. The power to adopt, alter, amend or repeal bylaws is vested in the Board of Directors unless it is reserved to the Members per the bylaws. The bylaws shall contain provisions for the regulation and management of the affairs of the Commission not inconsistent with this Agreement.
- m. The Commission will provide annual reports to its members covering its activities for the preceding fiscal year. The Commission may make additional reports.

2. Committees.

- a. In furtherance of its activities, the Commission may establish advisory and technical committees by a majority vote of the membership body. Membership on a technical committee, may include private persons and public officials. Committees may consider any matter of concern to the Commission, including issues of special interest to any member and issues pertaining to collection of sales tax on behalf of members.
- b. The Commission may establish additional committees by a majority vote of the membership or Board of Directors as its bylaws may provide.
- c. Committees may not take any action but may recommend action to the Board of Directors for consideration.

3. Powers.

In addition to powers conferred elsewhere in this Agreement and in the bylaws, the Commission may:

- a. Study federal, state and local sales tax systems, and particular types of state and local taxes.

- b. Develop and recommend proposals to promote uniformity and compatibility of local sales tax laws with a view toward encouraging the simplification and improvement of local tax law and administration.
- c. Compile and publish information to support and assist members in implementing the Agreement or assist taxpayers in complying with local government sales tax laws.
- d. Do all things necessary and incidental to the administration of its functions pursuant to this Agreement, including:
 - i. Sue and be sued.
 - ii. Administer provisions of uniform sales tax ordinances pursuant to authority delegated by Members
- f. The Commission may create and adopt policies and procedures for any phase of the administration of sales tax collection and remittance in accordance with this Agreement and the Commission's bylaws, including delegated authority to administer taxation or prescribing uniform tax forms. Prior to the adoption of any policy, the Commission will:
 - 1. As provided in its bylaws, hold at least one meeting after due notice to all affected members and to all taxpayers and other persons who have made timely requests to the Commission for advance notice of its policy-making proceedings.
 - 2. Afford all affected members and interested persons an opportunity to submit relevant written comments, which will be considered fully by the Commission.
- g. The Commission will submit any policy adopted by it to the designated representative of all Members to which they might apply. Each such Member will in turn consider any such policy for adoption in accordance with its own laws and procedures.

4. Finance.

- a. At least 90 days prior to the start of a new fiscal year, the Board of Directors will adopt a budget of its estimated expenditures for the upcoming fiscal year and submit to Members.
- b. The Commission will follow a July 1 to June 30 fiscal year.
- c. The Commission's budgets must contain specific recommendations for service fees built into statewide administration. Service fees will account for direct staff and software costs, and indirect costs, as justifiable to the Board of Directors.
- d. The Commission will not pledge the credit of any member. The Commission may

meet any of its obligations in whole or in part with funds available to it, provided that it takes specific action to set aside such funds prior to incurring any obligation to be met in whole or in part in such manner. Except where the Commission makes use of funds available to it, the Commission may not incur any obligation prior to the allocation and commitment of funds adequate to meet the same.

- e. The Commission must keep accurate accounts of all receipts and disbursements. The receipts and disbursements of the Commission will be subject to the audit and accounting procedures established under its bylaws. All receipts and disbursements of funds handled by the Commission will be audited annually by a certified public accountant and the report of the audit will be included in and become part of the annual report of the Commission to Members.
- f. The accounts of the Commission will be open at any reasonable time for inspection by duly constituted officers of the Members, the State of Alaska, and by any persons authorized by the Commission.
- g. Nothing contained in this Article may be construed to prevent Commission compliance with laws relating to audit or inspection of accounts by or on behalf of any government contributing to the support of the Commission.

Article V. Membership Requirements; Remote Seller Sales Tax Code.

1. To obtain and retain full membership, the Local Government must submit either an Ordinance or Resolution authorizing entry into the Agreement, including to:
 - a. Designate the individual at the municipality that may execute initial binding documents on behalf of the municipality and who will be the Member's representative on the Commission.
2. Once the Commission adopts its bylaws and adopts a uniform Remote Sellers Sales Tax Code, members must submit an Ordinance or Resolution that:
 - a. Delegates remote seller sales tax registration, exemption certification, collection, remittance, and audit authority to the Commission.
 - b. Within one hundred twenty (120) days, adopts, by reference or otherwise, the Remote Seller Sales Tax Code in its entirety as it pertains to collection of sales tax from remote sellers and marketplace facilitators. The Remote Seller Sales Tax Code is provided as "Addendum A".
3. To retain full membership status, changes made to the Agreement or Code should be ratified by the Member within one hundred twenty (120) days of the date the Commission adopts the change.
4. The Member must provide notice of tax or boundary changes to the Commission and must assure the Commission of the accuracy of rates and exemptions. Rate and exemption

changes will take effect within thirty (30) days of the date the Commission receives notice of the tax or boundary change.

Article VI. Sales Tax Collection and Administration.

1. Collection; Registration; Remittance.

- a. Every remote seller and marketplace facilitator meeting the Threshold Criteria of one hundred thousand (\$100,000) in annual sales or 100 annual transactions occurring in Alaska during the current or previous calendar year, shall collect sales taxes from the buyer at the time of sale or service and shall transmit the sales taxes collected to the Commission on a monthly or quarterly basis.
- b. The Commission will remit and report to Members by the last business day of the month.
- c. A remote seller or marketplace facilitator meeting the Threshold Criteria shall apply for a certificate of sales tax registration within thirty (30) calendar days of the adoption of this Remote Seller Sales Tax Code and/or within thirty (30) calendar days of meeting the threshold, whichever occurs later. Registration shall be to the Commission on forms prescribed by the Commission as set out in the remote seller sales tax code.
- d. Upon receipt of a properly executed application, the Commission shall issue the applicant a certificate of registration, stating the legal name of the seller, the primary address, and the primary sales tax contact name and corresponding title. A list of registered sellers in good standing shall be distributed to Members, made public and available on the Commission's webpage.

2. Returns; Confidentiality.

- a. The Commission will provide all sales tax return information to the taxing jurisdiction, consistent with local tax codes.
- b. All returns, reports and information required to be filed with the Commission under this Code, and all information contained therein, shall be kept confidential and shall be subject to inspection only by:
 - i. Employees and agents of the Commission and taxing jurisdiction whose job responsibilities are directly related to such returns, reports and information;
 - ii. The person supplying such returns, reports and information; or
 - iii. Persons authorized in writing by the person supplying such returns, reports and information.

3. Title; Penalty and Interest; Overpayment.

- a. Upon collection by the seller, title to the sales tax vests in the Commission and the member on whose behalf the original tax arose. The Commission shall act as a third-party trustee and remit taxes collected on behalf of the member no later than thirty (30) days after each filing deadline.
 - b. The Remote Sellers Sales Tax Code shall establish the per annum interest rate and any applicable penalties for late or non-compliant remote sellers.
 - c. Upon request from a buyer or remote seller the Commission shall provide a determination of correct tax rate and amount applicable to the transaction. In the case of an overpayment of taxes, the remote seller shall process the refund and amend any returns accordingly.
4. Audit; Compliance and Enforcement.
- a. The Commission shall have sole audit authority and will make final determinations regarding: (1) whether a remote seller or marketplace facilitator meets Threshold criteria; (2) the accuracy of returns filed by a remote seller or marketplace facilitator with the Commission; and (3) whether a remote seller or marketplace facilitator filing returns with the Commission is in compliance with collection and remittance obligations.
 - b. The Commission shall have authority to enforce issues relating to the Remote Sellers Sales Tax Code including, but not limited to, the collection of late fees and penalties, and filing of civil suits and injunctions.

Article VII. Entry into Force and Withdrawal.

1. This Agreement will be in force and effective when formally approved by any seven signatories and will terminate if membership falls below seven.
2. Any Member may withdraw from this Agreement through ordinance or resolution rescinding signatory action and giving notice to the Commission of the effective date of the ordinance, with a minimum of 30 days' notice. Withdrawal will not affect any liability already incurred by or chargeable to a Member prior to the effective date of such withdrawal. The obligations of the Commission to remit and report remain until no longer necessary.

Article VIII. Effect on Other Laws and Jurisdiction.

Nothing in this Agreement may be construed to:

1. Affect the power of any local government to fix rates or tax exemptions, except that all members must adopt and implement the Commission's common definitions and tax code changes or demonstrate parity or non-applicability.

2. Withdraw or limit the authority of local government with respect to any person, corporation, or other entity or subject matter, except to the extent that such authority is expressly conferred by or pursuant to this Agreement upon another agency or body.
3. Supersede or limit the jurisdiction of any court of the State of Alaska.

Article IX. Construction and Severability.

This Agreement shall be liberally construed so as to effectuate its purposes. The provisions of this Agreement shall be severable and if any phrase, clause, sentence, or provision is declared or held invalid by a court of competent jurisdiction, the validity of the remainder of this Agreement and its applicability to any government, agency, person or circumstance will not be affected. If any provision of this Agreement is held contrary to the charter of any member, the Agreement will remain in full force and effect as to the remaining members and in full force and effect as to the Member affected in all other provisions not contrary to charter.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: December 12, 2019
Re: Ordinance 2019-16 authorizing the City of Unalaska to join the Alaska Remote Seller Sales Tax Commission for the purpose of developing, implementing and enforcing a Remote Sellers Sales Tax Code

SUMMARY: Alaska Municipal League members and staff have been hard at work with a coordinated and statewide effort to develop a way of collecting and managing sales tax from online merchants in response to the Wayfair case. Adopting and entering into the Intergovernmental Agreement is required in order for the City of Unalaska to participate in the centralized sales tax administration for online sales tax. Adoption will occur through a non-code ordinance. Staff recommends approval of the ordinance.

PREVIOUS COUNCIL ACTION: At their January 22, 2019 meeting, Council adopted Resolution 2019-03, approving financial support in the amount of \$5,000 for the online sales tax working group formed by AML. This group was formed in response to the U.S. Supreme Court's decision in the case of South Dakota vs. Wayfair, which allows for the collection of sales tax on online transactions.

At their March 26, 2019 meeting, Council adopted Ordinance 2019-03, amending sections of Title 6 to require certain out of town retailers to collect and remit sales tax, including those making sales over the internet.

City Council discussed this Intergovernmental Remote Seller Sales Tax Agreement during the work session of the November 16, 2019 City Council meeting.

BACKGROUND: The U.S. Supreme Court in June 2018 changed the rules for collecting sales tax on online orders. It removed a long-standing limitation that had blocked states from requiring online sellers to comply with their sales tax laws. This ruling, in effect, creates a level playing field for local businesses.

For the past year, Alaska Municipal League members and staff have been hard at work with a coordinated and statewide effort to develop a way of collecting and managing sales tax from online merchants in response to the Wayfair case. More specifically, AML has worked to develop the structure for centralized sales tax administration for remote merchants to register and report their tax collections for distribution to the participating cities and boroughs.

During AML week, the Commission was formally established, board created, and bylaws approved.

DISCUSSION: What is being specifically addressed today is the Intergovernmental Agreement, a copy of which is included in your packet.

AML and members have developed a process that allows us to collect sales tax on online sales. **If City Council is interested in participating, they are required to adopt the Intergovernmental Agreement. Adoption will occur through a non-code ordinance.**

This Agreement enables single-level, statewide administration of remote sales tax collection, remittance and enforcement, streamlining and simplifying the process for remote sellers.

The Agreement commits the City of Unalaska to participate in the Commission, which governs online sales tax collection. Unalaska may opt-out in the future if City Council chooses to do so. Nothing in the agreement restricts the power of Unalaska to fix tax rates and exemptions.

This Commission has finalized and adopted bylaws and will now work to finalize and update the remote seller sales tax code. **If the City of Unalaska enters into the Intergovernmental Agreement, City Council will be required to adopt the remote seller sales tax code through a code ordinance.**

AML expects to administer the program for now, and is working toward full implementation in January. They are contracting with a software developer to manage collection, remittance and reporting. AML is also actively recruiting for a sales tax program administrator.

ALTERNATIVES: The two primary alternatives are to either adopt the Alaska Intergovernmental Remote Sales Tax Agreement at a future meeting, or to decline to adopt the Agreement.

FINANCIAL IMPLICATIONS: The Alaska Municipal League estimates more than \$20 million in annual sales tax receipts could be at stake for those cities and boroughs in Alaska with a sales tax. Fees associated with this Agreement and the implementation of the online sales tax administration will come from revenues we are not currently collecting, so there are no new costs. The actual dollar amount depends on revenues, but the software company fees will be 12% for the first \$10 million, 10% for the second, and 4% after that. Administration fees are anticipated to be between 2% and 4% of total revenue.

LEGAL: The City Attorney has been involved in AML's discussions on this issue and we have consulted with our attorney throughout this process.

STAFF RECOMMENDATION: I recommend approval of the agreement.

PROPOSED MOTION: I move to adopt Ordinance 2019-16 and schedule it for second reading and public hearing on January 14, 2019.

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE 2019-17

CREATING BUDGET AMENDMENT #5 TO THE FISCAL YEAR 2020 BUDGET, INCREASING THE BUDGET FOR THE WIND POWER DEVELOPMENT PROJECT AND TRANSFERS FROM THE GENERAL FUND BY \$75,000, INCREASING THE GENERAL FUND OPERATING BUDGET BY \$280,000 FOR AUDIT AND OTHER PROFESSIONAL SERVICES IN THE FINANCE DEPARTMENT, AND INCREASING THE BUDGET FOR THE LIBRARY IMPROVEMENTS PROJECT AND TRANSFERS FROM THE 1% SALES TAX FUND BY \$3,273,481

BE IT ENACTED BY THE UNALASKA CITY COUNCIL

- Section 1. Classification: This is a non-code ordinance.
 Section 2. Effective Date: This ordinance becomes effective upon adoption.
 Section 3. Content: The City of Unalaska FY20 Budget is amended as follows:

A. That the following sums of money are hereby accepted and the following sums of money are hereby authorized for expenditure.

B. The following are the changes by account line item:

Amendment No. 5 to Ordinance #2019-07

	Current	Requested	Revised
I. OPERATING BUDGETS			
A. General Fund			
Sources:			
Appropriated Fund Balance	\$ 9,868,877	\$ 355,000	\$ 10,223,877
Uses:			
Finance Department contracted services	\$ 103,800	\$ 280,000	\$ 383,800
Transfer to Wind Power Development Project	\$ 420,000	\$ 75,000	\$ 495,000
B. 1% Sales Tax Fund			
Sources:			
Current year budgeted surplus	\$ 2,457,130	\$ 2,457,130	\$ -
Undesignated fund balance	\$ 12,773,695	\$ 816,351	\$ 11,957,344
Uses:			
Transfer to Library Improvement Project	\$ -	\$ 3,273,481	\$ 3,273,481
II. CAPITAL BUDGETS			
A. General Fund - Project Budgets			
<i>Library Improvements Project</i>			
Sources			
Transfers From 1% Sales Tax Fund	\$ -	\$ 3,273,481	\$ 3,273,481
Uses			
Library Improvements Project	\$ 5,408,500	\$ 3,273,481	\$ 8,681,981
B. Electric Capital Project Budgets			
<i>Wind Power Development Project</i>			
Sources			
Transfers From General Fund	\$ 420,000	\$ 75,000	\$ 495,000
Uses			
Wind Power Development Project	\$ 420,000	\$ 75,000	\$ 495,000

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 14, 2020.

 Vincent M. Tutiakoff, Sr.
 Mayor

ATTEST:

 Marjie Veeder
 City Clerk

City of Unalaska
Summary of Budget Amendment and Schedule of Proposed Accounts
FY20 Budget Amendment 5

- 1) General Fund - Operating Budget
 - Add \$40,000 to Auditing and Accounting for additional audit work
 - Add \$240,000 to Other Professional Services for contracted interim finance director
 - Add \$75,000 transfer to the Wind Power Development Project for remainder of Phase III
 - Increase Appropriated Fund Balance by \$355,000
- 2) General Fund - Capital Projects Budgets
 - Add \$3,273,481 to Library Improvement Project to cover amount by which bid exceeds the original estimated cost of the project
 - Add \$3,273,481 to Transfers from 1% Sales Tax Fund
- 3) 1% Capital Project Sales Tax Fund Budget
 - Add \$3,273,481 to Transfers to General Fund Capital Projects for Library Improvements Project
 - Decrease current year budgeted surplus by \$2,457,130
 - Decrease undesignated fund balance by \$816,351
- 4) Electric Fund Capital Projects Budgets
 - Add \$75,000 to the Wind Power Development Project to complete phase III
 - Add \$75,000 to Transfers From General Fund

	Org	Object	Project	Current	Requested	Revised
1) General Fund - Operating Budget						
Sources:						
Appropriated Fund Balance	01010049	49900		\$ 9,868,877	\$ 355,000.00	\$ 10,223,876.50
Uses:						
<i>Finance Department</i>						
Audit and Accounting	01020652	53210		\$ 98,800.00	\$ 40,000.00	\$ 138,800.00
Other Professional Services	01020652	53300		\$ 5,000.00	\$ 240,000.00	\$ 245,000.00
<i>Transfers Out</i>						
Transfers to Proprietary Capital Projects	01029854	59940		\$ 1,000,000.00	\$ 75,000.00	\$ 1,075,000.00
2) General Fund - Capital Project Budgets						
Sources:						
<i>Library Improvements Project</i>						
Transfers From 1% Sales Tax Fund	31019848	49110	PR601	\$ -	\$ 3,273,481.00	\$ 3,273,481.00
Uses:						
<i>Library Improvements Project</i>						
Engineering & Architectural	31022053	53240	PR601	\$ 722,400.00	\$ 350,000.00	\$ 1,072,400.00
Other Professional Services	31022053	53300	PR601	\$ 113,400.00		\$ 113,400.00
Construction Services	31022053	54500	PR601	\$ 4,000,000.00	\$ 2,678,481.00	\$ 6,678,481.00
Telephone/Fax/TV	31022053	55310	PR601	\$ 700.00		\$ 700.00
Advertising	31022053	55901	PR601	\$ 1,163.00		\$ 1,163.00
Contingency	31022053	55912	PR601	\$ 570,000.00		\$ 570,000.00
Business Meals	31022053	56320	PR601	\$ 837.00		\$ 837.00
Other	31022053	55999	PR601	\$ -	\$ 245,000.00	\$ 245,000.00
3) 1% Capital Projects Sales Tax Fund						
Sources:						
Budgetary Fund Balance - Unreserved	1100	38800		\$ 2,457,130.00	\$ 2,457,130.00	\$ -
Fund Balance - Undesignated	1100	39800		\$ 12,773,695.56	\$ 816,351.00	\$ 11,957,344.56
Uses:						
Transfers to Government Capital Projects	11029954	59920		\$ -	\$ 3,273,481.00	\$ 3,273,481.00
4) Electric Fund-Capital Project Budgets						
Sources:						
<i>Wind Power Development Project</i>						
Transfers From General Fund	50119848	49100	EL18C	\$ 420,000.00	\$ 75,000.00	\$ 495,000.00
Uses:						
<i>Wind Power Development Project</i>						
Engineering & Architectural	50125053	53240	EL18C	\$ 287,554.00	\$ 65,000.00	\$ 352,554.00
Other Professional Services	50125053	53300	EL18C	\$ 19,735.00	\$ 10,000.00	\$ 29,735.00
Telephone/Fax/TV	50125053	55310	EL18C	\$ 185.00	\$ -	\$ 185.00
Machinery & Equipment	50125053	57400	EL18C	\$ 112,526.00	\$ -	\$ 112,526.00

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Thomas Cohenour, Director, Department of Public Works
Dan Winters, Director, Department of Public Utilities
Lori Gregory, Administrative Operations Mgr, Department of Public Works
Through: Erin Reinders, City Manager
Date: December 12, 2019
Re: Ordinance 2019-17, Budget Amendment Request for \$75,000 to fund the remainder of Phase III of the Wind Power Development Project EL18C

SUMMARY: Ordinance 2019-17 will provide \$75,000 in General Fund monies to the Engineering & Architectural Services and Other Professional Services line items of the Wind Power Development Project in order to fund the remaining portion of the Phase III work.

PREVIOUS COUNCIL ACTION: In 2003, Unalaska City Council approved the Wind Integration Assessment Project through Ordinance 2003-11. In FY2018, Council funded the Wind Power Development and Integration Assessment Project through Capital Budget Ordinance 2017-07. In 2017, Council entered into an Agreement with V3 Energy, LLC to perform the Wind Power Development & Integration Assessment Phase II – IV Project in the amount of \$48,481 via Resolution 2017-63, moving forward with Phase II work. Via Ordinance 2018-12, Budget Amendment No. 3 to the FY19 Capital Project Budget added \$220,000 to the Engineering Services line item to fund a Change Order to V3 Energy, LLC for Phase III of this Project.

BACKGROUND: This project is comprised of 4 phases:

Phase I: Past Assessments is complete
Phase II: Pre-Design and Site Selection is complete
Phase III: Data Collection is approximately 70% complete
Phase IV: Design of Wind Turbines has not begun and is for future Council action

Phase III requires 2 years of data collection, analysis, maintenance of the MET towers, and final decommissioning of the towers. Three MET towers were installed as of October 2018, and the fourth tower, on Hog Island, was installed this summer.

One to two years of data is required to meet minimum design standards for Wind Turbine installation in order to obtain 5 year warranties from prospective turbine manufacturers for extreme winds and turbulence. If initial wind data exhibits undesirable characteristics such as excessive turbulence or shear, a tower may be moved to the next site on a prioritized list. The prioritized list emphasizes open exposure, proximity to electrical grid, future site development costs, and FAA restrictions.

While data collection is ongoing, all four MET towers have had more than anticipated maintenance issues. The very nature of this project seeks high wind locations and as such, strong weather events have resulted in MET tower / equipment damage. Instruments (anemometers, wind direction indicators, data-loggers) and electrical power supply (wind generators, batteries, and electrical connections) have required large budget expenditures of

labor and equipment replacement costs. After trial and error by working with equipment suppliers and engineers, we've designed more robust instrumentation and electrical power supply systems.

This request for additional funding is due to unanticipated cost overruns and will fund the remaining MET tower maintenance, data collection, and final decommissioning.

DISCUSSION: Staff is requesting \$75,000 from the General Fund be placed into the Project's Budget to fund the remaining portion of the Phase III work.

ALTERNATIVES:

1. Abandon the project and decommission the MET towers
2. Fund the remainder of Phase III

FINANCIAL IMPLICATIONS:

MUNIS PROJECT EL18C - WIND POWER DEVELOPMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	THIS REQUEST	PROPOSED BUDGET
Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering and Architectural	\$ 287,554	\$ 201,395	\$ 25,153	\$ 61,006	\$ 65,000	\$ 352,554
Other Professional	\$ 19,735	\$ 14,063	\$ 2,500	\$ 3,172	\$ 10,000	\$ 29,735
Telephone / Fax / TV	\$ 185	\$ 104	\$ -	\$ 81	\$ -	\$ 185
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Machinery and Equipment	\$ 112,526	\$ 112,375	\$ -	\$ 151	\$ -	\$ 112,526
	\$ 420,000	\$ 327,938	\$ 27,653	\$ 64,409	\$ 75,000	\$ 495,000

LEGAL: N/A

STAFF RECOMMENDATION: Staff recommends fully funding this Budget Amendment request to complete Phase III of the Wind Power Development Project. We are one year into data collection and one more year is required. This will be valuable data going into the future should the City proceed with the development of wind power.

PROPOSED MOTION: I move to schedule Ordinance 2019-17 for second reading and public hearing on January 14, 2020.

CITY MANAGER COMMENTS: I support the Staff Recommendation.

ATTACHMENTS: None

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Jim Sharpe, Interim Finance Director
Through: Erin Reinders, City Manager
Date: December 12, 2019
Re: Ordinance 2019-17, creating Budget Amendment # 5 to the fiscal year 2020 budget, increasing the General Fund operating budget by \$280,000 for audit and other professional services in the finance department

SUMMARY: This amendment to the finance department budget will appropriate funds to cover the costs of contracting an interim finance director and costs for delaying the start and expanding the scope of audit work performed in FY20.

PREVIOUS COUNCIL ACTION: Council adopted the Fiscal Year 2020 budget on May 28, 2019 with Ordinance 2019-07. There have been four prior amendments to the FY20 budget.

BACKGROUND: On February 26, 2019 our finance director resigned. In spite of ongoing efforts we have, so far, been unable to recruit a new director for the finance department. At the end of March we contracted with Espelin & Associates for the services of an interim finance director while we continue the search for a permanent director.

DISCUSSION: At the time the original budget for the finance department was adopted we were hopeful that we would be able to recruit a new finance director in early FY20. Now, almost halfway through the fiscal year, we have still not been able to attract a qualified candidate for the director position. It appears possible that we will not have a permanent finance director hired and on site before the end of this fiscal year.

Our contract for interim finance director services is billed on a time-and-expenses basis. The average cost per month has been \$22,217. Based on the billings to date plus the average estimated for the remainder of FY20 we anticipate a total of \$239,000 for the interim director contract for this fiscal year.

Although we have not paid salary and benefits for a finance director so far this fiscal year, the salary savings has been substantially offset by other increases in personnel costs that are directly attributable to the lack of a director. Only 63% of the salary for the controller is budgeted to the finance department, but during the weeks that the interim director is off site the controller is designated as acting director and that salary is charged 100% to finance. There have also been personal leave cash outs that were not included in the original budget but were required because staffing shortages made it impractical for existing staff to take time off.

Because of the additional personnel related costs incurred so far, and because we don't know how soon we will be able to hire a director or what the costs will be, we are not suggesting reducing the personnel budget to offset the additional operating expenses at this time.

The scope of the work performed by KPMG during FY20 for the audit of FY19 was increased to include scheduling delays, extra test work and drafting of the CAFR. Much of this increased scope was required because we have not had a full time director.

FINANCIAL IMPLICATIONS: The operating budget for the Finance Department will increase by \$280,000.

LEGAL: N/A

STAFF RECOMMENDATION: Staff recommends adopting Ordinance 2019-17.

PROPOSED MOTION: I move to schedule Ordinance 2019-17 for second reading and public hearing on January 14, 2020.

CITY MANAGER'S COMMENTS: I support staff's recommendation. I will be meeting with the Interim Finance Director to explore some cost savings measures that do not reduce the quality and the level of service that the department provides. Additionally, we continue our recruitment effort for a qualified Finance Director eager to live and serve in Unalaska.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Thomas Cohenour, Director, Department of Public Works
Through: Erin Reinders, City Manager
Date: December 12, 2019
Re: Ordinance 2019-17, Budget Amendment Request for \$3,273,481 to fund the budgetary shortfall for construction of the Library Expansion Project

SUMMARY: All four proposals received for construction of the Library Expansion Project came in higher than what was budgeted. Ordinance 2019-17, if approved, will provide \$3,273,481 from the 1% Special Fund monies to cover the budget shortfall.

PREVIOUS COUNCIL ACTION: Council allocated \$12,500 from the General Fund for a preliminary study for this project via the FY2016 CMMP and Budget Ordinance 2015-10. For FY2018, \$30,000 from the General Fund was provided for Pre-Development via the CMMP and Budget Ordinance 2017-07. Through Ordinance 2018-04, the FY2019 CMMP and Capital Budget Ordinance, \$357,500 from the General Fund was placed in the Project's budget to fund Design Services. The FY20 CMMP and Budget Ordinance 2019-18 provided \$4,000,000 for Construction Services, \$360,000 for Design Services, \$104,000 for Other Professional Services, and \$536,000 for Contingency use, for a total FY20 appropriation of \$5,000,000.

BACKGROUND: This project was publicly advertised that the City was accepting proposals for construction. A Best Value approach was used and not simply a Low Bid approach. Best Value uses a scoring system wherein qualifications of each firm is worth 30% and their respective dollar amount bid is worth 70%. Proposals were scored first without knowing the dollar amount of bids. Of the four proposals received, F&W Construction received the most qualifications points. Then, the dollar amount bids of each proposal was opened and added to the first score. The result was that F&W Construction still had the most points and was thus the selected contractor.

DISCUSSION: The Best Value approach includes a method to receive the best possible completed project at the best price. The project was advertised using 90% design plans and specifications with a partnering arrangement for the selected Contractor to work with the City to identify cost saving measures while bringing the plans and specifications to 100% construction ready. This method is often referred to as Value Engineering.

In analyzing F&W's proposal, several aspects of the project played significant roles in the high project cost. Electrical components and control systems are most dramatic. Other notable aspects include steel framing and glazing at the entry way, exterior landscaping and curb work, millwork/casework/finish carpentry, and the uncertainty of air travel relative to the recent tragedy and the subsequent changes to air fare and freight services. Initial conversations with F&W Construction indicate there is a very strong likelihood of significant cost savings thru Value Engineering.

ALTERNATIVES: Three options stand out:

1. Cancel the entire project.
2. Redesign the project to a lesser, reduced scope of work and rebid.
3. Fund the full Budget Amendment request.

FINANCIAL IMPLICATIONS: Staff requests \$3,273,481 from the 1% Special Fund be transferred into the Project Budget in order to move forward with construction.

PUBLIC LIBRARY IMPROVEMENTS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PROPOSED BUDGET AMENDMENT	PROPOSED REVISED BUDGET
Engineering and Architectural (ECI & Regan)	\$ 722,400	\$ 426,337	\$ 199,725	\$ 96,338	\$ 350,000	\$ 1,072,400
Other Professional	\$ 113,400	\$ 1,200	\$ -	\$ 112,200	\$ -	\$ 113,400
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ 2,678,481	\$ 6,678,481
Equipment (Furniture & Art)	\$ -	\$ -	\$ -	\$ -	\$ 245,000	\$ 245,000
Telephone / Fax / TV	\$ 700	\$ 504	\$ -	\$ 196	\$ -	\$ 700
Advertising	\$ 1,163	\$ 1,160	\$ -	\$ 3	\$ -	\$ 1,163
Contingency	\$ 570,000	\$ -	\$ -	\$ 570,000	\$ -	\$ 570,000
Business Meals	\$ 837	\$ 837	\$ -	\$ -	\$ -	\$ 837
	\$ 5,408,500	\$ 430,039	\$ 199,725	\$ 4,778,737	\$ 3,273,481	\$ 8,681,981

LEGAL: N/A

STAFF RECOMMENDATION: The Department of Public Works, Department of Parks, Culture & Recreation, and our Architect thoroughly analyzed all four proposals and are very comfortable with the selection of F&W Construction and feel the additional cost of to be reasonable in light of the current construction climate in Unalaska, including the uncertainties of air travel.

Staff recommends approval of Ordinance 2019-17.

PROPOSED MOTION: I move to schedule Ordinance 2019-17 for second reading and public hearing on January 14, 2020.

CITY MANAGER COMMENTS: I support the Staff Recommendation.

ATTACHMENTS:

1. Price Proposals (Bid Tab)
2. Proposal Scoring (Qualifications and Price Combined)

Price Proposals

CITY OF UNALASKA, ALASKA
 Department of Public Works
 Library Improvements Project
 November 20, 2019
 2:00 p.m.
 Council Chambers

Contractor / Business Name	Bid Forms Used?	Addenda Acknowledge				Bid Bond	Base Bid	Additive Alternate #1 (South reroof)	Additive Alternate #2 (sidewalk)	Additive Alternative #3 (Continued Occupancy)	Additive Alternate #4 (Book packing)	Total Bid
		1	2	3	4							
F & W Construction	x	x	x	x	x	x	\$ 6,903,481	\$ 216,896	\$ 50,504	\$ 100,882	\$ 30,264	\$ 7,302,027
Blazy Construction, Inc.	x	x	x	x	x	x	\$ 7,324,110	\$ 101,888	\$ 57,266	\$ 78,765	\$ 367,531	\$ 7,929,560
UIC Construction LLC	x	x	x	x	x	x	\$ 6,840,000	\$ 183,797	\$ 58,085	\$ 78,404	\$ 51,392	\$ 7,211,678
Lake View Contracting Inc	x	x	x	x	x	x	\$ 6,410,000	\$ 230,000	\$ 47,000	non-responsive	\$ 45,000	non-responsive

Proposal Scoring Qualifications and Price Combined

CITY OF UNALASKA, ALASKA
Department of Public Works
Library Improvements Project
November 20, 2019
2:00 p.m.
Council Chambers

Proposer	Qualifications Score						Price	Price Points	Total Points
	Scorer 1	Scorer 2	Scorer 3	Scorer 4	Scorer 5	Average			
							\$7,211,678		
Blazy	28	26	26	24	23	25.4	\$7,929,560	63.7	89.1
F&W	28	29	28	30	28	28.6	\$7,302,027	69.1	97.7
Lakeview	16	21	16	15	25	18.6	non-responsive	non-responsive	non-responsive
UIC	18	17	14	15	18	16.4	\$7,211,678	70.0	86.4

Capital Projects Update

January 2, 2020



**Crane Tie-Downs and Vaults
UMC Positions 3&4 Replacement Project
Page 168**

Introduction

This Capital Project Update summarizes 51 presently funded City of Unalaska capital projects with a combined total appropriated budget of \$118,769,867.

Regardless of what fiscal year a project may have been initiated and funded, some span several years. Projects may remain open for multiple years due to varying circumstances such as right-of-way acquisition, pre-development needs, staffing levels, project magnitude, required phasing, weather, contractor difficulty, simply put on hold, or for other reasons.

Projects in this update fall into one of the following categories:

- Pre-development
- Engineering / Design
- Construction / Purchase (mechanical equipment, playground structures)
- Close-out

Our oldest project which is still open and funded, dates back to 2012. Six projects were initiated in 2019 (FY20).

Each of the 51 active projects in this update include 4 parts:

- CMMP Summary Sheet (or Project Nomination) as approved by Council
- Narrative of current status
- Financial snapshot of current status
- Photos

Key Elements to Monitor and Control During Project Execution:

1. Schedule
2. Budget
3. Change Orders
4. Scope Creep
5. Inspections
6. Substantial Completion
7. Project Acceptance
8. Punch List
9. Final Completion
10. Close-out
 1. As-Builts Final Pay Request
 2. Archiving Plans / Contract Docs
 3. DOL Notification
 4. Grant / Funding Close-out
 5. Lessons Learned



Summary of Open Capital Projects as of 12/27/19

Ref #	Munis ID	Project	Budget	Expensed	Encumbered	Available	Pending Encumbrance	Actual Available	Detail Page
General Fund									
1	PR19A	Town Park Improvements	\$ 340,000	\$ 259,337	\$ 56,596	\$ 24,068	\$ -	\$ 24,068	8
2	PR19B	Sitka Spruce Park Imprvmts	\$ 878,185	\$ 72,519	\$ 16,996	\$ 788,669	\$ -	\$ 788,669	12
3	PR601	Public Library Imprvmts	\$ 5,408,500	\$ 530,159	\$ 101,629	\$ 4,776,711	\$ -	\$ 4,776,711	16
4	PS18A	Repeater Site & Radio Upgrade	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	20
5	PS18B	Records Management System	\$ 500,000	\$ 294,376	\$ 182,823	\$ 22,801	\$ -	\$ 22,801	24
6	PS18C	Haystack Security Fence	\$ 295,665	\$ 295,607	\$ 57	\$ 0	\$ -	\$ 0	28
7	PS19A	Fire Training Facility	\$ 12,000	\$ 6,400	\$ -	\$ 5,600	\$ -	\$ 5,600	32
8	PS19C	DPS Building Assessment	\$ 290,000	\$ 207,523	\$ 35,711	\$ 46,766	\$ -	\$ 46,766	36
9	PS20A	ALS Manikin	\$ 143,000	\$ -	\$ -	\$ 143,000	\$ -	\$ 143,000	40
10	PS20B	SCBA Replacement (Fire)	\$ 348,400	\$ -	\$ 288,349	\$ 60,051	\$ -	\$ 60,051	44
11	PS20C	Tsunami Sirens Upgrade	\$ 261,879	\$ -	\$ -	\$ 261,879	\$ -	\$ 261,879	48
12	PW004	Iluluaq Lake Drainage	\$ 1,078,312	\$ 1,006,033	\$ 675	\$ 71,604	\$ -	\$ 71,604	52
13	PW19A	Captain's Bay Road & Utilities	\$ 2,000,000	\$ 722,789	\$ 67,646	\$ 1,209,564	\$ -	\$ 1,209,564	56
14	PW19B	Causeway Culver Replacement	\$ 799,500	\$ 60,253	\$ 102,592	\$ 636,656	\$ -	\$ 636,656	60
15	PW20A	Burma Road Chapel Roof Upgrade	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	64
16	PW20B	Henry Swanson House Improve	\$ 119,340	\$ 114,500	\$ -	\$ 4,840	\$ -	\$ 4,840	68
17	PW203	City Wide Drainage	\$ 3,450,000	\$ 3,286,838	\$ 2,099	\$ 161,063	\$ -	\$ 161,063	72
18	SS601	UCSD Playground	\$ 1,326,485	\$ 63,132	\$ 1,296	\$ 1,262,057	\$ -	\$ 1,262,057	76
Electric Fund									
19	EL17B	Old Powerhse Battery Replace	\$ 763,070	\$ 705,100	\$ 2,215	\$ 55,755	\$ -	\$ 55,755	80
20	EL18B	Automatic Meter Read	\$ 219,362	\$ 2,779	\$ 116,359	\$ 100,224	\$ -	\$ 100,224	84
21	EL18C	Wind Power Development	\$ 420,000	\$ 330,861	\$ 25,153	\$ 63,986	\$ -	\$ 63,986	88
22	EL19B	Flywheel Energy Storage	\$ 650,062	\$ 63,004	\$ 14,086	\$ 572,972	\$ -	\$ 572,972	92
23	EL20A	Generator Sets Rebuild (FY20)	\$ 1,714,056	\$ 672,463	\$ 748,814	\$ 292,779	\$ -	\$ 292,779	96
24	EL20B	4th Waste Heat Recovery Unit	\$ 600,600	\$ -	\$ -	\$ 600,600	\$ -	\$ 600,600	100
25	EL302	Powerhouse Engine 4	\$ 8,575,088	\$ 8,062,790	\$ -	\$ 512,298	\$ -	\$ 512,298	104

Summary of Open Capital Projects as of 12/27/19

Ref #	Munis ID	Project	Budget	Expensed	Encumbered	Available	Pending Encumbrance	Actual Available	Detail Page
Water Fund									
26	WA17B	Fiber Optic Development	\$ 59,127	\$ 6,140	\$ -	\$ 52,987	\$ -	\$ 52,987	108
27	WA17C	Pyramid Micro Turbines	\$ 2,052,284	\$ 190,819	\$ 56,705	\$ 1,804,760	\$ -	\$ 1,804,760	112
28	WA18A	Generals Hill Water Booster Pump	\$ 1,066,000	\$ 3,923	\$ -	\$ 1,062,077	\$ -	\$ 1,062,077	116
29	WA20A	CT Tank Interior Maint/Painting	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	120
30	WA20B	SCBA Replacement (Water)	\$ 62,400	\$ -	\$ 47,476	\$ 14,924	\$ -	\$ 14,924	124
31	WA304	Water Supply Development Ph II	\$ 560,020	\$ 512,759	\$ 3,819	\$ 43,442	\$ -	\$ 43,442	128
32	WA501	Pyramid Water Storage Tank	\$ 625,000	\$ 93,662	\$ -	\$ 531,338	\$ -	\$ 531,338	132
33	WA504	Water Utility Auto Meter Read	\$ 106,052	\$ 33,384	\$ -	\$ 72,668	\$ -	\$ 72,668	136
Wastewater Fund									
34	J0519	Wastewater Treatment Plant	\$ 31,786,913	\$ 30,908,909	\$ 192,841	\$ 685,163	\$ 1,800,000	\$ (1,114,837)	140
35	WW17B	Fiber Optic Infrastr Develop	\$ 59,127	\$ 6,140	\$ -	\$ 52,987	\$ -	\$ 52,987	144
Solid Waste Fund									
36	SW18A	Composting Project	\$ 721,500	\$ 7,375	\$ -	\$ 714,125	\$ -	\$ 714,125	148
37	SW18B	Cells 3&4 Partial Closure	\$ 1,346,000	\$ 1,176,878	\$ 14,461	\$ 154,661	\$ -	\$ 154,661	152
38	SW20A	Solid Waste Scale Upgrade	\$ 65,000	\$ 56,699	\$ -	\$ 8,301	\$ -	\$ 8,301	156
39	SW20B	Re-Insulation of Baler Building	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	160
Ports Fund									
40	PH17C	CEM Breakwater Repair	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000	164
41	PH17D	UMC Positions 3&4 Replace	\$ 38,889,640	\$ 37,162,854	\$ 215,100	\$ 1,511,686	\$ -	\$ 1,511,686	168
42	PH19A	Harbor Office Comms Line	\$ 152,000	\$ 100,035	\$ -	\$ 51,965	\$ -	\$ 51,965	172
43	PH19B	UMC Laydown Area	\$ 5,400,000	\$ 4,318,393	\$ 67,556	\$ 1,014,052	\$ -	\$ 1,014,052	176
44	PH20A	UMC Cruise Ship Terminal Design	\$ 390,000	\$ -	\$ -	\$ 390,000	\$ -	\$ 390,000	180
45	PH20B	Emergency Mooring Buoy Maint.	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	184
46	PH20C	Rescue Vessel Engine Upgrade	\$ 65,650	\$ -	\$ -	\$ 65,650	\$ -	\$ 65,650	188
47	PH201	Entrance Channel Dredging	\$ 2,500,000	\$ 1,116,387	\$ -	\$ 1,383,613	\$ -	\$ 1,383,613	192
48	PH602	LCD & UMC Dredging	\$ 109,650	\$ -	\$ -	\$ 109,650	\$ -	\$ 109,650	196
49	PH905	Robert Storrs Harbor A&B Improve	\$ 650,000	\$ -	\$ 22,360	\$ 627,640	\$ -	\$ 627,640	200
Airport Fund									
50	AP18A	Airport Terminal Roof	\$ 140,000	\$ 10,508	\$ 22,335	\$ 107,157	\$ -	\$ 107,157	204
Housing Fund									
51	EH18A	Lear Rd Duplex Kit/Bath Reno	\$ 400,000	\$ 55,515	\$ 217,402	\$ 127,083	\$ -	\$ 127,083	208

Grand Total \$118,769,867

Contingency Usage as of 12/27/19		Not all projects have a contingency line item. Therefore, not all projects show up on this list.			
Project	Description	Budget	Usage	Available	% Used
PR19A	Town Park Improvements	80,000.00	56,005.00	23,995.00	70.01%
PR19B	Sitka Spruce Tree Park Improvements	202,658.00	0.00	202,658.00	0.00%
PR601	Public Library Improvements	570,000.00	0.00	570,000.00	0.00%
PS18A	Repeater Site & Radio Upgrade	230,769.00	0.00	230,769.00	0.00%
PS18C	Haystack Security Fence	38,565.00	38,565.00	0.00	100.00%
PS19C	DPS Building Assessment	43,846.00	0.00	43,846.00	0.00%
PS20A	ALS Manikin	33,000.00	0.00	33,000.00	0.00%
PS20B	SCBA Replacement (Fire)	80,400.00	21,000.00	59,400.00	26.12%
PS20C	Tsunami Sirens Upgrade	60,434.00	0.00	60,434.00	0.00%
PW19A	Captain's Bay Road & Utilities	225,000.00	0.00	225,000.00	0.00%
PW19B	Causeway Culvert Replacement	184,500.00	0.00	184,500.00	0.00%
PW20B	Henry Swanson House Improvements	27,540.00	22,700.00	4,840.00	82.43%
SS601	UCSD Playground	236,881.00	0.00	236,881.00	0.00%
EL17B	Old Powerhouse Battery Replacement	50,000.00	0.00	50,000.00	0.00%
EL20A	Generator Sets Rebuild (FY20)	395,551.00	135,000.00	260,551.00	34.13%
EL20B	4th Waste Heat Recovery Unit	138,600.00	0.00	138,600.00	0.00%
WA17C	Pyramid WTP Microturbines	153,771.00	0.00	153,771.00	0.00%
WA18A	General's Hill Water Booster Pump	246,000.00	0.00	246,000.00	0.00%
WA20B	SCBA Replacement (Water)	14,400.00	0.00	14,400.00	0.00%
SW18A	Composting Project	166,500.00	0.00	166,500.00	0.00%
SW18B	Cells 3&4 Partial Closure	151,771.00	25,000.00	126,771.00	16.47%
SW20A	Solid Waste Scale Upgrade	15,000.00	4,944.00	10,056.00	32.96%
PH17D	UMC 3&4 Replacement	2,512,265.00	1,119,200.00	1,393,065.00	44.55%
PH19A	Harbor Office Communication Line	35,000.00	0.00	35,000.00	0.00%
PH19B	UMC Laydown Area	1,085,000.00	71,585.82	1,013,414.18	6.60%
PH20A	UMC Cruise Ship Terminal Design	117,000.00	0.00	117,000.00	0.00%
PH20B	Emergency Mooring Buoy Maint.	11,538.00	0.00	11,538.00	0.00%
PH20C	Rescue Vessel Engine Upgrade	15,150.00	0.00	15,150.00	0.00%
PH905	Robert Storrs SBH Improvements A&B	18,000.00	0.00	18,000.00	0.00%
EH18A	Lear Rd. Duplex Kitchen/Bath Reno.	104,000.00	0.00	104,000.00	0.00%

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Town Park Improvements (PR19A)

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. This project will replace the existing structures that 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 constructed was expected to last until Fiscal Year 2020. 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.

PROJECT PLAN AND FUNDING: During FY17 and FY18, PCR staff and the PCR Advisory Board performed 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 \$50,000 and construction is anticipated to be \$290,000. These numbers are rough cost estimates based on the original cost of the construction of the park.

Cost Assumptions

Engineering Services	50,000
Other Professional Services	10,000
Machinery and Equipment	0
Construction Services	200,000
Subtotal	<u>260,000</u>
Contingency	80,000
Total \$	340,000

FY19-23 CMMP

TOWN PARK IMPROVEMENTS | GENERAL FUND

ESTIMATED PROJECT & PURCHASE TIMELINE
 Feasibility/Pre Design: N/A
 Engineering/Design: FY 2019
 Purchase/Construction: FY 2019



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund (PCR)		340,000					340,000
1% Sales Tax							
Grant							
Proprietary Fund							
TOTALS \$		340,000					340,000

Requested Funds: Engineering and Construction Services

Town Park Improvements (PR19A)

- 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
- Project replaced existing play structures with three new pieces of equipment
- The low bidder, PlayCraft Systems, negotiated reduced price with the elimination of some low priority perimeter play equipment to widen the contingency
- Resolution 2018-57 authorized the City Manager to enter into an agreement with Playcraft for \$288,520 with completion due by October 18, 2019
- Playcraft teamed with Westside Flooring, LLC to perform the work
- Playcraft supplied the equipment and Westside Flooring performed the installation
- Regan Engineering providing construction admin and inspection services
- Artifacts uncovered so archeologist, Ginny Hatfield, called in
- Coordinated with SHPO - approx 30 CY of midden removed and E1 installed
- Play equipment inspected by 3rd party inspector and certified as properly installed in conformance with safety standards and suitable for use
- Grand Opening held on Saturday, June 15th 5:30 – 7:30 PM
- Project complete except final payment was not made pending receipt of releases from subcontractors/suppliers and resolution of issues with the Alaska Department of Labor regarding certified payroll and Title 36 wage rates
- One supplier has claimed they were never paid in full by Westside Flooring

Town Park Improvements (PR19A)

MUNIS PROJECT PR19A - TOWN PARK						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 17,595	\$ 17,387	\$ 208	\$ -	\$ -	\$ -
Other Professional	\$ 4,360	\$ 4,360	\$ -	\$ -	\$ -	\$ -
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 293,900	\$ 237,512	\$ 56,388	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ 150	\$ 77	\$ -	\$ 73	\$ -	\$ 73
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 23,995	\$ -	\$ -	\$ 23,995	\$ -	\$ 23,995
	\$ 340,000	\$ 259,337	\$ 56,596	\$ 24,068	\$ -	\$ 24,068

Town Park Improvements (PR19A)



Sitka Spruce Park Improvements (PR19B)

Project Description: Fully fund the engineering and construction of a new Sitka Spruce Park, also known as "Pirate Park," opened in 1979. This park includes picnic tables, a playground, stationary grill, bike rack, restrooms, a gravel trail, and a significant amount of trees for which it is a National Historic Landmark. 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 maintained since its construction, 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.
- Current playground structures are at the end of their useful life span.

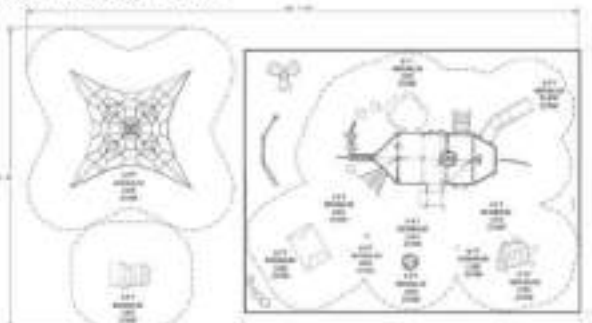
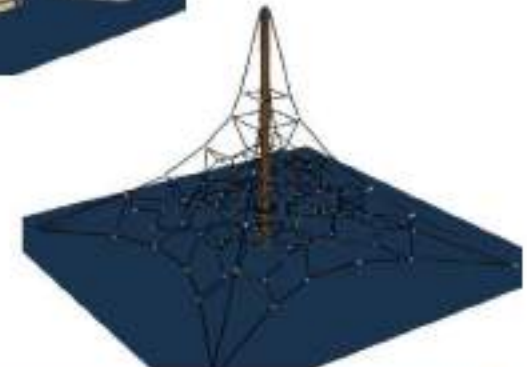
Development Plan & Status (Include Permit and Utility Requirements): After receiving a large amount of public input during FY17 and FY18, PCR staff and the PCR Advisory Board decided the original plans weren't as extensive as the general public preferred. During FY 2019 an analysis of the soil was done in order to ensure that it hadn't been contaminated. After the study was completed we were informed that the area was indeed safe to construct a playground on so we'd suggest moving forward with construction of the park during FY 2020.

FY20-24 CMMP

Sitka Spruce Park Improvements | PCR

Estimated Project & Purchase Timeline

Pre Design: n/a
 Engineering/Design: FY 2019
 Purchase/Construction: FY 2020



Cost Assumptions

Engineering, Design, Const Admin	46,000
Other Professional Services	
Construction Services	629,527
Machinery & Equipment	
Subtotal	675,527
Contingency (set at 30%)	202,658
TOTAL	878,185
Less Other Funding Sources (Grants, etc.)	
Total Funding Request \$	878,185

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	70,000	808,185					878,185
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	70,000	808,185	-	-	-	-	878,185
Requested Funds:							102

Sitka Spruce Park Improvements (PR19B)

- Also known as “Pirate Park”, this park design and construction replaces structures dating back to original park and includes picnic tables, play-ground, grill, restrooms, gravel trail, and trees for which it is a National Historic Landmark
- Adjacent lot is a propane storage yard leased from OC, formerly an army public works facility, later operated as Tony’s Service Center, relocating in February ‘20
- DPW engaged Travis-Peterson to assess the site and determine ADEC requirements for building a playground there. In October 2018 they took samples of the soil and water below each proposed piece of playground equipment. Residual fuel contamination was discovered but ADEC did not object to installing play equipment as planned because what contamination is there falls below cleanup thresholds
- Playground design began July 2019, bids received December 19th
- Northern Alaska Contractors sole bidder at \$870,500 which is \$81,500 over available budget
- DPW and PCR working to revise scope of project to match budget
- Designer, Regan Engineering, is also working on the UCSD playground
- National Park Service approved the development contingent upon the trees remaining undisturbed
- SHPO did not require a permit since the project is not grant funded
- Planning will advance this project by updating the 305-1998-000547-0 original expired access agreement with OC so that construction vehicles can enter through the gate on the Aleutian Electric Lease *

Sitka Spruce Park Improvements (PR19B)

MUNIS PROJECT PR19B - SITKA SPRUCE PARK						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Legal	\$ 4,750	\$ -	\$ -	\$ 4,750	\$ -	\$ 4,750
Engineering & Architectural	\$ 104,500	\$ 72,379	\$ 16,817	\$ 15,304	\$ -	\$ 15,304
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Samplin / Testing	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ -	\$ 3,000
Survey Services	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ 1,500
Construction Services	\$ 561,027	\$ -	\$ -	\$ 561,027	\$ -	\$ 561,027
Telephone / Fax / TV	\$ 250	\$ 17	\$ -	\$ 233	\$ -	\$ 233
Advertising	\$ 500	\$ 124	\$ 179	\$ 197	\$ -	\$ 197
Contingency	\$ 202,658	\$ -	\$ -	\$ 202,658	\$ -	\$ 202,658
	\$ 878,185	\$ 72,519	\$ 16,996	\$ 788,669	\$ -	\$ 788,669

Sitka Spruce Park Improvements (PR19B)



Public Library Improvements (PR601)

Project Description: Since the current facility was designed in 1996, we have seen changes in technology, in the community, and in library use. The library's collections and services have also expanded. Consequently, the facility's design and layout are no longer meeting the changing needs of the community.

In FY18, the Foraker Group accepted this project into a Pre-Development Program whose services have been funded by the Rasmusson Foundation at no cost to the city. During the Pre-Development phase, Architect Brian Meissner with ECI visited Unalaska twice and created a concept design based on public and staff input.

City Council elected to go ahead with the project after Pre-Development, and in August 2018, ECI was awarded the design contract by the City of Unalaska. ECI will further develop the design in FY 2019, continuing to incorporate input from the public and from library staff, and arriving at a refined budget estimate for construction. They will present two reports to City Council in January – May of 2019.

Project Need: This project will increase the efficiency and service delivery life of the Unalaska Public Library. The current facility falls short in the following areas:

- Space and services for children and teens
- Meeting, study, and program space
- Quiet seating and reading space
- Room for growing library collections

Cost & Financing Data: The current project cost estimate is an Order of Magnitude cost based on conceptual designs created during Pre-Development by ECI Alaska Architecture. Once the project is funded for construction, staff may seek Rasmusson Foundation grant funding.

Cost Assumptions	
Engineering, Design, Const Admin	500,000
Other Professional Services	230,000
Construction Services	4,100,000
Machinery & Equipment	-
Subtotal	4,830,000
Contingency (per ECI)	570,000
TOTAL	5,400,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	5,400,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	400,000	5,000,000					5,400,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	400,000	5,000,000	-	-	-	-	5,400,000
Requested Funds:							105

FY20-24 CMMP

Unalaska Public Library Improvements | PCR - LIBRARY

Estimated Project & Purchase Timeline

Pre Design: FY 2018-2019

Engineering/Design: FY 2019-2020

Purchase/Construction: FY 2020-2021

PREFERRED SCHEME 02.13.2019

Public Library Improvements (PR601)

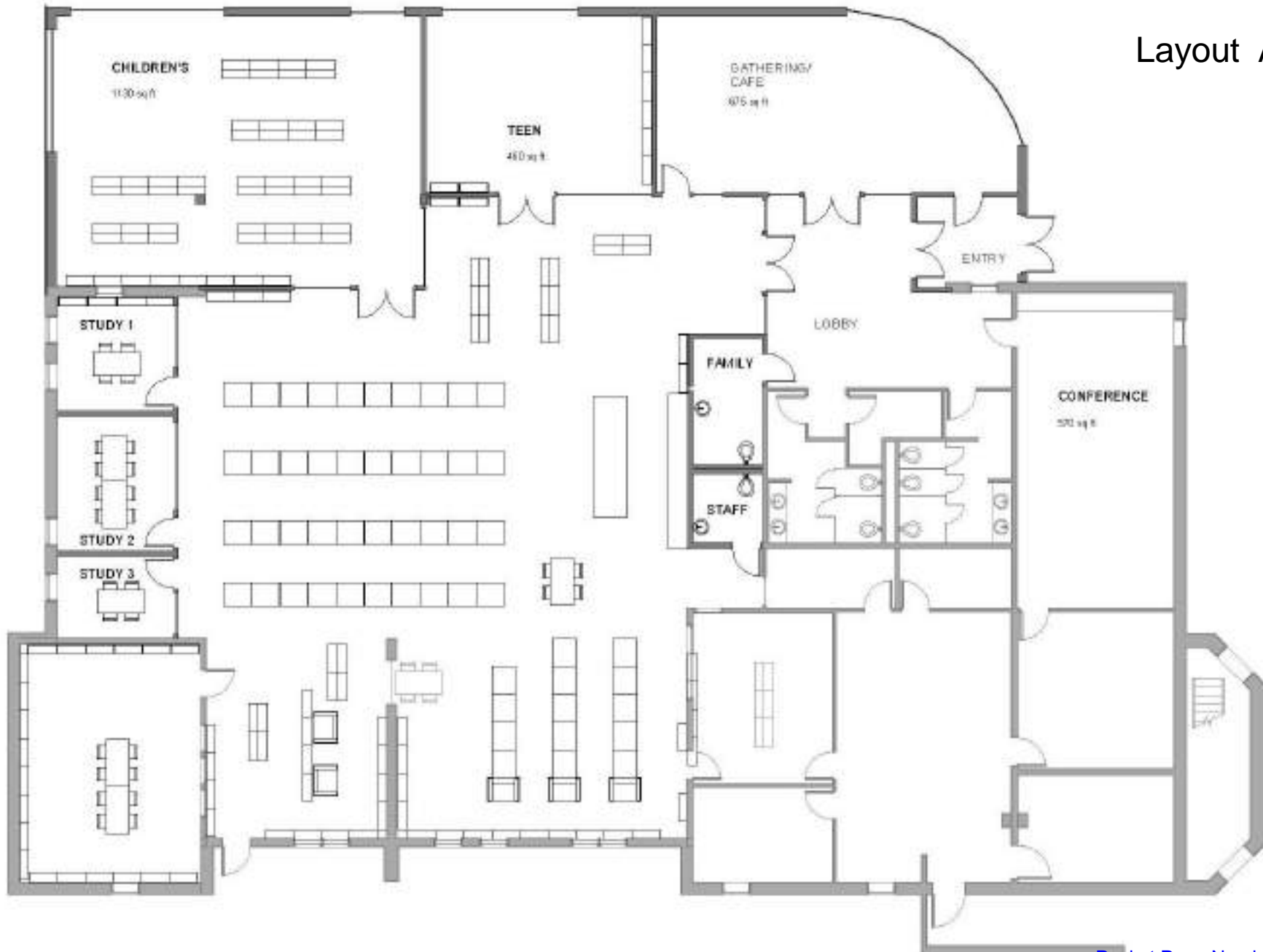
- DPW developed and let an RFQ for architectural services on July 10, 2018
- Statements of Qualifications were received on August 21, 2018 from ECI Alaska, Bettisworth North, MRV Architects, Architects Alaska, Alder Architecture and Northwind Architects
- ECI Alaska was selected and completed pre-development and 30% level design
- Public meetings were held Nov 2018, Feb 2019, and April 2019
- Geotech test holes completed in May 2019
- Final schematic design report completed in June 2019
- 90% design received and posted publicly for bid on Oct 11, 2019
- Four proposals (bids and qualifications packages) received Nov 20, 2019 which are under review however all came in significantly over our budget
- Construction planned for 2020 and grand re-opening in fall 2020
- Budget Amendment request will go before Council on December 12th
- Contractor selection was made using a 'Best Value' selection process
- Documents were prepared to a 90% level, and a contractor was selected based on qualifications (30%) and price (70%). If a budget amendment is approved, then the design will proceed to 100% with contractor input
- Prime Contractor was selected via RFQ/Price process to allow Contractor to participate as an advisor during the 90% to 100% design process
- The bid results and budget shortfall of \$3,273,481 discussed with Council on December 12th
- Council passed first reading of Budget Amendment #5 Ordinance 2019-17
- Second reading goes before Council on January 14, 2020

Public Library Improvements (PR601)

MUNIS PROJECT PR601 - PUBLIC LIBRARY IMPROVEMENTS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Eng and Architectural	\$ 722,400	\$ 526,383	\$ 101,629	\$ 94,388	\$ -	\$ 94,388
Other Professional	\$ 113,400	\$ 1,200	\$ -	\$ 112,200	\$ -	\$ 112,200
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000
Telephone / Fax / TV	\$ 700	\$ 579	\$ -	\$ 121	\$ -	\$ 121
Advertising	\$ 1,163	\$ 1,160	\$ -	\$ 3	\$ -	\$ 3
Contingency	\$ 570,000	\$ -	\$ -	\$ 570,000	\$ -	\$ 570,000
Business Meals	\$ 837	\$ 837	\$ -	\$ -	\$ -	\$ -
	\$ 5,408,500	\$ 530,159	\$ 101,629	\$ 4,776,711	\$ -	\$ 4,776,711

Public Library Improvements (PR601)

Layout A



Repeater Site and Radio Upgrade (PS18A)

This project will upgrade the current radio system by replacing components that include; repeaters, transmitters, antenna systems, and console software operating systems. The various components are located at the top of Haystack, and in the DPS building. This project will ensure the radio system becomes compliant with FCC regulations requiring further 'narrow banding' of public entity radio systems, and will additionally upgrade our current 911 system to become an 'enhanced 911' (E911) 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 mission critical system is one of our primary methods of communicating during daily activities as well as disasters. It is designed to provide redundancy in the event of a multi-hazard event. In FY16 two systems audit was conducted (the R56 audit), which 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, system parts are no longer manufactured and the components cannot be programmed to the frequency ranges which are now required by the FCC.

The E911 system will provide dispatch with the location of the person calling 911 on both wired or wireless phone system, and will result in decreased response times to emergencies. Not incorporating E911 does not affect FCC narrow-banding requirements, nor does it affect the age and condition of our current radio equipment. An investment in a compliant, properly installed communication system will support site repair work, new equipment and new equipment warranty.

DEVELOPMENT PLAN & STATUS: The R56 audit was conducted in FY16 and identified problems with both repeater sites, and with the radio system's components. The contractor will utilize the audit to conduct the needed upgrades, repairs, and replacements in order to obtain R56 audit compliance and ensure operation at the frequency ranges that are required by the FCC. The E911 system will be developed after R56 compliance has been achieved, 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 both FCC-required narrow-banding and E911 systems. One funding option is to solely utilize the general fund to pay for the project. Another option is to enact 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 E911 systems equipment or services (including radio systems). Not updating to an E911 system may affect the ability of the City to assess this telecommunications surcharge. This project is estimated at \$630,000.00.

FY20-24 CMMP

Radio System Upgrade | PUBLIC SAFETY

Estimated Project & Purchase Timeline

Pre Design: FY 2018

Engineering/Design: FY 2019

Purchase/Construction: FY 2020



Cost Assumptions

Engineering, Design, Const Admin	40,000
Other Professional Services	40,000
Construction Services	60,000
Machinery & Equipment	629,231
Subtotal	769,231
Contingency (set at 30%)	230,769
TOTAL	1,000,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,000,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	310,000	690,000					1,000,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	310,000	690,000	-	-	-	-	1,000,000
Requested Funds:							110

Repeater Site and Radio Upgrade (PS18A)

- This project replaces repeaters, transmitters, antenna systems, and console software operating systems. This ensures the radio system becomes compliant with FCC regulations requiring further 'narrow banding' of public entity radio systems, and will additionally upgrade our current 911 system to become an 'enhanced 911' (E911) system with expansion options for location mapping and CAD (Computer Aided Dispatch) software for incident and event records
- Work will be performed at the DPS facility and on Haystack
- Location of the new radio enclosure will be difficult due to the steep terrain and numerous obstructions and private leases already in place
- Fire is working closely with ProComm (Gary Peters) on final pricing for the R56 upgrade to both Haystack and DPS sites
- ProComm is the only firm in Alaska with R56 certified technicians so this will be a sole source procurement
- Costs will likely be higher than originally forecast due to rapid changes in technology and possible changes in scope (additional radio frequencies/channels) necessitated by an independent fire department and/or for Public Utilities
- Project implementation / construction will be phased over two years
- ProComm's trip to Unalaska is being planned for January 2020

Repeater Site and Radio Upgrade (PS18A)

MUNIS PROJECT PS18A - REPEATER SITE & RADIO UPGRADE							
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE	
Engineering and Architectural	\$ 51,600	\$ -	\$ -	\$ 51,600	\$ -	\$ 51,600	
Other Professional	\$ 7,000	\$ -	\$ -	\$ 7,000	\$ -	\$ 7,000	
Survey Services	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	
Construction Services	\$ 339,450	\$ -	\$ -	\$ 339,450	\$ -	\$ 339,450	
Telephone / Fax / TV	\$ 200	\$ -	\$ -	\$ 200	\$ -	\$ 200	
Advertising	\$ 750	\$ -	\$ -	\$ 750	\$ -	\$ 750	
Contingency	\$ 230,769	\$ -	\$ -	\$ 230,769	\$ -	\$ 230,769	
Machinery and Equipment	\$ 365,231	\$ -	\$ -	\$ 365,231	\$ -	\$ 365,231	
	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	

Project Description: This project will upgrade the two repeater sites (Haystack and DPS) to be in compliance with the R36 audit conducted in FY18. The project will help reduce the risk of a radio system failure.

Project Rationale: The City of Honolulu 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 FY18 the multi-caster and the combiner components failed. These two components were replaced and a systems audit was conducted (the R36 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 FY18 R36 audit).

Development Plan & Status: The R36 audit was completed in FY18 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 R36 audit compliance and reduce the risk of the radio system failing.

Cost & Financial 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.

FY18-22 CMMP REPEATER SITE UPGRADE | PUBLIC SAFETY



ESTIMATED PROJECT & PURCHASE TIMELINE
 Initiation/Concept: N/A
 Pre-Design: N/A
 Engineering/Design: N/A
 Construction: FY18 - FY22

Revenue Source	Existing Funds	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (Public Safety)		\$110,000					\$ 110,000
2% Sales Tax							
Grant							
Proprietary Fund							
TOTALS		\$110,000					\$ 110,000
Requested Funds:							

Repeater Site Upgrade (PS18A)



Records Management System (PS18B)

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.

FY18-22 CMMP

DPS RMS UPGRADE | PUBLIC SAFETY

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							
TOTALS		\$ 500000					\$ 500,000

Requested Funds: Partially funded by seized and forfeited funds

Records Management System (PS18B)

- 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
- Current RMS is out of compliance with federal requirements for storing, classifying, and reporting of criminal justice information
- Superion is the vendor responsible for providing and installing the software, providing training, and ensuring our new interfaces with various external programs and/or databases are implemented
- CAD (computer aided dispatch) build is approximately 90% complete
- RMS build is re-scheduled for March
- JMS, Evidence, Mobile Field Reporting, and Public to Police portal builds will be scheduled after RMS build is complete
- The virtual machines have been delivered
- Project on hold pending discussions regarding outdated hardware, software, and support
- No additional funding requested via FY20-24 CMMP

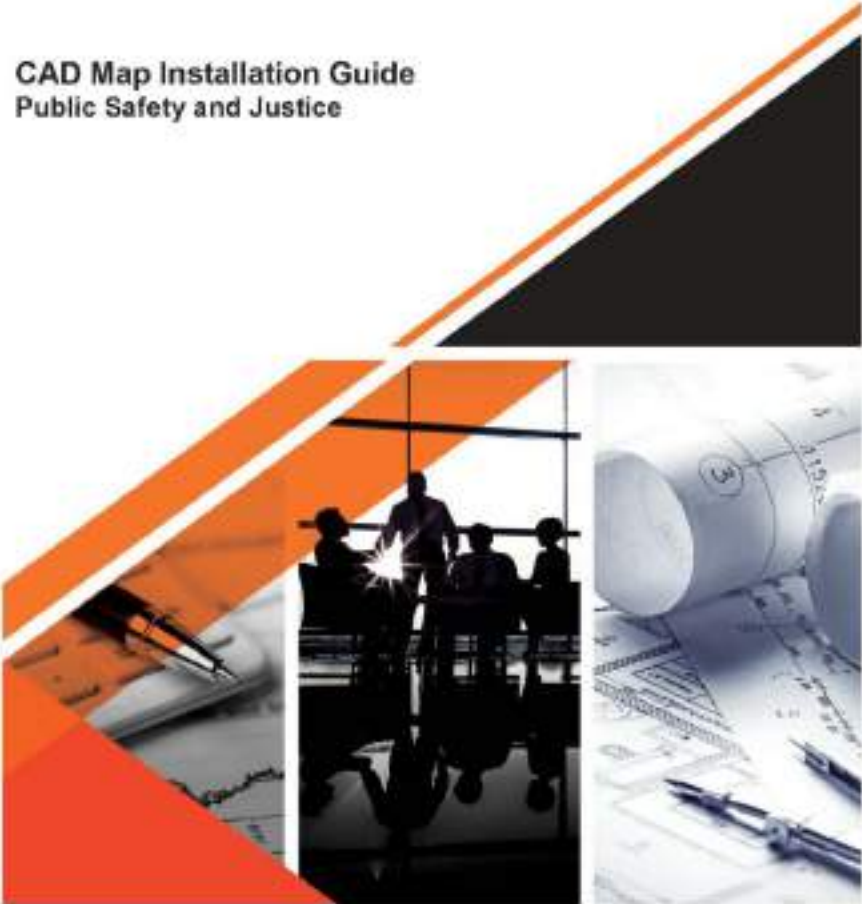
Records Management System (PS18B)

MUNIS PROJECT PS18B - DPS RECORDS MANAGEMENT SYSTEM						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectura	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Professional	\$ 287,504	\$ 104,681	\$ 182,823	\$ -	\$ -	\$ -
Construction Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Advertising	\$ 350	\$ -	\$ -	\$ 350	\$ -	\$ 350
Travel and Related	\$ 6,650	\$ 6,452	\$ -	\$ 198	\$ -	\$ 198
General Supplies	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
Computer Hardware	\$ 195,496	\$ 183,243	\$ -	\$ 12,253	\$ -	\$ 12,253
	\$ 500,000	\$ 294,376	\$ 182,823	\$ 22,801	\$ -	\$ 22,801

Records Management System (PS18B)



CAD Map Installation Guide
Public Safety and Justice



Haystack Security Fence (PS18C)

PROJECT DESCRIPTION: Approximately 700' of commercial grade security fencing will be installed around the Unalaska telecommunications 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 as a vulnerability during annual security drills. Several agencies use this facility for critical communications including the City of Unalaska, United States Coast Guard, and the State of Alaska. Physical security of the facility is required to create a controlled access point, which enables law enforcement to better screen personnel for potential terrorists, acts of vandalism, and theft. This project creates statewide benefits by securing the 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 FY19.

COST & FINANCING DATA: Funding derived from grant and General Fund.

Cost Assumptions

Engineering, Design, Const Admin	51,000
Other Professional Services (Survey)	2,500
Construction Services	180,000
Machinery & Equipment (Security System)	23,600
Subtotal	257,100
Contingency	38,565
TOTAL	295,665
Less Existing Funds (Grant)	(139,000)
Total FY19 Request \$	156,665

FY19-23 CMMP

HAYSTACK SECURITY FENCE | DPW

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: FY 2017

Engineering/Design: FY 2018

Purchase/Construction: FY 2019

Haystack Security Fence



Legend
 ——— 100 Foot Contour
 - - - - Security Fence
 September 20, 2018

REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund (DPS)		156,665					156,665
1% Sales Tax							
Grant	139,000						139,000
Proprietary Fund							
TOTALS \$	139,000	156,665					295,665

Requested Funds: Engineering, Construction, Inspection, Contract Administration

Haystack Security Fence (PS18C)

- Approximately 850' of 8' tall security fencing was installed around the telecommunications facilities on Haystack Hill
- Environmental and Historic Preservation (EHP) screening form submitted to grantor July 2018
- The EHP was reviewed by the State who required that the fence not go over WW2 remnants and that an archeologist be present during ground disturbing activities
- Regan Engineering has design contract and developed bid ready plans
- DPW made a written notification to TelAlaska that the security fence will cross over their lease lot which TelAlaska evaluated and approved
- DPW obtained grantor permission to bid using the Project Methodology Report (PMR) Form prior to bid
- Following bid, the PMR form was be updated and approved by the grantor prior to award
- Bids let February 28th with Pre-Bid conference held March 26, 2019, and bids received April 9, 2019 construction Summer 2019
- Two bids received with NAC being low at \$262,656
- NAC awarded the work, Notice to Proceed issued
- NAC and subcontractor NW Barriers constructed the fence; all work is complete
- Final payment has been made
- Final grant report completed and submitted on November 6, 2019
- Gates are locked with combination lock

Haystack Security Fence (PS18C)

MUNIS PROJECT PS18C - HAYSTACK SECURITY FENCING						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Arch	\$ 33,000	\$ 32,943	\$ 57	\$ -	\$ -	\$ -
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Const Services	\$ 123,656	\$ 123,656	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ 9	\$ 9	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Machinery & Equip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering and Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Const Services - Grant	\$ 139,000	\$ 139,000	\$ -	\$ -	\$ -	\$ -
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 295,665	\$ 295,607	\$ 57	\$ -	\$ -	\$ -

Fire Training Facility (PS19A)

Project Description: This project will establish a much needed live fire training facility. The structure will provide residential-like design with a burn room, interior stairs to multiple floors, interior fixed ladder, roof-mounted chop-out curbs, and parapet roof guard with chain opening. This allows for multiple training exercises including hose advancement, fire attack, search & rescue, rappelling, laddering, confined space, and high-angle rescue operations. The facility may also be used for police use-of-force training exercises, as well as for confined space training. Currently there are no such facilities, for public or private sector organizations, in the City of Unalaska. This facility will also include a "dirty" classroom and a "clean" classroom. These will allow personnel to stay out of the elements while they are instructed on the didactic portion of the lesson.

Project Need: Firefighters cannot be certified in Alaska without meeting a live fire requirement, to ensure that they experience fighting fires with significant heat and smoke in limited or zero visibility environments. An uncertified volunteer or paid firefighter can respond to a fire, but live fire training and certification ensures that they are prepared, so they don't panic in a real situation. No such live fire facility exists in Unalaska. Currently, firefighters go off-island for live fire training and certification at a cost of approximately \$3,000 each; the training requires 1-2 weeks and volunteers must take time off from work and/or family commitments in order to attend. The proposed live fire building can be modified for use by the police department to practice active shooter or other use-of-force situations, and can also be used as a confined space rescue training facility by other City departments or private industry. Additionally, this facility could be used as a regional training center for other Aleutian Communities. This Project will also include utilities run the site. Approximately 8000 feet of large diameter water piping and wastewater will be run in the road up to the site. This would equip the site as a training site that could be used by multiple departments in the city.

Development Plan & Status (Include Permit and Utility Requirements): at present, only a concept plan exists, shown on the right side of this page. The location of these buildings will be in the valley next to the Water Department Maintenance Shop.

Cost & Financing Data: All monies will come from the general fund. \$12,000 was previously appropriated for a temporary training structure made from shipping containers. Cost quote for facility in 2018 dollars is \$255,000 plus \$85,000 shipping.

Cost Assumptions	
Engineering, Design, Const Admin	694,418
Other Professional Services	1,746,654
Construction Services	526,418
Machinery & Equipment	-
Subtotal	2,967,490
Contingency (set at 30%)	890,247
TOTAL	3,857,737
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	3,857,737

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)	12,000			2,192,078	1,653,660		3,857,738
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	12,000	-	-	2,192,078	1,653,660	-	3,857,738
Requested Funds:							

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FY20-24 CMMP

Training Center | FIRE DEPARTMENT

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2022

Purchase/Construction: FY 2023



Fire Training Facility (PS19A)

- This project will construct a live fire training facility and provide residential like design with a burn room, interior stairs to multiple floors, interior fixed ladder, roof-mounted chop-out curbs, and parapet roof guard with chain opening
- This facility will allow for multiple training exercises including hose advancement, fire attack, search & rescue, rappel-ling, laddering, confined space, and high-angle rescue operations
- The facility may also be used for police use-of-force training exercises, as well as for confined space training
- No such facility exists for public or private sector organizations in the City of Unalaska
- DPW removed pipe from the Upper East Broadway site for a temporary interim fire training setup including a few shipping containers and a water storage tank
- Regan Engineering and the City Engineer developed a cost estimate for the full project buildout at the Upper East Broadway site including 2,300 feet of water and sewer main
- DPU removed 19 bags of contaminated soil and continues remediation of the fuel oil spill behind the existing Old Chlorine building
- There is a USGS seismic monitoring station on the property that DPS is coordinating activities with to avoid conflicts
- It is anticipated that this facility may be constructed at a different site such as the present DPS site
- The Upper East Broadway site is being utilized in its present configuration pending new DPS Police facility construction

Fire Training Facility (PS19A)

MUNIS PROJECT PS19A - FIRE TRAINING FACILITY						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500
Other Professional	\$ 7,000	\$ 6,400	\$ -	\$ 600	\$ -	\$ 600
Sampling / Testing	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 12,000	\$ 6,400	\$ -	\$ 5,600	\$ -	\$ 5,600

Fire Training Facility (PS19A)



DPS Building Assessment (PS19C)

Project Description: An independent assessment of the city's oldest building, public safety (1987) with the following goals and objectives:

1. Analyze comprehensive space needs for current/future program requirements.
2. Identify short-comings of the existing facility to meet those requirements.
3. Analyze building for building codes, conditions, and expansion opportunities.
4. Provide a schematics for building expansion or new construction that meets DPS program requirements and will serve the City of Unalaska for the next 50 years.
5. Identify potential sites suitable for consideration for a new DPS complex in Unalaska .

Project Need: Presently, the Department of Public Safety (DPS) structure is unable to safely serve as a modern day Public Safety Complex. The physical structure does not support all the operational needs of the department. Existing facility issues include but are not limited to:

- Inadequate staff support space, undersized staff offices with little privacy; limited interview and observation space; and no locker rooms for uniform changes, post-exposure decontamination, etc.
- Building access restrictions that are required for Police operations constrain volunteer fire-fighter use and activities.
- Detainee entrance is a narrow passage to parking area; emergency responses delayed if prisoners are being unloaded. Undersized booking area crowded and potentially hazardous for staff with unruly prisoners. Evidence drop-off/storage area is remote resulting in chain of custody and security issues.
- Crowded dispatch area provides little security from the public lobby, creating a safety and confidentiality issue. The lobby has seating space for only two people.
- Fire apparatus garage houses EMS supplies, turnout gear, air compressor and gym due to lack of space and creates potential contamination from the garage fumes.

Development Plan & Status (Include Permit and Utility Requirements): FY20 includes funding for a Site Survey and Geotechnical Investigation.

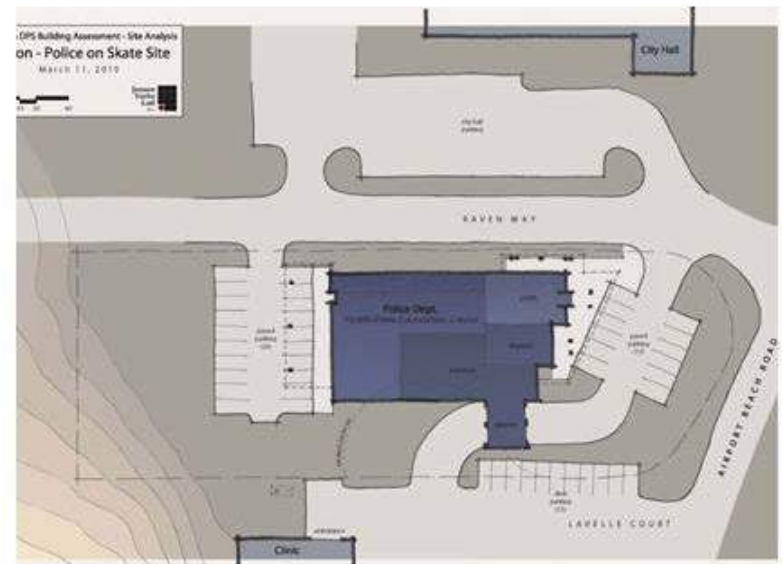
Cost & Financing Data: All monies will come from the general fund. Cost proposal for site survey and geotechnical investigation provided by JYL architects who is performing the DPS Building Assessment.

FY20-24 CMMP

DPS BUILDING ASSESSMENT | GENERAL FUND

Estimated Project & Purchase Timeline

Pre Design: FY 2020
 Engineering/Design: TBD
 Purchase/Construction: TBD



Skate Park site showing possible Police Facility location. Geotechnical investigation and soils analysis in FY20.

Cost Assumptions	
Engineering, Design, Const Admin	
Other Professional Services	-
Construction Services	146,154
Machinery & Equipment	-
Subtotal	146,154
Contingency (set at 30%)	43,846
TOTAL	190,000
Less Other Funding Sources (Grants, etc.)	
Total Funding Request \$	190,000

REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DPS)	100,000	190,000					290,000
1% Sales Tax Grant							
Proprietary Fund							
TOTALS \$	100,000	190,000					290,000
Requested Funds:							

DPS Building Assessment (PS19C)

- An independent assessment of the city's oldest building, public safety (1987) with the following goals and objectives:
 - Analyze comprehensive space needs for current/future program reqs
 - Identify short-comings of the existing facility to meet those requirements
 - Analyze building for building codes, conditions, and expansion opportunities
 - Provide schematics for bldg expansion or new const that meets DPS program reqs and will serve the City of Unalaska for the next 50 years
 - Identify potential sites suitable for consideration for a new DPS complex
- Architectural design firm, Jensen-Yorba-Lott (JYL), was selected to perform the pre-development. JYL architects and mechanical and electrical specialties met with DPS staff on-island in January 2019 and returned on March 11th to conduct a public meeting and presented the results to City Council on March 12th
- Based on Council input and budget amendment, pre-design scope increased to bring new proposed Police Station and renovation of the existing building to a 30% level design including final space programming, survey, geotech, schematic drawings and cost estimates
- Results of pre-design will support full design and construction in FY21-FY25
- Discovery Drilling finished last boring 9-3-19 bringing total drilled length to 500'
- Preliminary findings show fill on top of geotextile fabric underlain with soft lakebed material. Bedrock was found between 11.5' deep near Airport Beach Road and 49.5' deep on the opposite (north) side of the Skate Park. The Final Geotech Report for the Skate Park site was received on 12-23-19

DPS Building Assessment (PS19C)

MUNIS PROJECT PS19C - DPS BUILDING ASSESSMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 243,504	\$ 207,000	\$ 35,711	\$ 793	\$ -	\$ 793
Other Professional	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	\$ 2,000
Telephone / Fax / TV	\$ 150	\$ 75	\$ -	\$ 75	\$ -	\$ 75
Contingency	\$ 43,846	\$ -	\$ -	\$ 43,846	\$ -	\$ 43,846
Business Meals	\$ 500	\$ 449	\$ -	\$ 51	\$ -	\$ 51
	\$ 290,000	\$ 207,523	\$ 35,711	\$ 46,766	\$ -	\$ 46,766

DPS Building Assessment (PS19C)



ALS Manikins - Fire (PS20A)

Project Description: This project is for an Advanced Life Support training manikin.

Project Need: This project would allow the fire department personnel to get a more realistic and intuitive experience during medical training scenarios. This manikin would allow EMS trained career and volunteer staff to diagnose and treat as real as possible ailments while receiving feedback through software and human experience. These manikins are designed to function as a human would during any illness. Examples of this would be sweating, vomiting, fever, bleeding, realistic blood pressures, medication interactions, and many other reactionary behaviors of a patient. This will allow our only EMS service on the island to be better prepared for scenarios faced in the field and will improve patient outcomes. The project would also help the community at large. This manikin could also be used by medical providers at the clinic. This would provide them with continuing education and ensure that they are prepared for any and all cases.

Development Plan & Status (Include Permit and Utility Requirements):

Cost & Financing Data:

FY20-24 CMMP

ALS Manikin | FIRE DEPARTMENT

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	-
Construction Services	-
Machinery & Equipment	110,000
Subtotal	110,000
Contingency (set at 30%)	33,000
TOTAL	143,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	143,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)		143,000					143,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	-	143,000	-	-	-	-	143,000
Requested Funds:							

ALS Manikins - Fire (PS20A)

- New project/purchase
- Price quotes received
- Sole source request being reworded and will be sent to City Manager for review / approval

ALS Manikins - Fire (PS20A)

MUNIS PROJECT PS20A - ALS MANIKIN - FIRE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Contingency	\$ 33,000	\$ -	\$ -	\$ 33,000	\$ -	\$ 33,000
Machinery & Equipment	\$ 110,000	\$ -	\$ -	\$ 110,000	\$ 118,581	\$ (8,581)
	\$ 143,000	\$ -	\$ -	\$ 143,000	\$ 118,581	\$ 24,419

ALS Manikins - Fire (PS20A)



SCBA Replacement - Fire (PS20B)

Project Description: This project will replace the aging and dated SCBA units currently in use. This essential piece of firefighting equipment is regulated under the National Fire Protection Agency. This Agency meets to update the requirements for SCBAs every five years and recommends replacing units every three regulatory cycles. The water Department must also maintain EPA and OSHA compliance with this equipment because of work with Chlorine gas.

Project Need: In Calendar year 2018 NFPA released new guidelines pertaining to SCBA features and functionality. This is the third regulatory update since the last purchase of SCBAs. By following these guidelines put forward by NFPA Unalaska fire department will continue to adhere to industry standards and better serve the community of Unalaska. Adhering to industry standards keeps firefighters and citizens safer in hazardous situations. Being the only emergency response department on the island magnifies the importance of keeping properly functioning equipment because it is not possible to know when a large incident may occur or when help may arrive.

When Water purchased their Survivair SCBA's in 2005/2006 Unalaska Fire Department (UFD) staff provided the annual SCBA flow tests and maintenance for our SCBA's as well as their own since they were certified Survivair SCBA technicians. In subsequent years the UFD upgraded by purchasing SCBA's from a different manufacturer. Staff turnover in the Unalaska Fire Department has resulted in not having a certified Survivair technician here since at least 2012. Subsequently the Water SCBA's must be sent to the Lower 48 as there are only two locations where the maintenance can be performed. Having SCBA's from the same manufacturer as the Unalaska Fire Department will save labor, shipping and repair costs. Currently Fire and Water SCBA's are incompatible. As the individuals designated to respond to issues concerning Chlorine Gas at our water treatment facilities, it is important to obtain SCBA's are compatible with UFD's units.

Development Plan & Status (Include Permit and Utility Requirements): Manufactures have began releasing the most updated SCBA units to end users. By the time of purchase for Unalaska all new packs will be in compliance with 2018 NFPA standards.

Cost & Financing Data: In the past there has been grant opportunities for the purchase of SCBAs. With the current fiscal climate at the state level this source can not be counted on. The Fire Department is also part of a Group Purchasing Organization (GPO) that offers a discount for these units. Purchasing through this GPO will save the city 25% per unit.

Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	-
Construction Services	-
Machinery & Equipment	316,000
Subtotal	316,000
Contingency (set at 30%)	94,800
TOTAL	410,800
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	410,800

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)		348,400					348,400
1% Sales Tax							-
Grant							-
Proprietary Fund		62,400					62,400
TOTALS \$	-	410,800	-	-	-	-	410,800
Requested Funds:							108

FY20-24 CMMP

SCBA Replacement | FIRE DEPARTMENT & WATER

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



SCBA Replacement - Fire (PS20B)

- DPW received procurement request package from DPS
- Procurement is being done thru firm who won the government contract via pre-established competitive bidding process
- Procurement package given to DPW Supply for purchase
- This purchase is combined with DPU Water Division SCBA purchase (slide 125)
- Fire will receive 30 SCBA's and Water will receive 6 SCBA's
- Order placed on 11-04-19
- A call to vendor LN Curtis and Sons indicates they are still waiting for parts but anticipate shipment soon

SCBA Replacement - Fire (PS20B)

MUNIS PROJECT PS20B - SCBA REPLACEMENT - FIRE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Contingency	\$ 59,400	\$ -	\$ -	\$ 59,400	\$ -	\$ 59,400
Machinery & Equipment	\$ 289,000	\$ -	\$ 288,349	\$ 651	\$ -	\$ 651
	\$ 348,400	\$ -	\$ 288,349	\$ 60,051	\$ -	\$ 60,051

SCBA Replacement - Fire (PS20B)



Tsunami Sirens Upgrade (PS20C)

PROJECT NEED: The City of Unalaska's Hazard Mitigation Plan identifies all applicable natural hazards, identifies the people and facilities potentially at risk, and ways to mitigate damage from future hazard impacts. Tsunamis are one such natural hazard. Tsunamis can strike at any time of day or night and the community needs to be vigilant at all times 24/7/365. The City's array of 7 tsunami sirens alerts the community of possible danger enabling residents to seek higher ground in advance of impending tsunami strike. Annual inspections of our tsunami sirens indicates they are aging and in need of repairs, replacements, and upgrades. Most of the sirens are worn and require more and more frequent maintenance. Some heaters have failed resulting in inoperable sirens.

DEVELOPMENT PLAN & STATUS: The 7 tsunami sirens are located at:

1. Standard Oil Hill
2. Amaknak Fire Station
3. Ballyhoo Road
4. Bobby Storrs Boat Harbor
5. PCR
6. Unalaska Valley
7. Carl E Moses Boat Harbor

For each of the 7 tsunami sirens, American Signal Corporation (ASC) will provide materials, control server and software, server, training, and system commissioning. A local electrical contractor will remove and replace 200 amp electrical service, install rectifier/controller cabinet, new conduit and wiring, and assist ASC technician.

COST & FINANCING DATA: The funding for this project will come from the General Fund. Price quotes have been solicited and received.

FY20-24 CMMP

Tsunami Sirens Upgrade | PUBLIC SAFETY

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	10,000
Other Professional Services	15,000
Construction Services	133,140
Machinery & Equipment	43,305
Subtotal	201,445
Contingency (set at 30%)	60,434
TOTAL	261,879
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	261,879

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)		261,879					261,879
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$		261,879	-	-	-	-	261,879
Requested Funds:							

Tsunami Sirens Upgrade (PS20C)

- Specs and upgrade design being researched
- Existing tsunami sirens are approximately 23 years old
- 2 of 7 sirens do not work
- DPS, DPW, DPU, and City Manager met on 10-2-19 to discuss path forward
- Regan Engineering has been working with Sentry Siren, Inc to develop scope of project which may include additional locations and/or moving sirens
- Siren locations were modeled using the current locations integrated into a Google Earth topographic model to analyze theoretical sound levels
- Initial siren sound analysis indicates potential coverage voids in UMC dock area, Dutch Harbor Post Office/Alaska Ship Supply area, Haystack, and Upper Broadway/Steward Road areas
- Some areas are above the Tsunami Zone and some are right at the periphery of obtaining minimum 70db noise levels. Manufacturer information is currently under review
- Written SOP will be developed regarding operation, testing, and maintenance
- Dan Bellinger with State of Alaska discussed tsunami sirens with Fire Dept and mentioned a NOAA pass thru grant for hazard awareness and mitigation which he will apply for; potential to pay for up to 2 of our sirens
- Dan also mentioned they have maintenance grants too

Tsunami Sirens Upgrade (PS20C)

MUNIS PROJECT PS20C - TSUNAMI SIRENS UPGRADE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectura	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
Other Professional	\$ 14,500	\$ -	\$ -	\$ 14,500	\$ -	\$ 14,500
Construction Services	\$ 131,695	\$ -	\$ -	\$ 131,695	\$ -	\$ 131,695
Telephone / Fax / TV	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
Contingency	\$ 60,434	\$ -	\$ -	\$ 60,434	\$ -	\$ 60,434
Machinery & Equipment	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
	\$ 261,879	\$ -	\$ -	\$ 261,879	\$ -	\$ 261,879

Tsunami Sirens Upgrade (PS20C)



Iluluaq Lake (PW004)

CITY OF UNALASKA
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY 2011- FY 2015
NEW PROJECT NOMINATION APPLICATION

Feasibility Design Construction

Prepared by: Jim Dickson, Roads Crew Chief
Department: Public Works

Date: December 18, 2009

Project Name: Iluluaq Lake Drainage Project

This project will begin in Fiscal Year: 2011

1. Location Legal Description / Ownership is:

Ownership varies along Delta Way from Iluluaq Lake to Unalaska Bay.

Lot: _____ Block: _____ Sub: Ptarmigan Flats
Tract: _____ USS: _____ Unsubdivided: _____

Does the City own the property? No. Portions of the project where easements must be obtained are owned by the Unalaska Corporation and/or its subsidiaries.

- 2. Project Description:** This project will correct drainage problems at Iluluaq Lake from flooding at Horizon Lines upper yard, and running down East Point Rd. and flooding the Ptarmigan Flats business community of Horizon, Samson, Delta Western Fuel, Lundy Electric, Pacific Stevedoring, and Highliner Foods. The project will install 1366 Ft. of drain culverts, 9 Manholes, 7 catch basins, and 1 oil/water separator. Work will be performed by a General Contractor.
- 3. Project Purpose and Need:** This project is needed in order to avert disastrous flooding at the van storage yards adjacent East Point Rd. The outlet pipe at Iluluaq Lake is not functioning properly. Preliminary investigation by the Roads Crew has found the pipe is completely blocked between the Lake and Delta western fuel rack. The existing pipe was installed during World War II and must be replaced.
- 4. Development Plan and Status:** On-site inspection revealed little to no water movement into the World War II Storm Sewer Inlet at the lake. This is draining all the lake water and storm drains from the Iluluaq Lake to the bay on East Point Rd. No other discharge pipes were discovered. No alternate discharges have been found. Design is in progress with completion anticipated in March 2010. Construction is scheduled for summer of 2010.

Ilulaa Lake (PW004)

Background:

- This is an overflow pipe and will not drain the lake.
- An easement MOU with OC/Matson has been fully executed
- This work was bid with the City Wide Multi-Location Drainage project

Remaining Work:

- This work is complete

Schedule:

- May 2, 2017 bids received/opened with Northern Alaska Contractors (NAC) sole bidder
- Notice to Proceed issued July 5, 2017
- NAC requested moving work to Summer 2018 which was granted
- NAC completed the East Point Road section in September 2018
- NAC completed the Matson Yard portion (East Point Road to Ilulaa Lake) in November
- PND performed a site survey and is in the process of re-platting the Matson yard to add a utility easement for the newly installed storm drain
- Planning reviewed draft plat and returned to PND with comments
- DPW will receive updated plat and circulate for signatures and send to recording district
- NAC has completed all construction and submitted their final environmental report
- Final payment to NAC has been made
- This project will be closed out after the final plat has been recorded

Ilulaq Lake (PW004)

MUNIS PROJECT PW004 - ILULAQ LAKE DRAINAGE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Legal	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
Engineering and Architectural	\$ 176,312	\$ 155,298	\$ 675	\$ 20,338	\$ -	\$ 20,338
Sampling / Testing	\$ 10,000	\$ 7,460	\$ -	\$ 2,540	\$ -	\$ 2,540
Survey Services	\$ 14,000	\$ 13,980	\$ -	\$ 20	\$ -	\$ 20
Construction Services	\$ 859,000	\$ 821,757	\$ -	\$ 37,243	\$ -	\$ 37,243
Telephone / Fax / TV	\$ 250	\$ 13	\$ -	\$ 237	\$ -	\$ 237
Advertising	\$ 500	\$ 252	\$ -	\$ 248	\$ -	\$ 248
Permit Fees	\$ 11,000	\$ 485	\$ -	\$ 10,515	\$ -	\$ 10,515
Land	\$ 7,000	\$ 6,787	\$ -	\$ 213	\$ -	\$ 213
	\$ 1,078,312	\$ 1,006,033	\$ 675	\$ 71,604	\$ -	\$ 71,604

Iluluaq Lake (PW004)



Captains Bay Road and Utilities (PW19A)

Project Description: This project will construct drainage, utilities, and pavement out Captains Bay Road to the entrance of the Offshore Systems, Inc. (OSI). This will involve approximately 2.5 miles of drainage improvements from Airport Beach Road to OSI, 2.5 miles of road realignment/paving/walkways/lighting from Airport Beach Road to OSI, and 1.3 miles of water/sewer/electric utility extensions from Westward to OSI.

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. In September 2011 residents and industry representatives discussed the hazards at public meetings about the Road Improvement Master Plan. Although the road's high crown is needed for adequate drainage, it also creates a safety hazard for the large trucks and school buses traveling the road. The public expressed strong support 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.

Development Plan & Status (Include Permit and Utility Requirements): Preliminary cost estimates have been provided by HDL Engineering and Regan Engineering based on recent materials and construction costs in Unalaska. 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. Predesign and Permitting started in FY19 helped define scope, the road realignment, utility needs, and permitting requirements. An aggressive schedule has full design, permitting and ROW realignments concluded during FY20-FY21 with construction spread over 2.5 seasons from FY22-FY24.

Cost & Financing Data: HDL Engineering provided a preliminary cost estimate to City Council in February 2019. City Council supported proceeding with full design using the general fund. In the mean time, the City Manager and DPW are investigating funding sources for full construction, such as the STIP and BUILD grant programs.

FY20-24 CMMP

Captains Bay Rd & Utility Improvements | DPW / DPU

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2020

Purchase/Construction: FY 2022 & 2024

Captains Bay Road and Utilities



Cost Assumptions	
Engineering, Design, Const Admin	4,238,461
Other Professional Services	300,000
Construction Services	40,846,154
Machinery & Equipment	-
Subtotal	45,384,615
Contingency (set at 30%)	13,615,385
TOTAL	59,000,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	59,000,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	1,250,000	750,000		22,000,000		25,000,000	49,000,000
1% Sales Tax							-
Grant							-
Proprietary Fund				10,000,000			10,000,000
TOTALS \$	1,250,000	750,000	-	32,000,000	-	25,000,000	59,000,000
Requested Funds:							

Captains Bay Road and Utilities (PW19A)

- This project will construct drainage, utilities, and pavement out Captains Bay Road to the North Pacific Fuel operations (former Crowley dock) and continuing to Offshore Systems, Inc. (OSI). This will involve approximately 2.3 miles of drainage improvements from Airport Beach Road to North Pacific Fuel (NPF), 2.6 miles of paving from Airport Beach Road to OSI, and 1.0 miles 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
- DPW awarded the design contract to HDL Engineering Consultants
- Initial design work has begun and includes scoping, cost estimation, surveying a civil base map, geotechnical and 30% level plans. Surveying and geotechnical work occurred during the week of July 2018
- HDL prepared a proposed roadway alignment for Council consideration in December which was presented to council on February 12, 2019
- HDL conducted additional topological and bathymetric survey
- HDL has refined the road alignment based on the new information and is pursuing preliminary permitting
- HDL is currently preparing an engineering cost estimate to bring the design to the 65% level based on the last submitted alignment
- An 8 minute video was produced illustrating the need and shown to our representatives in Washington DC
- The video was submitted to the State of Alaska as part of STIP grant application

Captains Bay Road and Utilities (PW19A)

MUNIS PROJECT PW19A - CAPTAINS BAY ROAD & UTILITY IMPROVEMENTS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectura	\$ 1,668,500	\$ 664,890	\$ 65,146	\$ 938,464	\$ -	\$ 938,464
Other Professional	\$ 11,000	\$ 8,168	\$ 2,500	\$ 332	\$ -	\$ 332
Survey Services	\$ 9,000	\$ -	\$ -	\$ 9,000	\$ -	\$ 9,000
Construction Services	\$ 65,000	\$ 49,523	\$ -	\$ 15,477	\$ -	\$ 15,477
Telephone / Fax / TV	\$ 1,000	\$ 209	\$ -	\$ 791	\$ -	\$ 791
Advertising	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ 500
Permit Fees	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
Contingency	\$ 225,000	\$ -	\$ -	\$ 225,000	\$ -	\$ 225,000
	\$ 2,000,000	\$ 722,789	\$ 67,646	\$ 1,209,564	\$ -	\$ 1,209,564

Captains Bay Road and Utilities (PW19A)



Causeway Culvert Replacement (PW19B)

Project Description: Replace failing culverts under Broadway Avenue causeway between Methodist Church and Dutton Road.

Project Need: This project was listed as a need in the 2013 Hazard Mitigation Plan. The existing metal culverts that allow drainage from Dutton Lake and surrounding watershed into Iluliaq Lake are old, rusted, and showing signs of collapse and need to be replaced. Salmon are known to spawn in the Dutton Lake stream.

Development Plan & Status (Include Permit and Utility Requirements): The project is in early stage concept. A complete design will be required along with USACOE and Fish & Game permitting. Dutton Lake and the stream feeding into Dutton Lake are anadromous and do support fish habitat and spawning. As recently as 2016, Fish and Game documented fish in the Lake and stream.

Cost & Financing Data: No cost data is available but preliminary estimates are in the \$800,000 range.

FY20-24 CMMP

Causeway Culvert Replacement | DPW

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2020

Purchase/Construction: FY 2022



Existing Culverts are Failing



Proposed culverts improve fish habitat, can be visually inspected, and are large enough to accommodate tidal fluctuations and heavy rainfall.

Cost Assumptions	
Engineering, Design, Const Admin	100,000
Other Professional Services	15,000
Construction Services	500,000
Machinery & Equipment	-
Subtotal	615,000
Contingency (set at 30%)	184,500
TOTAL	799,500
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	799,500

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	100,000	699,500					799,500
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	100,000	699,500	-	-	-	-	799,500
Requested Funds:							

Causeway Culvert Replacement (PW19B)

- This project will replace 3 failing culverts under Broadway Avenue causeway between Methodist Church and Dutton Road
- On 12-11-18, Council approved Resolution 2018-72 which authorized the City Manager to enter into an agreement with HDL Engineering to perform the pre-design and design
- Dutton Lake is inhabited by Coho Salmon
- Rerouting traffic through Dutton Road and Gromoff Lane is not feasible due to over 3,000 vehicles traveling across the causeway per day
- Construction in FY21 is possible; however, impacts to other capital projects, inclusion with the Captains Bay Road & Utility Improvements contract, and permitting is being considered and make FY22 more likely
- A preliminary design report was received on May 30, 2019 and comments from COU provided to HDL who revised and returned the report on 8-22-19
- HDL recommendation is to construct a single 80' long 119" W x 80" H aluminum arch culvert with fill added to Dutton Lake to provide single lane detour around construction
- The culvert will equalize water levels between Unalaska Lake and Dutton (Iliuluk) Lake with capacity to accommodate a 100 year storm and prevent flooding of upstream properties
- Design is underway with bid ready documents scheduled to be completed by February 15, 2020

Causeway Culvert Replacement (PW19B)

MUNIS PROJECT PW19B - CAUSEWAY CULVERT REPLACEMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architecture	\$ 163,500	\$ 60,136	\$ 102,592	\$ 772	\$ -	\$ 772
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 449,500	\$ -	\$ -	\$ 449,500	\$ -	\$ 449,500
Telephone / Fax / TV	\$ 1,000	\$ 17	\$ -	\$ 983	\$ -	\$ 983
Advertising	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ 500
Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 184,500	\$ -	\$ -	\$ 184,500	\$ -	\$ 184,500
General Supplies	\$ 500	\$ 99	\$ -	\$ 401	\$ -	\$ 401
	\$ 799,500	\$ 60,253	\$ 102,592	\$ 636,656	\$ -	\$ 636,656

Causeway Culvert Replacement (PW19B)



Burma Road Chapel Upgrades (PW20A)

Project Description: This project replaces rotting foundation members and portions of rotting exterior siding, 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: Siding on the PCR side of the Burma Road Chapel is showing severe signs of rot and water has seeped into portions of the wood rim joists causing rot along the foundation. The facility lacks proper insulation and ventilation below the roofing. It causes snow melt on the roof to run down to the eave and freezes where the walls and roof join together where there is less heat loss at that part of the roof structure. As ice dams grow larger, 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 the electric cable system to heat the flashing. The facility's life will be extended by eliminating further water damage to the structural components in the foundation and below the roof. The new roof will protect the facility for at least another 30 years.

Maintenance history includes: Repairs 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 DPW-Facilities Maintenance budget, we will replace the metal flashing and heat trace on the eave as an interim measure when the present system fails

Development Plan & Status (Include Permit and Utility Requirements): Concept stage.

Cost & Financing Data:

Cost Assumptions	
Engineering, Design, Const Admin	70,000
Other Professional Services	10,000
Construction Services	350,000
Machinery & Equipment	-
Subtotal	430,000
Contingency (set at 30%)	129,000
TOTAL	559,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	559,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)		10,000	70,000	479,000			559,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	-	10,000	70,000	479,000	-	-	559,000
Requested Funds:							

FY20-24 CMMP

Burma Road Chapel Upgrades | GENERAL FUND

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2021

Purchase/Construction: FY 2022



Burma Road Chapel Upgrades (PW20A)

- Close up drone footage of entire roof and eaves will be conducted by DPW
- Foundation inspection by architect in planning stages

Burma Road Chapel Upgrades (PW20A)

MUNIS PROJECT PW20A - BURMA ROAD CHAPEL UPGRADES						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
Telephone / Fax / TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000

Burma Road Chapel Upgrades (PW20A)



Henry Swanson House Improvements (PW20B)

Project Description: The Henry Swanson House Improvement Project includes the rehabilitation, reuse, and recognition of the historical importance of the Henry Swanson House.

Project Need: As required per City Code, the Historic Preservation Commission produced an Inventory of Historic Sites in 2003. This survey of historic properties in our community included the Henry Swanson House. The Alaska Heritage Resource Survey documentation completed as a part of the survey provides a detailed overview of the structure, architecture, and historical relevance. The Unalaska Comprehensive Plan calls for the Preservation Commission to continue to place interpretive markers at significant historic sites within the City limits and to advocate for cost effective preservation, rehabilitation, and adaptive reuse of Unalaska's historic buildings. This current funding request is to elevate the construction of the house to prevent future mold issues.

Development Plan & Status (Include Permit and Utility Requirements): The DPW Facilities Maintenance Division inspected the building in the fall of 2017 and found the structure solid but in need of much TLC. The metal roof has helped keep the overall structure in fair and salvageable condition. Small inspection holes were cut into the floor, walls, and ceiling to inspect the inner structure and it was found to be in good condition. Tests for 36 different strains of mold were conducted by an independent lab with results showing little to no evidence of mold. DPW will solicit bids from local contractors to raise the structure approximately 30" off the ground, place the building on a solid perimeter foundation, and bring electrical up to code. DPW Facilities Maintenance will repair and paint the interior, inspect/repair electrical wiring, and restore heat via the existing Toyo stove to control humidity. Once the Henry Swanson House is returned to useable condition, a written report with pictures providing the history of the house will be made available to assist Council in making a decision about the future use of the historic home.

Cost & Financing Data:

Cost Assumptions	
Engineering, Design, Const Admin	4,000
Other Professional Services	2,800
Construction Services	85,000
Machinery & Equipment	-
Subtotal	91,800
Contingency (set at 30%)	27,540
TOTAL	119,340
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	119,340

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)		119,340					119,340
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	-	119,340	-	-	-	-	119,340
Requested Funds:							112

FY20-24 CMMP

Henry Swanson House Improvements | DPW

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Henry Swanson House Improvements (PW20B)

- Howard Henning submitted the only bid
- Council approved Resolution 2019-38 on 7-23-19 authorizing the City Manager to enter into an agreement with Henning Construction Company for \$85,000
- Notice of Award issued 7-30-19
- Notice to Proceed issued 8-1-19
- Structure found to be 2' onto adjoining property
- Structure found to have substantial rot on rim joists
- Change Order #01 issued on 8-28-19 for \$29,500 to cover:
 - Moving structure 10' north due to encroachment onto adjoining property not owned by the City
 - Repair and reinforce rotten perimeter rim joists
 - Remove rotten siding as needed and replace with no-groove T-111
- Entire structure has been raised and moved 10' north
- Henning Construction Work is 100% complete
- Substantial Completion Date was 9-30-19 and achieved
- Final Completion Date was 10-15-19 and achieved
- In-House work yet to accomplish is meter base installation, mugo pine trimming, entrance door replacement, interior painting, interior plumbing

Henry Swanson House Improvements (PW20B)

MUNIS PROJECT PW20B - HENRY SWANSON HOUSE IMPROVEMENTS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Salaries and Wages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA/Medicare	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PERS Employer Bene	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unemployment Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Workers Comp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 114,500	\$ 114,500	\$ -	\$ -	\$ -	\$ -
Telephone/Fax/TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 4,840	\$ -	\$ -	\$ 4,840	\$ -	\$ 4,840
	\$ 119,340	\$ 114,500	\$ -	\$ 4,840	\$ -	\$ 4,840

Henry Swanson House Improvements (PW20B)



City Wide Multi-Location Drainage (PW203)

Project Description: This project will improve storm drain infrastructure and control runoff from spring snow melt and rainfall which has been an ongoing cause of erosion on Trapper Drive for several years.

Project Need: The Road Improvement Master Plan, completed in 2009-1010, identified drainage improvements as a high priority task in order to keep water off road surfaces and out of the road base. Gravel and paved roads without adequate drainage deteriorate and require much more frequent maintenance of the driving surface. Improved water quality in our lakes, streams, and ocean has also been identified as high priority by the community and the Alaska Department of Fish and Game.

Development Plan & Status (Include Permit and Utility Requirements): This portion of our City Wide Multi-Location Drainage (Munis number PW203) project is fully designed and was included in the 2017 bid package. Because bids came in higher than our budget allowed, the Trapper Drive portion was removed from the bid award with the intent to conduct the work at a later date. Regan Engineering has completed plans and specifications for this work.

Cost & Financing Data: Cost estimate is based on the 2017 bids with a 10% inflation factor included. Council initially funded this project via the FY2013 CMMP and Budget Ordinance 2012-04 which was approved and adopted on May 22, 2012.

FY20-24 CMMP

City Wide Drainage – Trapper Drive | DPW

Estimated Project & Purchase Timeline

Pro Design: FY 2017

Engineering/Design: FY 2017

Purchase/Construction: FY 2021



Trapper Drive looking southwest



Trapper Drive looking northeast



Cost Assumptions	
Engineering, Design, Const Admin	50,000
Other Professional Services	-
Construction Services	360,000
Machinery & Equipment	-
Subtotal	410,000
Contingency (set at 30%)	123,000
TOTAL	533,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	533,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	166,207		366,793				533,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	166,207	-	366,793	-	-	-	533,000
Requested Funds:						98	4

City Wide Multi-Location Drainage (PW203)

Background:

- The Road Improvement Master Plan, completed in 2009-2010, identified drainage improvements as a high priority maintenance task in order to keep water off road surfaces and out of the road base. Gravel and paved roads without adequate drainage deteriorate and require much more frequent maintenance of the driving surface.
- The added benefit of installing drainage systems with sediment separators or other water filtering practices improves water quality in our lakes, streams, and ocean.

Remaining Work:

- Trapper Drive portion was removed from project scope due to lack of funding, however, it will be added in FY21-25 CMMP cycle

Schedule:

- May 2, 2017 bids opened
- Northern Alaska Contractors (NAC) sole bidder
- Notice to Proceed issued July 5, 2017
- NAC requested moving work to Summer 2018 which was granted
- October 2018 NAC is complete with all of the misc drainage projects
- Additional funds will be requested in the FY21-25 CMMP cycle to complete the Trapper Drive portion

City Wide Multi-Location Drainage (PW203)

CITYWIDE MULTIPLE LOCATION DRAINAGE - MUNIS PROJECT PW203						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Salaries and Wages	\$ 500	\$ 103	\$ -	\$ 397	\$ -	\$ 397
Overtime	\$ 500	\$ 330	\$ -	\$ 170	\$ -	\$ 170
Health Insurance Benefit	\$ 500	\$ 107	\$ -	\$ 393	\$ -	\$ 393
FICA/Medicare Employer Match	\$ 100	\$ 33	\$ -	\$ 67	\$ -	\$ 67
PERS Employer Benefit	\$ 500	\$ 115	\$ -	\$ 385	\$ -	\$ 385
Workers Compensation Ins	\$ 50	\$ 8	\$ -	\$ 42	\$ -	\$ 42
Other Employee Benefits	\$ 50	\$ 3	\$ -	\$ 48	\$ -	\$ 48
Legal	\$ 245	\$ 230	\$ -	\$ 15	\$ -	\$ 15
Engineering and Architectural	\$ 389,950	\$ 383,241	\$ 2,099	\$ 4,610	\$ -	\$ 4,610
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 3,001,463	\$ 2,886,958	\$ -	\$ 114,504	\$ -	\$ 114,504
Telephone/FAX/TV	\$ 500	\$ 42	\$ -	\$ 458	\$ -	\$ 458
Advertising	\$ 305	\$ 304	\$ -	\$ 1	\$ -	\$ 1
Travel and Related Costs	\$ 605	\$ 581	\$ -	\$ 24	\$ -	\$ 24
Land	\$ 54,732	\$ 14,784	\$ -	\$ 39,949	\$ -	\$ 39,949
	\$ 3,450,000	\$ 3,286,838	\$ 2,099	\$ 161,063	\$ -	\$ 161,063

City Wide Multi-Location Drainage (PW203)



This is where the storm water drains into Margaret's Bay. The end of the pipe has a 'Tide Flex' valve to keep water from backing up into the pipe.

UCSD Playground Renovation (SS601)

Project Description: The UCS playground is located at the north end of the school property. The fenced in area of the playground totals 14,260 square feet, and the deteriorating wood and metal structures were installed in about 1996. These playground structures were purchased and installed through the efforts of many local individuals, business and Unalaska Pride. Some have part repaired or removed due to safety concerns with sharp edges and loose handholds. The playground surface is pea gravel with a type of tar paper subsurface. This surface has been fairly easy to maintain, although it needs to be regarded to make it safe and more suitable for students in grades 5 – 12. This might be accomplished with a new play structure, swing set, and additional flat, paved surfaces for basketball, volleyball, and other court based games. Additionally, the adjacent field could be improved through regarding and the additional of topsoil and grass. If fenced in, this field could be utilized for soccer, flag football and other field based games.

Project Need: The UCS playground would serve as an additional recreation site for families and community members during the evenings, weekends, and summer months. While the play structures at Town Park and the Recreation Center are wonderful for younger children, currently there is not an area in downtown that is appropriately equipped or designed for older children and young adults to play outdoors. The UCS playground would also provide a nice alternative for young people who are not avid skateboarders, but who might rather enjoy playing basketball, volleyball, soccer, and other field or court based activities. The School District's Student Nutrition and Physical Activity policy mandates that schools strive to allow students the opportunity for moderate physical activity each day. Studies have revealed that aerobic exercise during childhood is essential for cognitive development. A playground that meets all industry standards safety requirement would promote healthy life style practice while also expanding city recreation opportunities. This propose project support the Unalaska Comprehensive Plan 2020 by improving a venue for recreation activities. Further, the renovation would enhance the appearance of the downtown neighborhood will improve overall quality of life for Unalaska's residents.

Development Plan & Status (Include Permit and Utility Requirements): Overall costs for this project depends on the concept phase that will include public feedback, preserved and support. Detailed estimates for this project will be gathered once the scope of the project is determined. Possible funding sources included, donations, contributions, sponsorships, and grants.

Cost Assumptions

Engineering, Design, Const Admin	30,000
Other Professional Services	
Construction Services	759,604
Machinery & Equipment	
Subtotal	789,604
Contingency (set at 30%)	236,881
TOTAL	1,026,485
Appropriated Revenue	300,000
Total Funding Request \$	1,326,485

FY20-24 CMMP

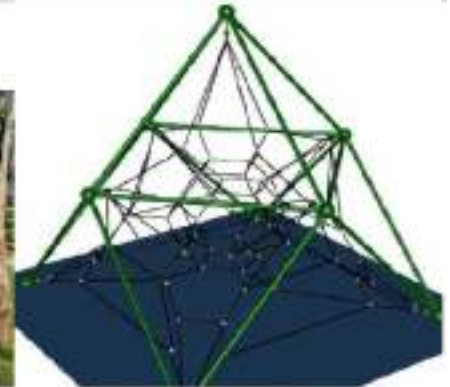
Unalaska City School Playground Renovation | PCR

Estimated Project & Purchase Timeline

Pre Design: n/a

Engineering/Design: FY 2019

Purchase/Construction: FY 2020



Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	300,000	1,026,485					1,326,485
1% Sales Tax							
Grant							
Proprietary Fund							
TOTALS \$	300,000	1,026,485	-	-	-	-	1,326,485
Requested Funds:							

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UCSD Playground Renovation (SS601)

- Scope Includes:
 - Multi-use court (basketball, volley-ball)
 - Synthetic field construction (soccer, touch football)
 - Perimeter running track and fence
 - Benches and trash receptacles
 - 4 Square court, Swingset, Three light poles, Play equipment (2 climbing structures)
- The existing fuel tank, which was located on the former 4-Square concrete slab play area, was relocated which increased playground area
- Regan Engineering was contracted to finalize the plans and provided a line item cost estimate so the budget could be reevaluated during the FY20 CMMP process
- PCR and UCSD worked together in January 2019 to provide Regan Engineering with an outline of the desired play features
- In February 2019 Regan Engineering presented a preliminary layout and cost estimate of \$1.3 million dollars for a community park and is proceeding with that plan on Council's approval with construction
- Design is 100% complete as of 11-1-19 and has undergone a PCR/UCSD review
- The design was combined with Sitka Spruce Park into a single comprehensive bid package
- Bids advertised on November 12, 2019 and received on December 19, 2019
- Northern Alaska Contractors sole bidder at \$1,560,000 which is \$300,000 over available budget
- DPW and PCR working to revise scope of project to match budget

UCSD Playground Renovation (SS601)

MUNIS PROJECT SS601 - UCSD PLAYGROUND RENOVATION						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering and Architectura	\$ 105,000	\$ 41,258	\$ 1,117	\$ 62,625	\$ -	\$ 62,625
Survey Services	\$ 4,250	\$ 4,250	\$ -	\$ -	\$ -	\$ -
Solid Waste	\$ 500	\$ 442	\$ -	\$ 58	\$ -	\$ 58
Construction Services	\$ 976,854	\$ 17,000	\$ -	\$ 959,854	\$ -	\$ 959,854
Telephone / Fax / TV	\$ 100	\$ 58	\$ -	\$ 42	\$ -	\$ 42
Advertising	\$ 500	\$ 124	\$ 179	\$ 197	\$ -	\$ 197
Contingency	\$ 236,881	\$ -	\$ -	\$ 236,881	\$ -	\$ 236,881
Interest Expense	\$ 2,400	\$ -	\$ -	\$ 2,400	\$ -	\$ 2,400
	\$ 1,326,485	\$ 63,132	\$ 1,296	\$ 1,262,057	\$ -	\$ 1,262,057



Existing blue benches will remain.



Pea gravel will be removed and replaced with code compliant soft surface squares.



High School parking lot drainage issues will also be addressed with this project.



DPW Roads will remove old play structures and perform other work to help keep costs down.



New Tank

Old Tank

UCSD Playground Renovation (SS601)



Old Powerhouse Battery System Replacement (EL17B)

PROJECT DESCRIPTION: Replace the aging 130 volt DC battery system and charger. Bring system up to current safety codes

PROJECT NEED: These 60 batteries feed electricity to the existing switch gear, and emergency equipment in the event of a power outage. They also feed the main electrical breakers during normal run times. The batteries and charger life expectancy is 25 years but have been in service for 30 years, the reliability of this system is questionable. This antiquated system is out of compliance with present safety regulations. With this project, we will upgrade the system to meet regulations and tie this system together with the battery system in the new power plant, which will create redundancy in the system, increasing our reliability and safety to the community.

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

COST & FINANCING DATA: Expected life is 25 years. The facility will be used far into the future at least 25 years. We currently have 5 pieces of equipment in the building that produce electricity as well as our fuel supply and engine cooling and storage. This project will be funded using the Electric Proprietary Funds.

FY19-23 CMMP

OLD POWER HOUSE BATTERIES | ELEC. PRODUCTION

ESTIMATED PROJECT & PURCHASE TIMELINE
 Pre Design: FY 2018
 Engineering/Design: FY 2018
 Purchase/Construction: FY 2019

Cost Assumptions

Engineering Services	40,000
Other Professional Services	0
Machinery and Equipment	250,000
Construction Services	173,070
Subtotal	413,070
Contingency	50,000
Total \$	513,070



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Electric-Production)	263,070	250,000					513,070
TOTALS \$	263,070	250,000					513,070

Requested Funds:

Old Powerhouse Battery System Replacement (EL17B)

- 60 thirty-two year old batteries supply power to switchgear and emergency equipment in the event of power outage and are 7 years past their replacement date
- On January 24, 2017, Council approved Resolution 2017-01 which authorized the City Manager to enter into agreement with Electrical Power Systems (EPS) to perform, design, provide bid phase support, and perform construction inspection
- Cost estimate of \$443,500 (includes 10% contingency) exceeds original estimated cost. This is due to code requirements that became known during design; specifically: additional ventilation, eyewash station, fire-proofing walls and ceiling, and fire marshal review/approval
- Electrical Power Systems completed the design which was let for bids on June 19 2018 (FY18). Bids were received on August 9, 2018 with the low bidder Puffin Electric coming in at \$547,300
- A budget amendment (Ordinance 2018-12) was approved on October 23, 2018 provided the additional funding
- On 12-11-18, Council approved Resolution 2018-65 which authorized the City Manager to enter into an agreement with Puffin Electric to perform this work
- EPS performed construction administration and Regan Engineering provided inspection services
- Puffin Electric is complete with construction work and they have provided O&M manuals and Record Drawings
- Work is complete, closeout paperwork has been received, and final payment is in process

Old Powerhouse Battery System Replacement (EL17B)

MUNIS PROJECT EL17B - OLD POWERHOUSE BATTERY SYSTEM REPLACEMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Overtime	0	0	0	0	0	0
Health Insurance Benefit	0	0	0	0	0	0
FICA/Medicare Employer Matc	0	0	0	0	0	0
PERS Employer Benefit	0	0	0	0	0	0
Unemployment Ins Benefit	0	0	0	0	0	0
Workers Compensation Ins	0	0	0	0	0	0
Other Employee Benefits	0	0	0	0	0	0
Engineering and Architectural	160,000	157,724	2,215	61	0	61
Sampling / Testing	0	0	0	0	0	0
Solid Waste	0	0	0	0	0	0
Construction Services	551,000	547,300	0	3,700	0	3,700
Telephone / Fax / TV	1,000	76	0	924	0	924
Contingency	50,000	0	0	50,000	0	50,000
General Supplies	270	0	0	270	0	270
Machinery and Equipment	800	0	0	800	0	800
	763,070	705,100	2,215	55,755	0	55,755

Old Powerhouse Battery System Replacement (EL17B)



Automatic Meter Read (EL18B)

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 replacing our existing meters to incorporate automatic meter reading capabilities system wide. This project will include the installation of a communications system capable of automatically taking the electrical meter reads at a given time. 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 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

Cost & Financing Data: THE MONEY FOR THIS PROJECT WILL COME FROM THE ELECTRICAL PROPRIETARY FUND.

FY20-24 CMMP

Automatic Meter Read System | ELECTRIC DISTRIBUTION

Estimated Project & Purchase Timeline

Pre Design: FY 2017

Engineering/Design: FY 2019

Purchase/Construction: FY 2020-2021



Cost Assumptions

Engineering, Design, Const Admin	19,184
Other Professional Services	32,875
Construction Services	30,696
Machinery & Equipment	320,000
Subtotal	402,755
Contingency (set at 30%)	120,827
TOTAL	523,582
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	523,582

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	119,362	100,000	304,000				523,362
TOTALS \$	119,362	100,000	304,000	-	-	-	523,362
Requested Funds:							

Automatic Meter Read (EL18B)

- 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
- In FY17 Boreal Controls conducted a scoping study and costs were solicited from 3 vendors: Sensus, Itron and General Electric. Itron had the lowest cost at \$316,867 for both water and electric combined
- DPU Electric negotiated with Itron for a 3 phased approach to install the meters, handheld reader and software for \$98,096 as Phase 1
- The procurement methodology has been approved and the City Attorney reviewed the Itron contract
- Once all 3 phases are complete, it will fully automate the system and a drive-by will no longer be necessary to collect meter readings
- On 12-11-18, Council approved Resolution 2018-64 which authorized the City Manager to enter into an agreement with Itron to conduct Phase 1 for \$98,096.00
- Phase 2 & 3 funding requested in the FY20-FY24 CMMP cycle
- Residential meters built at Itron factory (Texas) and received in October 2019
- Commercial meters are being built to spec
- Installation begin on Standard Oil Hill residential area

Automatic Meter Read (EL18B)

MUNIS PROJECT EL18B - AUTOMATIC METER READ						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 155,572	\$ -	\$ 115,936	\$ 39,636	\$ -	\$ 39,636
Telephone / Fax / TV	\$ 200	\$ 13	\$ -	\$ 187	\$ -	\$ 187
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 2,000	\$ 1,176	\$ 423	\$ 402	\$ -	\$ 402
Computer Hardware	\$ 1,590	\$ 1,590	\$ -	\$ -	\$ -	\$ -
Machinery & Equipment	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
	\$ 219,362	\$ 2,779	\$ 116,359	\$ 100,224	\$ -	\$ 100,224

Automatic Meter Read (EL18B)



Wind Power Development (EL18C)

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 capabilities. If Wind Energy is determined to be cost effective then it will be a great way to increase power generated in an environmentally friendly method.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): The first step in determining if wind can be a viable resource to produce electricity on the island is to perform wind studies. Results will determine whether there are any geographic areas that meet the wind standards for sustainable wind energy production. In concert with the studies, 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 first phase of the wind studies is underway and will be completed in FY2019. Results will identify where to install MET towers to gather wind data for 12-18 months. Further scoping for this project will be completed when the first phase study is complete.

COST & FINANCING DATA: Cost and financing are undetermined 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. This project was funded in FY2018 in the amount of \$200,000. Further costs will be updated when the scope of work is updated.

Cost Assumptions

Engineering Cost		
Other Professional Services		\$ 200,000
Machinery and Equipment		
Construction Services		
	Subtotal	<u>\$ 200,000</u>
Contingency		
	Total	\$ 200,000

FY19-23 CMMP

WIND ENERGY | ELECTRIC PRODUCTION

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: FY 2018

Engineering/Design: FY 2020

Purchase/Construction: FY 2022



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund	200,000		TBD	TBD			200,000
1% Sales Tax							
Grant							
Proprietary Fund (Electric-Production)							
TOTALS \$	200,000		TBD	TBD			200,000

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

Wind Power Development (EL18C)

- Phase I: Past Assessments
- Phase II: Pre-Design Site Selection
 - November 2017, V3 Energy (V3) and Electrical Power Systems (EPS) were selected to assess prospective temporary Meteorological Tower (MET) sites and basic grid requirements
 - V3 held initial site visit, met with COU, and met with OC in November 2017 and held a second site visit in March 2018 to meet with COU and OC
 - OC leases did not include fees and are complete. 1. The first 3 MET stations went up in October 2018. We have a September 1, 2018 through September 1, 2020 lease agreement with OC for the sites – including Hog Island
 - Sites considered included Pyramid Valley near the Reservoir, Veronica Lake also in Pyramid, Little South America, and Hog Island
 - Final Phase II Siting Report version 3 was received from V3 in October 2018
- Phase III: Data Collection **We are presently in this phase**
 - Installation of 3 MET Towers accomplished in October of 2018
 - DPW worked with V3 on the installation of the 4th MET Tower on Hog Island in summer 2019 and is working out technical issues to automate the data reads
 - This is an industry standard study. One to two years of data is minimum IUC 61 400-1 Turbine Design Standard to obtain 5 year warranties from prospective turbine manufacturers for extreme winds and turbulence
 - If initial wind data exhibits undesirable characteristics such as excessive turbulence or shear, a tower may be moved to the next site on a prioritized list. The prioritized list emphasizes open exposure, proximity to electrical grid, future site development costs and FAA restrictions
 - Harsh weather conditions caused equipment failure which resulted in additional project cost
 - Council presented with Budget Amendment request on 12-12-19, second reading on 01-14-20
- Phase IV: Design
 - Wind data collected in Phase III can be used to define a future wind farm and further assess the electrical grid for integration
 - No additional funds requested for this project as of September 2019

Wind Power Development (EL18C)

MUNIS PROJECT EL18C - WIND POWER DEVELOPMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering and Architectural	\$ 287,554	\$ 201,395	\$ 25,153	\$ 61,006	\$ -	\$ 61,006
Other Professional	\$ 19,735	\$ 16,987	\$ -	\$ 2,748	\$ -	\$ 2,748
Telephone / Fax / TV	\$ 185	\$ 104	\$ -	\$ 81	\$ -	\$ 81
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Machinery and Equipment	\$ 112,526	\$ 112,375	\$ -	\$ 151	\$ -	\$ 151
	\$ 420,000	\$ 330,861	\$ 25,153	\$ 63,986	\$ -	\$ 63,986

Wind Power Development (EL18C)



Electric Energy Storage (EL19B)

PROJECT DESCRIPTION: This nomination is for the final design, procurement, construction, integration and commissioning of one 1 MW PowerStore PCS (16.5MJ) flywheel system, space for future second flywheel system, and related components.

PROJECT NEED: The electrical loads introduced the City's electrical grid by equipment such as large ship to shore cranes are outside the intended loading profile. To counter these rapid changes in load, which at times reach levels of 10 to 15% of the total load in seconds, the engines must constantly react to both the rapid increases and decreases of the system load. The engines reaction to these changes decreases efficiency and creates undue mechanical and electrical wear on the equipment and distribution system. In addition generation dispatch is often significantly effected due to the inability of the facilities to run in the most efficient configuration possible. The proposed Flywheel system will arrest the rapid changes in the electrical load.

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

Design will be accomplished in FY2019 and FY2020. Installation of the Flywheel equipment will be in FY2020. Permitting is not expected for this project.

COST & FINANCING DATA: Money for this project will come from the Electrical Proprietary Fund.

FY20-24 CMMP

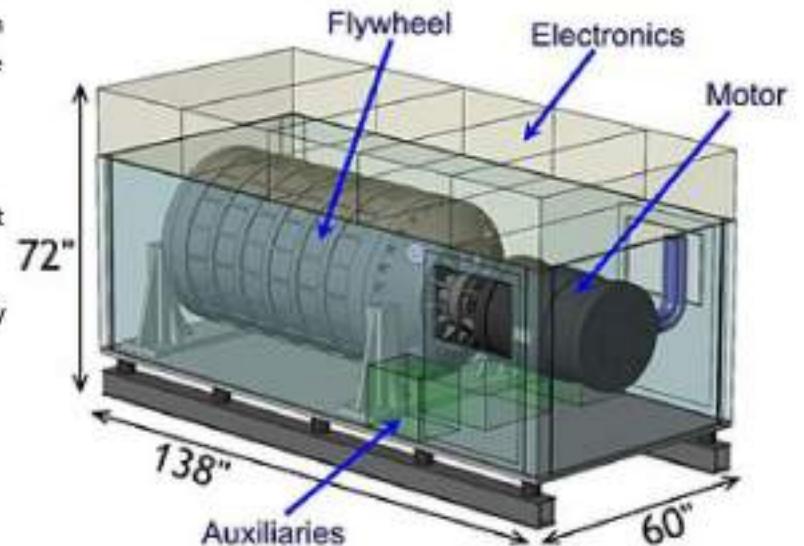
Flywheel Energy Storage System | ELECTRIC PRODUCTION

Estimated Project & Purchase Timeline

Pro Design: FY 2019

Engineering/Design: FY 2019

Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	271,312
Other Professional Services	100,000
Construction Services	1,648,688
Machinery & Equipment	1,480,000
Subtotal	3,500,000
Contingency (set at 20%)	700,000
TOTAL	4,200,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	4,200,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	78,750	571,312	3,549,938				4,200,000
TOTALS \$	78,750	571,312	3,549,938	-	-	-	4,200,000
Requested Funds:							

Electric Energy Storage (EL19B)

- This project is the final design, procurement, construction, integration and commissioning of one 1 MW PowerStore PCS (16.5MJ) flywheel system, space for future second flywheel system and related components.
- The flywheel system will reduce generation equipment wear and tear and allow it to run more efficiently. It also supports future cranes and wind energy integration
- DPW contracted with EPS to perform the study, selection of a flywheel manufacturer and 15% level drawings for \$75,478 with a due date of March 2019
- A 90'x90' area is needed to house the flywheel equipment containers
- Property options are being explored across Biorka, on Ballyhoo side of Old Powerhouse, and on East Point Road between APL and Bendickson Road.
- Site selected is at the north end of the Old Powerhouse which eliminates the need to purchase land
- On September 30th, the City received a draft EPS prepared RFQ package to select equipment supplier so design can proceed based on the selected equipment
- EPS is in the process of finalizing equipment RFQ package for bids
- This project is slated for construction in 2020-2021 but is not fully funded
- With advancements in technology, other electric energy storage systems are being evaluated including new battery technology
- Previously named Flywheel Energy Storage, this project has been renamed Electric Energy Storage to better reflect expanded options

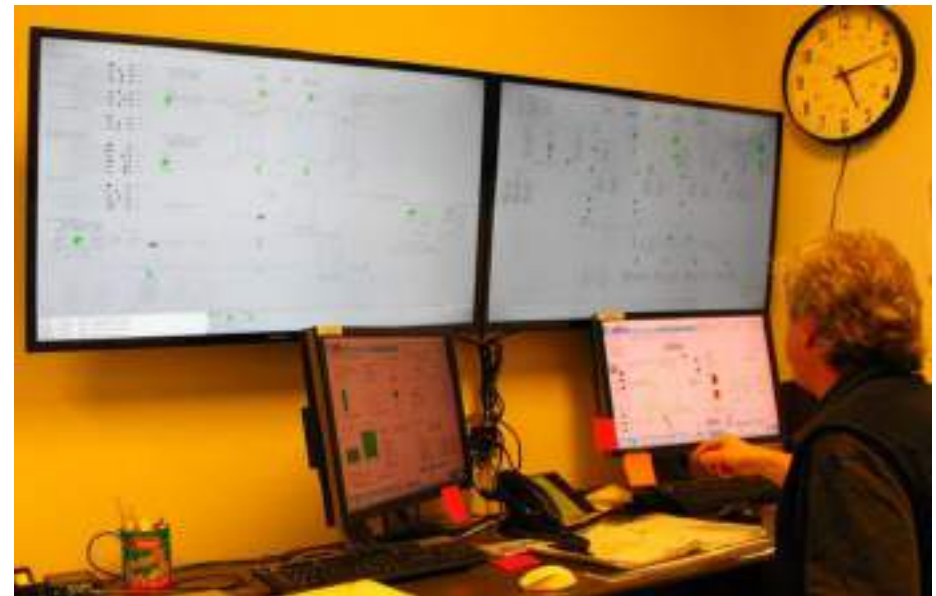
Flywheel Energy Storage (EL19B)

MUNIS PROJECT EL19B - FLYWHEEL ENERGY STORAGE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 325,750	\$ 62,952	\$ 14,086	\$ 248,712	\$ -	\$ 248,712
Other Professional	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
Telephone / Fax / TV	\$ 150	\$ 52	\$ -	\$ 98	\$ -	\$ 98
General Supplies	\$ 2,850	\$ -	\$ -	\$ 2,850	\$ -	\$ 2,850
Machinery & Equipment	\$ 301,312	\$ -	\$ -	\$ 301,312	\$ -	\$ 301,312
	\$ 650,062	\$ 63,004	\$ 14,086	\$ 572,972	\$ -	\$ 572,972

Flywheel Energy Storage (EL19B)

Flywheel energy storage (FES) works by accelerating a rotor (flywheel) to a very high speed and maintaining the energy in the system as rotational energy. When energy is extracted from the system, the flywheel's rotational speed is reduced as a consequence of the principle of conservation of energy; adding energy to the system correspondingly results in an increase in the speed of the flywheel.

Advanced FES systems have rotors made of high strength carbon-fiber composites, suspended by magnetic bearings, and spinning at speeds from 20,000 to over 50,000 rpm in a vacuum enclosure.[2] Such flywheels can come up to speed in a matter of minutes – reaching their energy capacity much more quickly than some other forms of storage.[2]



Generator Sets Rebuild (EL20A)

Project Description: This project consists of the inspection, major maintenance, and rebuilds of the four 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 the manufacturer's mechanics to determine if engine rebuilds are needed according to the hourly schedule or if they can be prolonged.

Project Need: These Generator Set rebuilds are needed to maintain our equipment and the reliability of our electrical production. The replacement costs are approximately \$7 million for the Wartsila Gensets and \$5 million for the C280 Caterpillars. Maintaining the City's investment is an important priority. Also, 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 past rebuild costs according to the worst case scenario. 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.

FY20-24 CMMP

Generator Sets Rebuild | ELECTRIC PRODUCTION

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	500,000
Construction Services	-
Machinery & Equipment	6,361,553
Subtotal	6,861,553
Contingency (set at 30%)	2,058,466
TOTAL	8,920,019
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	8,920,019

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		1,714,056	1,748,338	1,783,305	1,818,970	1,855,350	8,920,019
TOTALS \$		1,714,056	1,748,338	1,783,305	1,818,970	1,855,350	8,920,019
Requested Funds:							

Generator Sets Rebuild (EL20A)

- This project consists of the inspection, major maintenance and rebuilds of the four 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 the manufacturer's mechanics to determine if engine rebuilds are needed according to the hourly schedule or if they can be prolonged
- This project is a DPU Powerhouse Maintenance Project and will be ongoing through the life of the Powerhouse
- DPW Facilities Maintenance Division constructed 3 moveable work benches to facilitate tear-down and rebuild

Generator Sets Rebuild (EL20A)

MUNIS PROJECT EL20A - GENERATOR SETS REBUILD						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Repair & Maintenance	\$ 1,453,505	\$ 672,463	\$ 748,814	\$ 32,228	\$ -	\$ 32,228
Contingency	\$ 260,551	\$ -	\$ -	\$ 260,551	\$ -	\$ 260,551
	\$ 1,714,056	\$ 672,463	\$ 748,814	\$ 292,779	\$ -	\$ 292,779

Generator Sets Rebuild (EL20A)



4th Waste Heat Recovery ORC (EL20B)

Project Description: This nomination is for the purchase, installation and commissioning of a 4th ElectraTherm Organic Rankine Cycle heat recovery unit to be installed in the old powerhouse facility.

Project Need: The addition of the 4th unit increases the cooling capacity of the existing power production facility, which adds redundancy to the community's existing facilities, reduces the amount of fuel required to produce energy, reduces pollution, and decreases the amount of additional energy required to run the existing facilities.

Development Plan & Status (Include Permit and Utility Requirements): To minimize the design we recommend the sole source to Electrical Power Systems (EPS) as the Mechanical and Electrical installer for those portions of this project. EPS/MBIS was the principal designer, mechanical installer, electrical installer, and SCADA integrator for the installation of the original 3 ORC units. As the Engineer of Record, EPS has existing knowledge of the electrical production facility and its subsystems, and they have a proven track record of successful and well-implemented Design Build projects for the Electrical Utility. The design from the first three ORCs will be used for this project. The piping, electrical race ways, and concrete slab was installed for the fourth unit during the construction of the first three units.

Cost & Financing Data: The monies for this project will come from the Electrical proprietary Fund. Cost were determined from quotes from Electratherm and Electrical Power Systems.

FY20-24 CMMP

4th Waste Heat Recovery Unit | ELECTRIC PRODUCTION

Estimated Project & Purchase Timeline
 Pre Design: None
 Engineering/Design: FY 2020
 Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	-
Construction Services	\$285,000
Machinery & Equipment	\$177,000
Subtotal	462,000
Contingency (set at 30%)	138,600
TOTAL	600,600
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	600,600

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		600,600					600,600
TOTALS \$	-	600,600	-	-	-	-	600,600

Requested Funds:

4th Waste Heat Recovery ORC (EL20B)

- RFP package from the previous ORC's is being updated
- After bid package is finalized, it will be posted publicly for bids

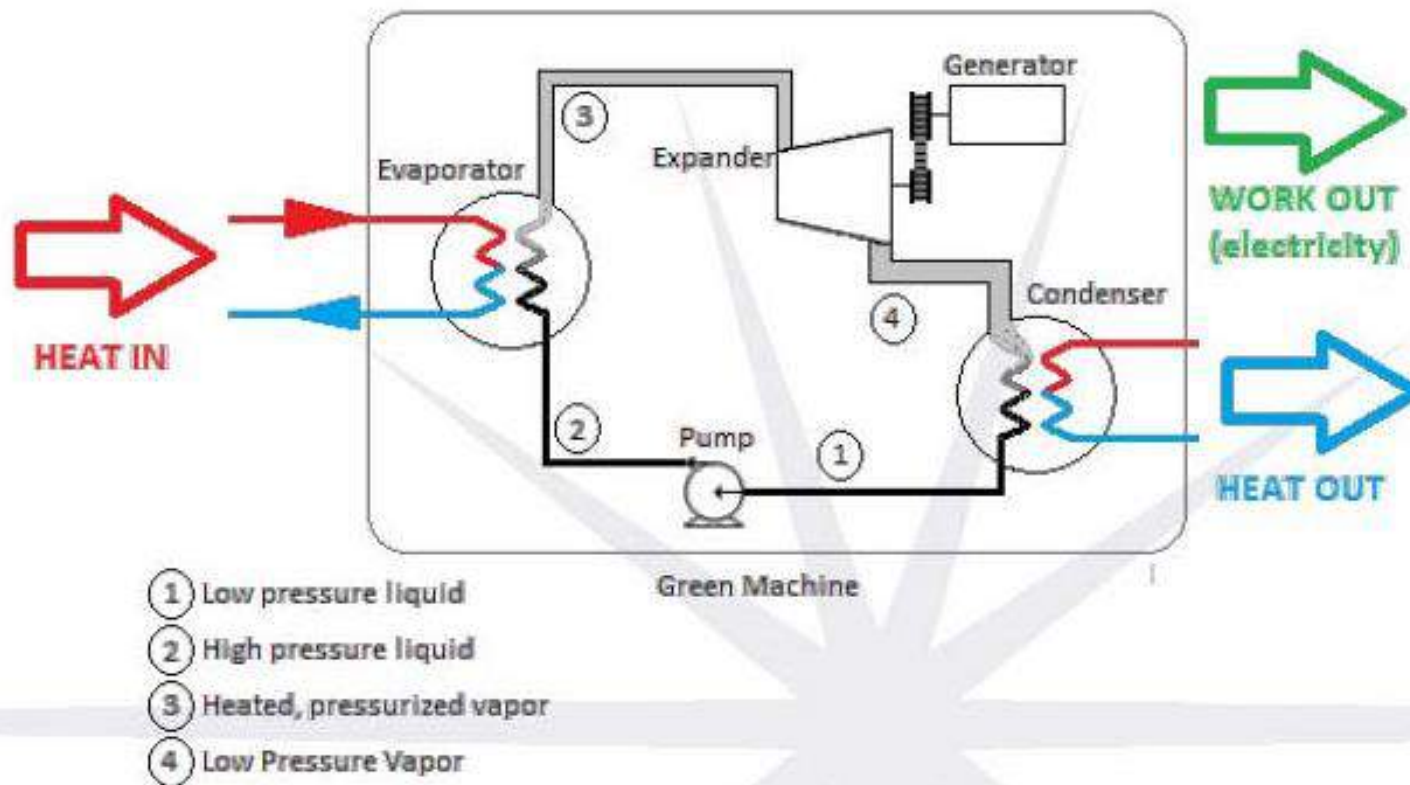
4th Waste Heat Recovery ORC (EL20B)

MUNIS PROJECT EL20B - 4th WASTE HEAT RECOVERY ORC						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 361,750	\$ -	\$ -	\$ 361,750	\$ -	\$ 361,750
Other Professional	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Telephone / Fax / TV	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
Contingency	\$ 138,600	\$ -	\$ -	\$ 138,600	\$ -	\$ 138,600
Machinery & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 600,600	\$ -	\$ -	\$ 600,600	\$ -	\$ 600,600

4th Waste Heat Recovery ORC (EL20B)

What is an ORC?

The Organic Rankine Cycle (ORC) is a thermodynamic cycle which uses an organic fluid to convert low-temperature heat into mechanical work. That mechanical work can then be converted into electricity. An ORC thermodynamic process transfers the heat using an organic working fluid with a boiling point below that of water. The ElectraTherm Green Machine ORC process is shown below in Figure 1.



Powerhouse Engine 4 (EL302)

CITY OF UNALASKA
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY 2013 - FY 2017
NEW PROJECT NOMINATION APPLICATION

Feasibility Design Construction

Prepared by: _____ Dan Winter _____ Date: _____ 1/18/2012 _____

Department: _____ Department of Public Utilites - Electrical Production _____

Project Name: _____ Powerhouse 4th Engine _____

This project will begin in Fiscal Year: _____ 2013 _____

1. Project location / legal description / tax lot ID:

_____ Lot No.	_____ Block No.	_____ Subdivision
_____ Tract.	_____ USS	_____ Unsubdivided

Does the City own the property?
(Check Yes or No) YES NO

If not, how will it be acquired?
(Purchase, lease, easement, etc.)

2. Project description: Write a brief narrative describing what will be constructed and why the project is being proposed.

This project consists of the purchase and installation of a 4.4 MW, C-280 Caterpillar Gen/Set that will be purchased by the City. This installation work consists of the contractor providing all materials and labor needed to install the owner supplied generating unit. Also included in the price is engineering design and inspection.

Powerhouse Engine 4 (EL302)

- \$7,223,180 Construction
- 100% complete
- 3 Change Orders = \$207,132
- 2.87% Change Order Cost
- 19 Page DEC Permit to Operate received
- We conducted emissions testing for 1 year +
- Presently working with HMM Consulting who is working on finalizing permitting with EPA and DEC so we can also operate engines 8 & 9 (both are CAT's)

Powerhouse Engine 4 (EL302)

MUNIS PROJECT EL302 - POWERHOUSE ENGINE 4						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 48,089	\$ 48,089	\$ -	\$ -	\$ -	\$ -
Machinery and Equipment	\$ 951,911	\$ 951,911	\$ -	\$ -	\$ -	\$ -
Salaries and Wages	\$ 1,500	\$ 1,401	\$ -	\$ 99	\$ -	\$ 99
Temporary Employees	\$ 100	\$ 33	\$ -	\$ 67	\$ -	\$ 67
Overtime	\$ 16,250	\$ 10,219	\$ -	\$ 6,031	\$ -	\$ 6,031
Health Insurance Benefit	\$ 1,650	\$ 1,445	\$ -	\$ 205	\$ -	\$ 205
FICA/Medicare Employer Match	\$ 1,350	\$ 838	\$ -	\$ 512	\$ -	\$ 512
PERS Employer Benefit	\$ 6,925	\$ 6,579	\$ -	\$ 346	\$ -	\$ 346
Unemployment Ins Benefit	\$ 175	\$ 4	\$ -	\$ 171	\$ -	\$ 171
Workers Compensation Ins	\$ 250	\$ 227	\$ -	\$ 23	\$ -	\$ 23
Other Employee Benefits	\$ 100	\$ 55	\$ -	\$ 45	\$ -	\$ 45
Engineering and Architectural	\$ 327,411	\$ 328,475	\$ -	\$ (1,064)	\$ -	\$ (1,064)
Construction Services	\$ 5,315,288	\$ 4,810,875	\$ -	\$ 504,413	\$ -	\$ 504,413
Telephone / Fax / TV	\$ 125	\$ 121	\$ -	\$ 4	\$ -	\$ 4
General Supplies	\$ 1,300	\$ 301	\$ -	\$ 999	\$ -	\$ 999
Computer Hardware / Software	\$ 4,000	\$ 3,587	\$ -	\$ 413	\$ -	\$ 413
Machinery and Equipment	\$ 1,898,664	\$ 1,898,631	\$ -	\$ 33	\$ -	\$ 33
	\$ 8,575,088	\$ 8,062,790	\$ -	\$ 512,298	\$ -	\$ 512,298

Powerhouse Engine 4 (EL302)



New Warsilla Engine & Generator

Fiber Optic Development (WA17B)

FY17-21 CMMP

FIBER OPTIC INFRASTRUCTURE DEVELOPMENT | ELECTRIC

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY 2017

PROJECT DESCRIPTION: This is the first phase of a potential multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations. The first phase will install new fiber optic conduit and vaults on Captains Bay Road to provide reliable communication to Water and Wastewater systems. The project will install about 10,000 feet of fiber optic cable, conduit, a fiber optic vault, and fiber optic enclosure. To save costs, this phase of the project will be completed in conjunction with the Captains Bay 35kV Electrical Upgrade to Westward project, which will be done concurrently in FY 2017. This is the initial step of the planned Fiber Optic Infrastructure project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations.

For FY 18—FY 21, the fiber optic system will be expanded based on the analysis of the current utility infrastructure that will determine the most efficient next phase of the project. The most optimistic outcome for this design is to develop a plan which uses existing utility distribution line infrastructure to route new fiber optic cabling throughout the utility, avoiding the cost of a complete new installation.

PROJECT NEED: This project will improve the internal communications of the municipality as well as the Department of Public Safety. Currently, a majority of the community's daily communications rely upon wireless technology, using both licensed and unlicensed bands, which are both private and publicly owned. Due to the increasing demand for data from the personal and private sectors these technologies are becoming increasingly saturated. By leveraging existing distribution systems we hope to further develop our own communications systems in order to lessen the demand on existing wireless infrastructure and ultimately become less dependent on such technology which is often less reliable due to our weather conditions. The installation of a more robust, underground infrastructure will also allow for future growth of the utility and community in all areas of data management, including daily operations, marine, public safety, security and utility SCADA. By using the existing distribution systems we can avoid the extensive civil cost associated with developing a new underground infrastructure.

FUNDING AND RELATIONS TO OTHER PROJECTS: Internal research has provided justification of the needs for better communications. A preliminary design of the Captains Bay Fiber Optic Installation has been completed in-house to determine an ROM cost estimate for the project. Full design is needed to help coordinate the construction of the Captains Bay Fiber Optic Installation with the Captains Bay 35kV Electrical Upgrade to Westward project. The estimated cost of the first phase is \$332,166, which is to be split between water and wastewater, as they are the two utilities benefiting from this first phase. This will be complete in FY17.

The Electric Utility is in the process of pursuing upgrades to the Captains Bay Road high voltage distribution line with the Captains Bay 35kV Electrical Upgrade to Westward project. Significant cost savings are anticipated by completing this Captains Bay Fiber Optic Installation project in conjunction with the Captains Bay Road distribution line upgrade. Due to the extensive cost associated with civil construction in our location, cost reduction upwards of 75% of total installation cost can be seen through planning in conjunction with existing and future projects. Future phases of this project will be planned in conjunction with other projects to obtain the same cost savings.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY17	FY18	FY19	FY20	FY21	
General Fund							
1% Sales Tax							
Proprietary Fund (Water)		\$ 59,227					\$ 59,227
Proprietary Fund (Waste Water)		\$ 59,227					\$ 59,227
TOTALS		\$ 118,454					\$ 118,454

Requested Funds: Engineering, Construction, and Contingency (ROM estimates)

Fiber Optic Development (WA17B)

- This is the first phase of a multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations
- DPU is leading implementation of this project as opportunities arise
- No additional funding requested for this project

Fiber Optic Development (WA17B)

MUNIS PROJECT WA17B - FIBER OPTIC INFRASTRUCTURE DEVELOPMENT							
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE	
Engineering and Architectural	\$ 40,500	\$ -	\$ -	\$ 40,500	\$ -	\$ 40,500	
Training Services	\$ 1,500	\$ 1,236	\$ -	\$ 264	\$ -	\$ 264	
Other Professional	\$ 827	\$ -	\$ -	\$ 827	\$ -	\$ 827	
Survey Services	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	
Telephone / Fax / TV	\$ 50	\$ -	\$ -	\$ 50	\$ -	\$ 50	
Advertising	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250	
Travel and Related	\$ 2,000	\$ 1,304	\$ -	\$ 696	\$ -	\$ 696	
General Supplies	\$ 4,000	\$ 3,600	\$ -	\$ 400	\$ -	\$ 400	
	\$ 59,127	\$ 6,140	\$ -	\$ 52,987	\$ -	\$ 52,987	

Fiber Optic Development (WA17B)



Fiber optic cable is typically laid in 2" orange conduit.

Pyramid Micro Turbines (WA17C)

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. The WTP currently uses about 200,000 kW per year in electricity. Micro-Turbines will generate about 345,000 kW per year with the capability to produce 575,000 kW per year if additional water rights are acquired.

Development Plan & Status (Include Permit and Utility Requirements): Planning was done during the design of the new WTP to provide the space needed for the future installation of inline Micro-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. Phase II is design and Phase III is the construction piece.

Cost & Financing Data: Payback is 10 years. This is an estimate which can change.

Cost Assumptions	
Engineering, Design, Const Admin	120,000
Other Professional Services	30,000
Construction Services	660,750
Machinery & Equipment	450,000
Subtotal	1,260,750
Contingency (set at 30%)	378,225
TOTAL	1,638,975
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,638,975

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	50,000		1,588,975				1,638,975
TOTALS \$	50,000	-	1,588,975	-	-	-	1,638,975
Requested Funds:							120

FY20-24 CMMP

Pyramid Water Treatment Plant Micro Turbines | WATER

Estimated Project & Purchase Timeline

Pre Design: FY 2018

Engineering/Design: FY 2019

Purchase/Construction: FY 2021

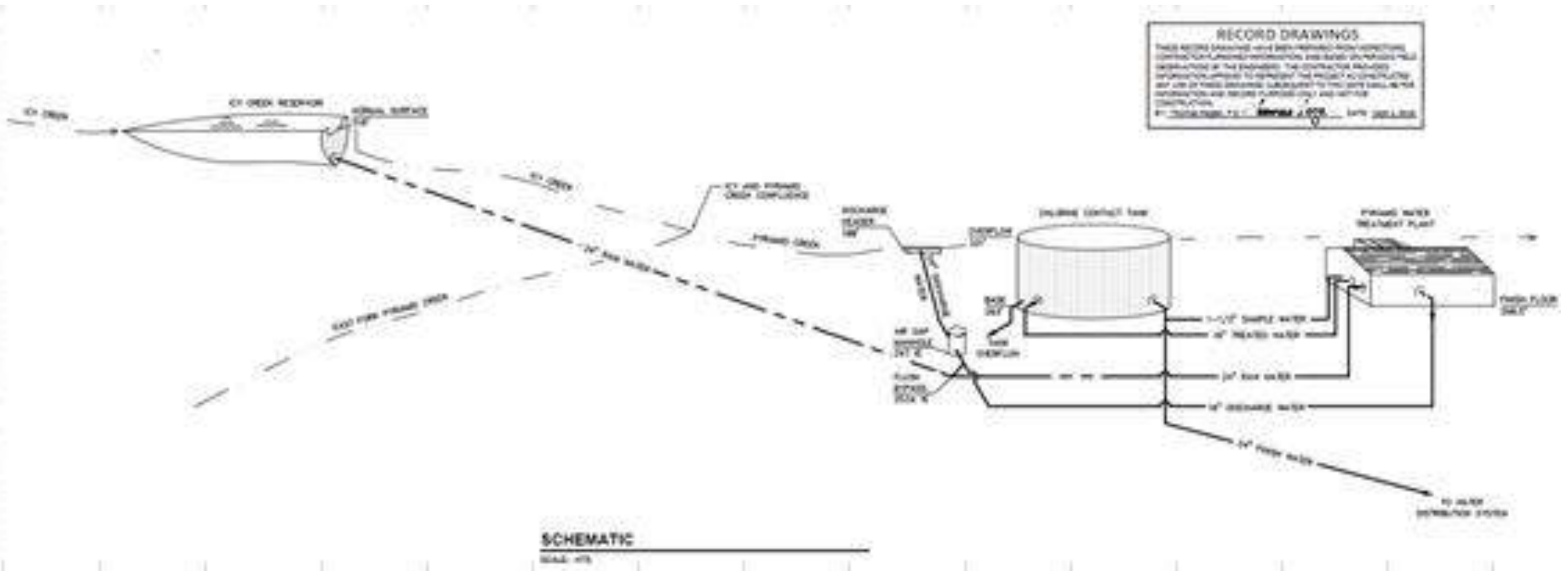


Pyramid Micro Turbines (WA17C)

- This project installs inline micro-turbines i.e. generating pressure reducing valves (GPRVs) in the Pyramid WTP to produce electricity from process water only
- During FY18 Water Utility Master Planning, HDR developed a final estimate which concurs with DPW's estimate that two parallel GPRVs will generate twice as much electricity as the WTP uses with a payback of 8-12 years
- DPW/DPU let an RFQ in November 2018 selecting a designer to develop construction details, competitively select a GPRV manufacturer, and provide construction cost estimates
- 5 SOQs were received: Rentricity, HDR, Coffman, KGS, and EPS
- Following initial scoring and post interview scoring, resolution 2019-12 recommended award to Rentricity for preliminary design and equipment manufacturer selection
- Rentricity started design including kick-off meeting on April 2, 2019
- Rentricity did an analysis and selected specific hydro-turbine equipment based on the anticipated flow range and pressures. They developed 15% mechanical and electrical design drawings and prepared a construction cost estimate based on the anticipated scope of work. They provided an estimate for detailed design and preparation of bid ready documents which is now in progress
- A BA was submitted based on the estimated costs
- Bid documents are expected to advertise in March 2020 with construction completed in the fall during the period of low water demand preceding the holidays and fishing A season

Pyramid Micro Turbines (WA17C)

MUNIS PROJECT WA504 - PYRAMID WTP MICRO TURBINES						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering & Architectural	\$ 300,700	\$ 190,695	\$ 56,705	\$ 53,300	\$ -	\$ 53,300
Other Professional	\$ 218,000	\$ -	\$ -	\$ 218,000	\$ -	\$ 218,000
Construction Services	\$ 820,213	\$ -	\$ -	\$ 820,213	\$ -	\$ 820,213
Telephone / Fax / TV	\$ 500	\$ 124	\$ -	\$ 376	\$ -	\$ 376
Advertising	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ 500
Contingency	\$ 153,771	\$ -	\$ -	\$ 153,771	\$ -	\$ 153,771
Machinery and Equipment	\$ 558,600	\$ -	\$ -	\$ 558,600	\$ -	\$ 558,600
	\$ 2,052,284	\$ 190,819	\$ 56,705	\$ 1,804,760	\$ -	\$ 1,804,760



Pyramid Micro Turbines (WA17C)



Generals Hill Water Booster Pump Station (WA18A)

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.

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.

Cost Assumptions	
Engineering, Design, Const Admin	45,000
Other Professional Services	25,000
Construction Services	500,000
Machinery & Equipment	250,000
Subtotal	820,000
Contingency (set at 30%)	246,000
TOTAL	1,066,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,066,000

FY20-24 CMMP

General Hill Booster Pump | WATER

Estimated Project & Purchase Timeline
 Pre Design: FY 2018
 Engineering/Design: FY 2019
 Purchase/Construction: FY 2020



Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	221,600	844,400					1,066,000
TOTALS \$	221,600	844,400	-	-	-	-	1,066,000
Requested Funds:							

Generals Hill Water Booster Pump (WA18A)

- 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 a fire department connection to connect a fire engine to boost pressure to fire flows during an emergency
- Property to place the water booster station is critical path for this project and Planning is in process of acquiring a suitable location from the range of sites identified by DPW as suitable
- The land to be used for the booster station has to be situated within a range of elevations where the booster pumps can provide adequate domestic pressure and also where the fire engine can adequately boost fire pressure
- On June 28 2018, Planning sent a letter to affected property owners offering to purchase land to site the booster station
- Planning arranged assessments of 2 properties for acquisition of project and drafted purchase offer letters
- Exhibit A which is a map showing booster station layout in relation to property lines and dwellings is being prepared for inclusion in offer letters
- Regan Engineering is the design engineer and will perform design after property acquisition is complete
- LCG Lantech located property corner monuments and surveyed site to accurately identify proposed booster pump location
- Regan Engineering will map layout with land contours

Generals Hill Water Booster Pump Station (WA18A)

MUNIS PROJECT WA18A - GENERALS HILL WATER BOOSTER PUMP						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 114,900	\$ -	\$ -	\$ 114,900	\$ -	\$ 114,900
Survey Services	\$ 7,500	\$ -	\$ -	\$ 7,500	\$ 5,000	\$ 2,500
Construction Services	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ -	\$ 550,000
Telephone / Fax / TV	\$ 200	\$ 23	\$ -	\$ 177	\$ -	\$ 177
Permit Fees	\$ 2,400	\$ -	\$ -	\$ 2,400	\$ -	\$ 2,400
Contingency	\$ 246,000	\$ -	\$ -	\$ 246,000	\$ -	\$ 246,000
Land	\$ 145,000	\$ 3,900	\$ -	\$ 141,100	\$ 26,000	\$ 115,100
	\$ 1,066,000	\$ 3,923	\$ -	\$ 1,062,077	\$ 31,000	\$ 1,031,077

Generals Hill Water Booster Pump Station (WA18A)



CT Tank Interior Maintenance & Painting (WA20A)

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. 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.

Project Need: 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 ¼ 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. 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. 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.

Development Plan & Status (Include Permit and Utility Requirements):

Cost & Financing Data:

Cost Assumptions	
Engineering, Design, Const Admin	75,000
Other Professional Services	-
Construction Services	735,000
Machinery & Equipment	-
Subtotal	810,000
Contingency (set at 30%)	243,000
TOTAL	1,053,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,053,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		100,000	953,000				1,053,000
TOTALS \$	-	100,000	953,000	-	-	-	1,053,000
Requested Funds:							

FY20-24 CMMP

CT Tank Interior Maintenance & Painting | WATER

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2021



CT Tank Interior Maintenance & Painting (WA20A)

- A scope of work is being developed with which to go out for bids
- DPU is leading implementation of this project



CT Tank Interior Maintenance & Painting (WA20A)

MUNIS PROJECT WA20A - CT TANK INTERIOR MAINTENANCE & PAINTING						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering & Architect	\$ 99,750	\$ -	\$ -	\$ 99,750	\$ -	\$ 99,750
Construction Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000

CT Tank Interior Maintenance & Painting (WA20A)



SCBA Replacement - Water (WA20B)

Project Description: This project will replace the aging and dated SCBA units currently in use. This essential piece of firefighting equipment is regulated under the National Fire Protection Agency. This Agency meets to update the requirements for SCBAs every five years and recommends replacing units every three regulatory cycles. The water Department must also maintain EPA and OSHA compliance with this equipment because of work with Chlorine gas.

Project Need: In Calendar year 2018 NFPA released new guidelines pertaining to SCBA features and functionality. This is the third regulatory update since the last purchase of SCBAs. By following these guidelines put forward by NFPA Unalaska fire department will continue to adhere to industry standards and better serve the community of Unalaska. Adhering to industry standards keeps firefighters and citizens safer in hazardous situations. Being the only emergency response department on the island magnifies the importance of keeping properly functioning equipment because it is not possible to know when a large incident may occur or when help may arrive.

When Water purchased their Survivair SCBA's in 2005/2006 Unalaska Fire Department (UFD) staff provided the annual SCBA flow tests and maintenance for our SCBA's as well as their own since they were certified Survivair SCBA technicians. In subsequent years the UFD upgraded by purchasing SCBA's from a different manufacturer. Staff turnover in the Unalaska Fire Department has resulted in not having a certified Survivair technician here since at least 2012. Subsequently the Water SCBA's must be sent to the Lower 48 as there are only two locations where the maintenance can be performed. Having SCBA's from the same manufacturer as the Unalaska Fire Department will save labor, shipping and repair costs. Currently Fire and Water SCBA's are incompatible. As the individuals designated to respond to issues concerning Chlorine Gas at our water treatment facilities, it is important to obtain SCBA's are compatible with UFD's units.

Development Plan & Status (Include Permit and Utility Requirements): Manufactures have began releasing the most updated SCBA units to end users. By the time of purchase for Unalaska all new packs will be in compliance with 2018 NFPA standards.

Cost & Financing Data: In the past there has been grant opportunities for the purchase of SCBAs. With the current fiscal climate at the state level this source can not be counted on. The Fire Department is also part of a Group Purchasing Organization (GPO) that offers a discount for these units. Purchasing through this GPO will save the city 25% per unit.

Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	-
Construction Services	-
Machinery & Equipment	315,000
Subtotal	316,000
Contingency (set at 30%)	94,800
TOTAL	410,800
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	410,800

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)		348,400					348,400
1% Sales Tax							-
Grant							-
Proprietary Fund		62,400					62,400
TOTALS \$	-	410,800	-	-	-	-	410,800
Requested Funds:							

FY20-24 CMMP

SCBA Replacement | FIRE DEPARTMENT & WATER

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



SCBA Replacement - Water (WA20B)

- DPW received procurement request package from Fire
- Procurement is being done thru firm who won the government contract via pre-established competitive bidding process
- Procurement package given to DPW Supply for purchase
- Order placed on 11-04-19
- A call to vendor LN Curtis and Sons indicates they are still waiting for parts but anticipate shipment soon
- This purchase is combined with Fire Department SCBA purchase (slide 45)

SCBA Replacement - Water (WA20B)

MUNIS PROJECT WA20B - SCBA REPLACEMENT - WATER						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Contingency	\$ 14,400	\$ -	\$ -	\$ 14,400	\$ -	\$ 14,400
Machinery & Equipment	\$ 48,000	\$ -	\$ 47,476	\$ 524	\$ -	\$ 524
Telephone / Fax / TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 62,400	\$ -	\$ 47,476	\$ 14,924	\$ -	\$ 14,924

SCBA Replacement - Water (WA20B)



Water Supply Development Phase II (WA304)

CITY OF UNALASKA
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
FY 2013 - FY 2017
NEW PROJECT NOMINATION APPLICATION

Feasibility Design Construction

Prepared by: Clint Huling / JR Pearson Date: 3/8/2012

Department: Public Utilities - Water Division

Project Name: Water Supply Development Phase II New Wells Design- WA202

This project will begin in Fiscal Year: 2013

1. Project location / legal description / tax lot ID (attach site map from GIS):

<u>Lot No.</u>	<u>Block No.</u>	<u>Subdivision</u>
<u>Tract</u>	<u>USS</u>	<u>Unsubdivided</u>

Does the City own the property?
(Check Yes or No) YES NO

Does the City lease the property?
(Check Yes or No) YES NO

If not, how will it be acquired?
(Purchase, lease, easement, etc.)

This project will locate property suitable for well development; the location is unknown at this time.

2. Project description: Write a brief narrative describing what will be constructed and why the project is being proposed.

This project is to complete design for new drinking water wells as recommended by the Phase I Feasibility Study. Full design with permitting, bid ready specifications, and construction engineering management are included with this phase of the project.

Water Supply Development Phase II (WA304)

- This project is the evaluation of an expansion of drinking water resources
- In 2013 DPW/U worked with Shannon & Wilson to evaluate various possibilities including a new well on Whittern Lane, expansion of the Pyramid Valley Icy Lake System and a new well in the Shaishnikoff River Valley
- A pump test was performed on Well 1A across the street from DPW in 2013 and the semi-confined or isotropic conditions indicated the need for another shallower piezometer in Whittern Circle to better measure impacts to the creek. Rehabilitation of Wells 1a, 2 and 3 were also completed
- In July 2018, DPW/U and Shannon & Wilson performed a survey of Icy Lake to develop feasibility and preliminary costs to raise the Icy Lake dam, install turbidity mitigation measures, divert a snow bowl above Icy Lake directly into Icy Lake or develop two earthen dams just above Icy Creek Reservoir. This work expands on historical work by Golder & Associates when Icy Lake Dam was constructed in the 1990s
- A drone survey into the Pyramid Valley for this study was completed and imagery submitted to Planning
- In August 2018 DPW/U and Shannon & Wilson performed a second week long pump test on Well 1A with additional shallow piezometers and a crew measuring creek levels
- The data from the Well 1A pump test and the Icy Lake Survey were summarized in a professional report with cost estimates in January 2019
- No additional funding requested for this project

Water Supply Development Phase II (WA304)

MUNIS PROJECT WA304 - WATER SUPPLY DEVELOPMENT PHASE II						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Other Professional	\$ 506,020	\$ 489,020	\$ 3,819	\$ 13,182	\$ -	\$ 13,182
Construction Services	\$ 2,900	\$ 2	\$ -	\$ 2,898	\$ -	\$ 2,898
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ 250	\$ 13	\$ -	\$ 237	\$ -	\$ 237
Advertising	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
Permit Fees	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ 500
General Supplies	\$ 50,100	\$ 23,725	\$ -	\$ 26,375	\$ -	\$ 26,375
	\$ 560,020	\$ 512,759	\$ 3,819	\$ 43,442	\$ -	\$ 43,442

Water Supply Development Phase II (WA304)



Icy Lake Watershed



*Well 2 – Replace pump & motor.
Thoroughly flushed out .*

Pyramid Water Storage Tank (WA501)

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: reduces service interruption, boil water notices, and risk of system contamination during maintenance; allows routine maintenance to be done on the interior or exterior of either tank during any season, prolonging the life of these tanks; expands 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; improves 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 Violet treatment process to operate more efficiently.

Development Plan & Status (Include Permit and Utility Requirements): A "Certificate to Construct" and a "Certificate to Operate" are required from ADEC, obtained through application by the designing engineer.

Cost & Financing Data: The total project cost is reflected on the slides and in the spreadsheets. This project is pending approximately 8.5 million dollars in grant funding, making the total request of council out to approximately \$625,000.

FY20-24 CMMP

Pyramid Water Storage Tank | WATER

Estimated Project & Purchase Timeline

Pre Design: FY 2022

Engineering/Design: FY 2023

Purchase/Construction: FY 2024



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.

Cost Assumptions

Engineering, Design, Const Admin	647,000
Other Professional Services	-
Construction Services	6,379,879
Machinery & Equipment	-
Subtotal	7,026,879
Contingency (set at 30%)	2,108,064
TOTAL	9,134,943
Less Other Funding Sources (Grants, etc.)	8,509,943
Total Funding Request \$	625,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)							-
1% Sales Tax							-
Grant					603,750	7,906,193	8,509,943
Proprietary Fund	625,000						625,000
TOTALS \$	625,000	-	-	-	603,750	7,906,193	9,134,943
Requested Funds:							122

Pyramid Water Storage Tank (WA501)

- Constructing a second Chlorine Contact Tank (CT Tank) next to the existing CT Tank to provide clear water storage and enable interior maintenance to be done on either tank regardless of process seasons or weather. The also project requires installing about 200' of 16" water main, 200' of 8" drain line and 100' each of 1" sample line and control wiring
- Design is scheduled for FY21 and will be conducted by HDL Engineering and JV Jones who performed the previous 35% level design after being awarded the design contract through a competitive RFP process
- Additional funds will be requested in FY23

Pyramid Water Storage Tank (WA501)

MUNIS PROJECT WA501 - PYRAMID WATER STORAGE TANK						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering & Architectural	\$ 585,000	\$ 93,662	\$ -	\$ 491,338	\$ -	\$ 491,338
Survey Services	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Travel and Related	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
Permit Fees	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
	\$ 625,000	\$ 93,662	\$ -	\$ 531,338	\$ -	\$ 531,338

Pyramid Water Storage Tank (WA501)



New tank will be sited between existing tank and new WTP building

Water Utility Auto Meter Read (WA504)

FY15-19 CMMP

WATER UTILITY AMR SYSTEM | WATER

PROJECT DESCRIPTION: The Water 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 project will include the installation of a communications system capable of polling 100% of the water 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 Water Utility.

PROJECT NEED: The new AMR system will help to detect water leaks on the customers' side of their water meters. Leaks provide the potential for contaminants to enter the water system creating a health hazard. This project will expand and upgrade the Water Utility's existing Mobile Radio Read System and replace the Mobile Reader with a Fixed Base Read System possessing even more flexibility and capability. 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. AMR will help reduce unaccounted for water by more precise identification of water use. It will increase monitoring abilities of the system, including, but not limited to the ability to pass on notice of excessive water use to customers, quicker cut in/out of services and reduction of "bad" meter reads due to read or input error. The new AMR system will provide the capability for the Water Utility to get instantaneous reads of customer demands, enabling rapid adjustment to source water production priority. This will help optimize source water use and reduce waste.

RELATIONSHIP TO OTHER PROJECTS: Implementation of ARM will be closely related with implementation of ARM for the Electric Utility and the existing Water Utility Mobile Radio Meter Reading system, and existing Power Production SCADA upgrades, as well as integration of all these systems into City Finance Department. The implementation will reduce engineering time, implementation costs, construction costs, future maintenance cost and training cost by using a common system. This system will create the ability to accurately synchronize customer billing from the Water Distribution, with Water production reports, creating a more accurate overall picture of water produced and water sold.

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a
 Feasibility/Pre Design: July 2013—November 2013
 Engineering/Design: July 2014—August 2014
 Construction: August 2014—October 2014

FY2015	FY2016	FY2017	FY2018	FY2019



We are mandated to accurately report water production and maintain accurate revenue metering. These systems are observed by regulatory agencies to be the most accurate form of revenue metering.



This project will reduce cost by reducing the operational hours required by current staff. Annually, approximately 132 man hours of labor are currently dedicated to meter reading, re-reading, cut in/out reading and average calls. That time can instead be dedicated to routine system maintenance and upkeep.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY15	FY16	FY17	FY18	FY19	
General Fund	\$ -						\$ -
1% Sales Tax	\$ -						\$ -
Grant	\$ -						\$ -
Proprietary Fund (Water)	\$ -	\$ 106,052					\$ 106,052
TOTALS	\$ -	\$ 106,052	\$ -	\$ -	\$ -	\$ -	\$ 106,052

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

Water Utility Auto Meter Read (WA504)

- The Water Utility AMR (Automatic Meter Reading) project encompasses the final design, installation and commissioning of a system capable of integrating with our existing automatic meter reading and financial billing systems
- In FY17 Boreal Controls conducted a scoping study and costs were solicited from 3 vendors: Sensus, Itron and General Electric. Itron had the lowest cost at \$316,867 for both water and electric combined
- DPU Electric is proceeding but the Water portion is pending funding
- DPU has the option to reevaluate and request increased funding in the FY21-FY25 CMMP cycle

Water Utility Auto Meter Read (WA504)

MUNIS PROJECT WA504 - WATER UTILITY AUTOMATIC METER READ						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering & Architectural	\$ 50,000	\$ 33,375	\$ -	\$ 16,625	\$ -	\$ 16,625
Telephone / Fax / TV	\$ 100	\$ 9	\$ -	\$ 91	\$ -	\$ 91
General Supplies	\$ 55,952	\$ -	\$ -	\$ 55,952	\$ -	\$ 55,952
	\$ 106,052	\$ 33,384	\$ -	\$ 72,668	\$ -	\$ 72,668

Water Utility Auto Meter Read (WA504)



Waste Water Treatment Plant (J0519)

CITY OF UNALASKA
 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
 FY 2013 - FY 2017
 NEW PROJECT NOMINATION APPLICATION

Feasibility Design Construction

Prepared by: Clint Huling / Dan Winters Date: 2/3/2012

Department: Public Utilities - Wastewater Division

Project Name: Wastewater Treatment Plant Improvements - Design & Construction-J0519

This project will begin in Fiscal Year: 2013

1. Project location / legal description / tax lot ID (attach site map from GIS):

Lot No.	Block No.	Subdivision
Tract	USS	Unsubdivided

Does the City own the property? YES NO
 (Check Yes or No)

Does the City lease the property? YES NO
 (Check Yes or No)

If not, how will it be acquired?
 (Purchase, lease, easement, etc.)

At this time, land acquisition is not expected. However, if secondary treatment is built, land acquisition will be needed.

2. Project description: Write a brief narrative describing what will be constructed and why the project is being proposed.

The City of Unalaska's consultant, Bristol Engineering Services Corporation, prepared a WWTP Facility Plan and presented it to the Unalaska City Council and the public on September 14, 2011. The purpose of the Facility Plan was to evaluate the existing WWTP, identify future requirements for waste water treatment, identify and evaluate alternatives for waste water treatment, and recommend a preferred waste water treatment system. The Facility Plan recommended a chemically enhanced primary treatment process based on the comparison of capital costs, maintenance costs, increased sewer rates, and, most importantly, water quality benefits.

Waste Water Treatment Plant (J0519)

- Construction work on this project has been complete since 2015
- The City is presently involved in lengthy disputes over claims from the contractor
- Unresolved claims are in the \$1.8M range

Waste Water Treatment Plant (J0519)

MUNIS PROJECT J0519 - WWTP IMPROVEMENTS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Construction Services	\$ 6,970,874	\$ 6,970,874	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 8,566,600	\$ 8,566,600	\$ -	\$ -	\$ -	\$ -
Salaries and Wages	\$ 2,008	\$ 2,008	\$ -	\$ -	\$ -	\$ -
Overtime	\$ 3,697	\$ 3,697	\$ -	\$ -	\$ -	\$ -
Health Insurance Benefit	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -
FICA/Medicare Employer Match	\$ 428	\$ 428	\$ -	\$ -	\$ -	\$ -
PERS Employer Benefit	\$ 1,380	\$ 1,380	\$ -	\$ -	\$ -	\$ -
Unemployment Ins Benefit	\$ 14	\$ 14	\$ -	\$ -	\$ -	\$ -
Workers Compensation Ins	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -
Other Employee Benefits	\$ 29	\$ 29	\$ -	\$ -	\$ -	\$ -
Legal	\$ 109,000	\$ 105,631	\$ -	\$ 3,369	\$ -	\$ 3,369
Engineering and Architectural	\$ 6,104,505	\$ 5,784,608	\$ 40,320	\$ 279,576	\$ -	\$ 279,576
Other Professional	\$ 318,073	\$ 259,572	\$ 54,510	\$ 3,991	\$ -	\$ 3,991
Sampling / Testing	\$ 20,225	\$ 20,225	\$ -	\$ -	\$ -	\$ -
Survey Services	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -
Buildings/Land Rental	\$ 15,376	\$ 15,376	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 9,033,210	\$ 8,528,124	\$ 98,011	\$ 407,075	\$ 1,800,000	\$ (1,392,925)
Telephone / Fax / TV	\$ 7,502	\$ 7,447	\$ -	\$ 55	\$ -	\$ 55
Advertising	\$ 1,215	\$ 1,215	\$ -	\$ -	\$ -	\$ -
Travel and Related Costs	\$ 6,400	\$ 1,367	\$ -	\$ 5,033	\$ -	\$ 5,033
Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ 129,187	\$ 129,187	\$ -	\$ -	\$ -	\$ -
Computer Hardware / Software	\$ 6,946	\$ 6,946	\$ -	\$ -	\$ -	\$ -
Business Meals	\$ 304	\$ 209	\$ -	\$ 95	\$ -	\$ 95
Machinery and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 485,000	\$ 470,968	\$ -	\$ 14,032	\$ -	\$ 14,032
	\$ 31,786,913	\$ 30,880,845	\$ 192,841	\$ 713,227	\$ 1,800,000	\$ (1,086,773)

Waste Water Treatment Plant (J0519)



The closest building is the old structure with the Liquid Stream Building in the back. Sludge handling (remodel inside old bldg) is complete. The smaller addition to the left of the closest building is the new Lab.

Fiber Optic Infrastructure (WW17B)

PROJECT DESCRIPTION: This is the first phase of a potential multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations. The first phase will install new fiber optic conduit and vaults on Captains Bay Road to provide reliable communication to Water and Wastewater systems. The project will install about 10,000 feet of fiber optic cable, conduit, a fiber optic vault, and fiber optic enclosure. To save costs, this phase of the project will be completed in conjunction with the Captains Bay 35kV Electrical Upgrade to Westward project, which will be done concurrently in FY 2017. This is the initial step of the planned Fiber Optic Infrastructure project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations.

For FY 18—FY 21, the fiber optic system will be expanded based on the analysis of the current utility infrastructure that will determine the most efficient next phase of the project. The most optimistic outcome for this design is to develop a plan which uses existing utility distribution line infrastructure to route new fiber optic cabling throughout the utility, avoiding the cost of a complete new installation.

PROJECT NEED: This project will improve the internal communications of the municipality as well as the Department of Public Safety. Currently, a majority of the community's daily communications rely upon wireless technology, using both licensed and unlicensed bands, which are both private and publicly owned. Due to the increasing demand for data from the personal and private sectors these technologies are becoming increasingly saturated. By leveraging existing distribution systems we hope to further develop our own communications systems in order to lessen the demand on existing wireless infrastructure and ultimately become less dependent on such technology which is often less reliable due to our weather conditions. The installation of a more robust, underground infrastructure will also allow for future growth of the utility and community in all areas of data management, including daily operations, marine, public safety, security and utility SCADA. By using the existing distribution systems we can avoid the extensive civil cost associated with developing a new underground infrastructure.

FY17-21 CMMP

FIBER OPTIC INFRASTRUCTURE DEVELOPMENT | ELECTRIC

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY 2017

FUNDING AND RELATIONS TO OTHER PROJECTS: Internal research has provided justification of the needs for better communications. A preliminary design of the Captains Bay Fiber Optic Installation has been completed in-house to determine an ROM cost estimate for the project. Full design is needed to help coordinate the construction of the Captains Bay Fiber Optic Installation with the Captains Bay 35kV Electrical Upgrade to Westward project. The estimated cost of the first phase is \$332,166, which is to be split between water and wastewater, as they are the two utilities benefiting from this first phase. This will be complete in FY17.

The Electric Utility is in the process of pursuing upgrades to the Captains Bay Road high voltage distribution line with the Captains Bay 35kV Electrical Upgrade to Westward project. Significant cost savings are anticipated by completing this Captains Bay Fiber Optic Installation project in conjunction with the Captains Bay Road distribution line upgrade. Due to the extensive cost associated with civil construction in our location, cost reduction upwards of 75% of total installation cost can be seen through planning in conjunction with existing and future projects. Future phases of this project will be planned in conjunction with other projects to obtain the same cost savings.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY17	FY18	FY19	FY20	FY21	
General Fund							
1% Sales Tax							
Proprietary Fund (Water)		\$ 59,227					\$ 59,227
Proprietary Fund (Waste Water)		\$ 59,227					\$ 59,227
TOTALS		\$ 118,454					\$ 118,454

Requested Funds: Engineering, Construction, and Contingency (ROM estimates)

Fiber Optic Infrastructure (WW17B)

- This is the first phase of a multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations
- DPU is leading implementation of this project as needs and opportunities arise
- No additional funds requested for this project

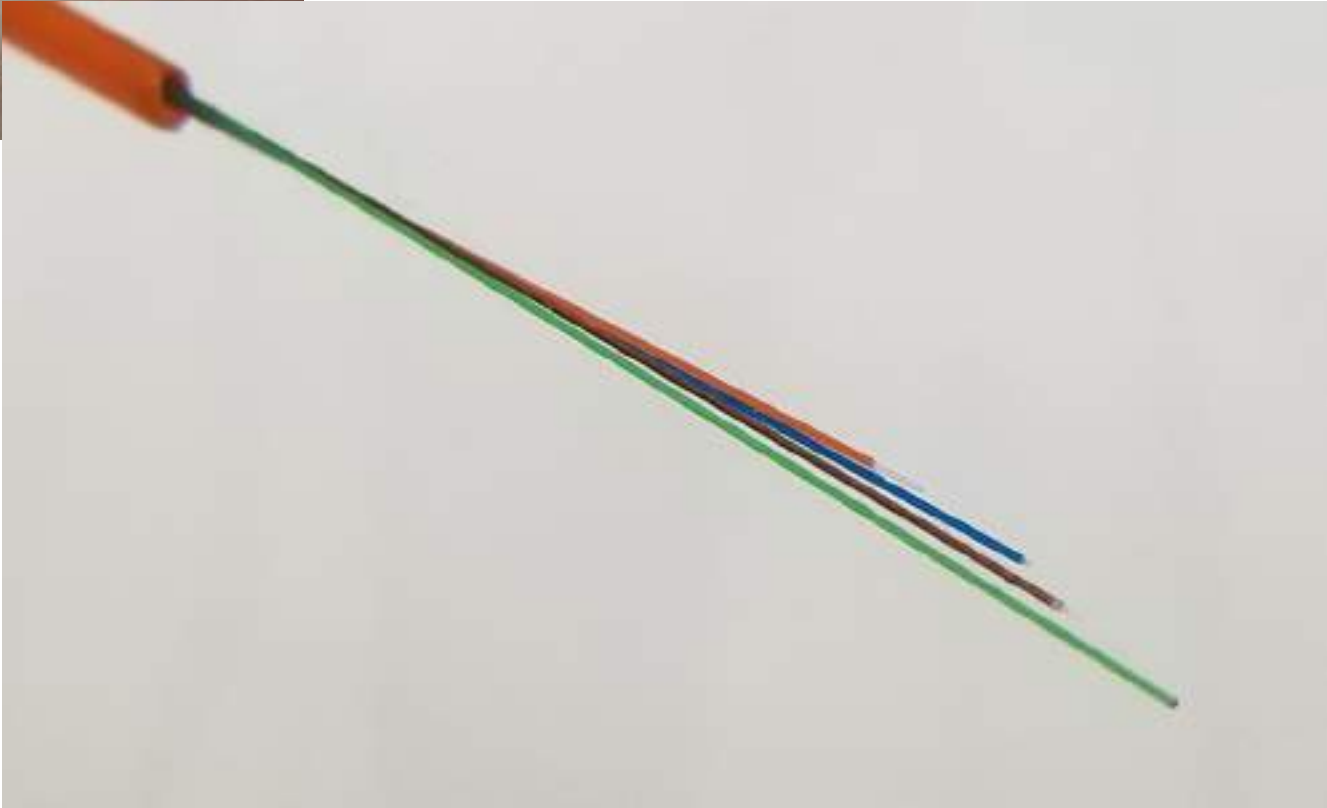
Fiber Optic Infrastructure (WW17B)

MUNIS PROJECT WW17B - FIBER OPTIC INFRASTRUCTURE DEVELOPMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 40,500	\$ -	\$ -	\$ 40,500	\$ -	\$ 40,500
Training Services	\$ 1,500	\$ 1,236	\$ -	\$ 264	\$ -	\$ 264
Other Professional	\$ 827	\$ -	\$ -	\$ 827	\$ -	\$ 827
Survey Services	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
Telephone / Fax / TV	\$ 50	\$ -	\$ -	\$ 50	\$ -	\$ 50
Advertising	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
Travel and Related	\$ 2,000	\$ 1,304	\$ -	\$ 696	\$ -	\$ 696
General Supplies	\$ 4,000	\$ 3,600	\$ -	\$ 400	\$ -	\$ 400
	\$ 59,127	\$ 6,140	\$ -	\$ 52,987	\$ -	\$ 52,987

Fiber Optic Infrastructure (WW17B)



Fiber-Optic Cable



Composting System (SW18A)

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 study 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 July 1, 2019 (FY2020). **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.

FY20-24 CMMP

Composting | SOLID WASTE

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2019

Purchase/Construction: FY 2020



Cost Assumptions

Engineering, Design, Const Admin	105,000
Other Professional Services	50,000
Construction Services	100,000
Machinery & Equipment	300,000
Subtotal	555,000
Contingency (set at 30%)	166,500
TOTAL	721,500
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	721,500

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	105,000	616,500					721,500
TOTALS \$	105,000	616,500	-	-	-	-	721,500
Requested Funds:							

Composting System (SW18A)

- 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, cardboard, wood and in later phases food and fish waste
- Pilot scale tests are being run during Fall 2018 using the Biocells equipment and DPU is pricing full-scale equipment including: wood chipper and metal removal, grinder mixer and an Ag-Bag unit
- The Ag-Bag unit is a mobile hydraulic press that pushes the pre-compost mix into a long plastic sheet tube where it sits and is aerated until the composting process causes the temperature to exceed 160° at which point the compost is safe for beneficial reuse
- About 3,000 cubic yards of compost would be generated per year without food and fish waste
- This project poses opportunities for the community to separate paper, cardboard and potentially food waste for recycling
- Small pilot tests were conducted at the Landfill to determine best methodology to implement larger scale tests
- DPW will be sending material to Sunriver Environmental in Oregon for a full scale test

Composting System (SW18A)

MUNIS PROJECT SW18A - COMPOSTING SYSTEM						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 185,000	\$ -	\$ -	\$ 185,000	\$ -	\$ 185,000
Other Professional	\$ 10,000	\$ 4,005	\$ -	\$ 5,995	\$ -	\$ 5,995
Construction Services	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Telephone / Fax / TV	\$ 250	\$ 12	\$ -	\$ 238	\$ -	\$ 238
Contingency	\$ 166,500	\$ -	\$ -	\$ 166,500	\$ -	\$ 166,500
General Supplies	\$ 9,750	\$ 3,357	\$ -	\$ 6,393	\$ -	\$ 6,393
Machinery & Equipment	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
	\$ 721,500	\$ 7,375	\$ -	\$ 714,125	\$ -	\$ 714,125

Composting System (SW18A)



Landfill Cells 3 & 4 Partial Closure (SW18B)

FY18-22 CMMP

CELLS 3&4 PARTIAL CLOSURE | SOLID WASTE

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept:
 Pre Design:
 Engineering/Design:
 Construction: FY18

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.



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

Landfill Cells 3 & 4 Partial Closure (SW18B)

- The City's ongoing Landfill Development Project has, over the past decade, brought about the construction of 3 new lined cells at the Landfill as well as the Leachate Management System and re-alignment of Summer Bay Road around the Landfill. The next step in the Development Plan is the Partial Closure of Cells 3&4
- Bristol Engineering, the design engineer, estimated cost at \$1,045,350
- Northern Alaska Contractors (NAC) was the sole bidder at \$1,031,000
- Substantial Completion Date August 31, 2018
- Final Completion Date September 14, 2018. The contractor completed the work late due to problems scheduling the liner installers but the work progressed well and there were no change orders
- The liner installation was completed in September 2018
- Liner weld test reports and as-built survey finalized
- Regan Engineering provided construction administration and inspections services and Bristol Engineering provided the specialized liner inspections required by ADEC
- Bristol Engineering prepared as-builts for permitting closure
- We need a ADOL release to make final payment and close the project and that was hung up with NAC (or their subcontractor, NW Linings) who used out-of-state employees. ADOL said they closed the case but we are still waiting on the ADOL release necessary to make final payment
- This project will be closed out when we get the ADOL part squared away which is expected to be in the very near future

Landfill Cells 3 & 4 Partial Closure (SW18B)

MUNIS PROJECT SW18B - CELLS 3&4 PARTIAL CLOSURE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 185,179	\$ 145,328	\$ 14,461	\$ 25,390	\$ -	\$ 25,390
Construction Services	\$ 1,031,000	\$ 1,031,000	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ 200	\$ 112	\$ -	\$ 88	\$ -	\$ 88
Advertising	\$ 450	\$ 438	\$ -	\$ 12	\$ -	\$ 12
Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 126,771	\$ -	\$ -	\$ 126,771	\$ -	\$ 126,771
Interest Expense	\$ 2,400	\$ -	\$ -	\$ 2,400	\$ -	\$ 2,400
	\$ 1,346,000	\$ 1,176,878	\$ 14,461	\$ 154,661	\$ -	\$ 154,661

Landfill Cells 3 & 4 Partial Closure (SW18B)



Solid Waste Scale Upgrade (SW20A)

Project Description: This project consists of replacing the outdated scale components to the Solid Waste State Certified scale.

Project Need: The Landfill uses a state certified vehicle scale to determine the amount of waste entering the Landfill. This scale also determines the tonnage cost to charge the customer. When the scale is inoperable, Landfill Personnel must estimate the tonnage of waste entering the Landfill. This is a very inefficient way to operate. The Solid Waste Scale was installed in 1997. The scale platform is still operational but the other scale components, such as the load bearing cells and control mechanisms are obsolete and parts cannot be obtained when repairs are needed. Upgrading the scale components will also dictate that a recalibration and certification will need to be completed, which is included in the costs.

Development Plan & Status (Include Permit and Utility Requirements): Recertification of the scale will be needed. This cost is included.

Cost & Financing Data: The money for this project will come from the Solid Waste Proprietary Fund.

FY20-24 CMMP

Solid Waste Scale Upgrade | SOLID WASTE

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	10,000
Construction Services	10,000
Machinery & Equipment	30,000
Subtotal	50,000
Contingency (set at 30%)	15,000
TOTAL	65,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	65,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		65,000					65,000
TOTALS \$		65,000	-	-	-	-	65,000
Requested Funds:							124

Solid Waste Scale Upgrade (SW20A)

- DPU finalizing equipment specifications and placed order
- This work replaces the measuring components and not the steel platform
- The brand of scale at the Landfill is Toledo Scale
- Parts have been ordered thru Phillips Scale in Anchorage
- Phillips Scale sells, installs, and certifies scales
- Parts were received and installed by Phillips Scale in conjunction with Landfill crew
- Phillips Scale calibrated scale after upgrade
- Scale is back in operation and functioning well
- This project is complete and can be closed out

Solid Waste Scale Upgrade (SW20A)

MUNIS PROJECT SW20A - SOLID WASTE SCALE UPGRADE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 10,056	\$ -	\$ -	\$ 10,056	\$ -	\$ 10,056
Machinery & Equipment	\$ 54,944	\$ 56,699	\$ -	\$ (1,755)	\$ -	\$ (1,755)
	\$ 65,000	\$ 56,699	\$ -	\$ 8,301	\$ -	\$ 8,301

Solid Waste Scale Upgrade (SW20A)



Re-Insulate Baler Building (SW20B)

PROJECT DESCRIPTION: This project will be conducted at the Landfill Baler Building, built in 1998. It will replace approximately 75% of the wall insulation, approximately 10% of the ceiling insulation, and install PVC Liner Panels over all of the building's insulation to protect the insulation from birds. This project is intended to replace damaged insulation and defend against future damage. This project will also find a solution and pay for the installation of devices that will deter the birds from entering the Baler Building.

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 to 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 nuisances. 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.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): This project was put on hold until a solution for our bird problem could be developed. However no solution has been found. Staff is still researching a way to deter the birds from entering the Baler Building.

Cost & Financing Data: Money for this project will come from the Solid waste Proprietary Fund.

FY20-24 CMMP

Re-Insulation of Baler Building | SOLID WASTE

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2021



Cost Assumptions	
Engineering, Design, Const Admin	60,000
Other Professional Services	40,000
Construction Services	300,000
Machinery & Equipment	275,000
Subtotal	675,000
Contingency (set at 30%)	202,500
TOTAL	877,500
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	877,500

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		60,000	817,500				877,500
TOTALS \$		60,000	817,500	-	-	-	877,500
Requested Funds:							

Re-Insulate Baler Building (SW20B)

- DPW Facilities Maintenance inspected Baler Building and is researching insulation and paneling options

Re-Insulate Baler Building (SW20B)

MUNIS PROJECT SW20B - RE-INSULATE BALER BUILDING						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 59,800	\$ -	\$ -	\$ 59,800	\$ -	\$ 59,800
Telephone / Fax / TV	\$ 200	\$ -	\$ -	\$ 200	\$ -	\$ 200
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000

Re-Insulate Baler Building (SW20B)



CEM Breakwater Repair (PH17C)



January 23, 2015

PND 151013

Peggy McLaughlin
Director of Ports
City of Unalaska
P.O. Box 610
Unalaska, Alaska 99685

Re: CEM Floating Breakwater Repair Concept Development

Dear Peggy,

PND Engineers, Inc. (PND) is pleased to provide this proposal for development of conceptual repairs and modifications for the Carl E Moses (CEM) Floating Breakwater pontoon inter-connections. Based upon our discussions and photographs, it is our understanding that the chain inter-connection between longitudinally adjacent floating concrete pontoons have failed on several occasions, allowing the pontoons to become misaligned and will likely result in impact damage during wave/wake events as the pontoons bump against each other in an uncontrolled manner, eventually resulting reduced structure life and long-term damage. We understand the USACE has been slow to develop a remedy to the situation and has asked the City for input to the repair solution. PND's proposed scope and deliverables are described below:

Conceptual Design

PND will review and utilize the USACE original design drawings and photographs of the damaged breakwater float connections to develop approximately three or four repair/modification concept hand sketches and written descriptions to improve/replace the pontoon connection. These hand sketches can then be reviewed and assessed by the City of Unalaska for determination as to which alternatives will be provided to the Corp of Engineers as a suggested remedy to the problem. The conceptual designs will be qualitative concepts, as development of detailed design forces and pontoon interactive motion is beyond the desired scope and will be addressed by USACE. We understand that the sketches are to be "generic" and that PND will be working behind the scene to assist the City in providing technical input to USACE.

CEM Breakwater Repair (PH17C)

- This is a project primarily in the hands of the US Army Corp of Engineers (USACE)
- The original installation has been problematic with the breakwater sections getting caught on each other.
- The USACE has issued a contract for the repair of the breakwaters
- COU is waiting on confirmation from the USACE that the contractor has completed repair work
- USACE will then ask the COU to accept the CEM Harbor as complete
- No additional funding requested for this project

CEM Breakwater Repair (PH17C)

MUNIS PROJECT PH17C - CEM BREAKWATER REPAIR						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Construction Services	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000

CEM Breakwater Repair (PH17C)



UMC Positions 3 & 4 Replacement (PH17D)

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.

FY17-21 CMMP

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

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
		FY17	FY18	FY19	FY20	FY21	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Ports)	\$ 1,884,858	\$ 1,121,000	\$ 47,682,000				\$ 50,687,858
TOTALS	\$ 1,884,858	\$ 1,121,000	\$ 47,682,000				\$ 50,687,858

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

UMC Positions 3 & 4 Replacement (PH17D)

- This project began construction in Summer FY18 and provides 714 feet of useable protected dock face, an extension of the crane rail length of 280 feet with a future additional 418 feet available in the future, utility and fueling connections and a paved area from the dock face to Ballyhoo Road.
- The contractor Turnagain Marine Construction (TMC) has the following construction schedule:
 - Substantial Completion 12-15-18
 - Final Completion 1-15-18
- Positions III and IV are open for business. The remaining work is to complete minor final completion punchlist items
- The project is currently at 2.1% of the total contract value in change orders and is on track to be completed under budget
- Grout that failed over the winter was replaced
- Additional sand fill between pavers was installed
- TMC arrived on-site October 28, 2019 and began completion of all remaining Punch List items
- TMC completed their work on November 4, 2019 at which time a walk-thru was conducted, however, additional incomplete work was identified and TMC is working to correct the deficiencies
- TMC will submit a final pay request when deficiencies are corrected

UMC Positions 3 & 4 Replacement (PH17D)

MUNIS PROJECT PH17D - UMC POSITIONS III & IV REPLACEMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Salaries and Wages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overtime	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Insurance Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA / Medicare Employer Match	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PERS Employer Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unemployment Ins Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Workers Compensation Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal	\$ -	\$ 113	\$ -	\$ (113)	\$ -	\$ (113)
Engineering and Architectural	\$ 2,215,000	\$ 2,134,967	\$ 66,338	\$ 13,695	\$ -	\$ 13,695
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 35,243,460	\$ 34,990,503	\$ 148,762	\$ 104,195	\$ -	\$ 104,195
Telephone / Fax / TV	\$ 1,000	\$ 882	\$ -	\$ 118	\$ -	\$ 118
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel and Related Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 1,393,065	\$ -	\$ -	\$ 1,393,065	\$ -	\$ 1,393,065
General Supplies	\$ 6,500	\$ 5,785	\$ -	\$ 715	\$ -	\$ 715
Computer Hardware/Software	\$ 3,125	\$ 3,114	\$ -	\$ 11	\$ -	\$ 11
Machinery and Equipment	\$ 27,490	\$ 27,490	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 38,889,640	\$ 37,162,854	\$ 215,100	\$ 1,511,686	\$ -	\$ 1,511,686

UMC Positions 3 & 4 Replacement (PH17D)



Paver blocks exceed allowable height tolerance



Crane Tie-Down Vault with no drain.

Harbor Office Communications Line (PH19A)

PROJECT DESCRIPTION:

This project will replace the unreliable wireless communication line at the Unalaska Marine Center (UMC) Harbor Office with hard-wired direct connectivity from the Harbor Office to the Powerhouse. From the Powerhouse, the Harbor Office will have direct connectivity to City Hall, DPS, the rest of Unalaska, and the outside world. This will provide seamless transmission of phone calls and data by bypassing multiple wireless connections.

PROJECT NEED:

Because of the Port location, the Harbor Office does not have a direct line of sight to the Haystack Communication Facility. As a result, multiple wireless jumps are required in order to achieve communication but that results in a weak connection subject to frequent interruptions. The communication signal is often interrupted by UMC vessel traffic or weather. The direct hard-wired line will reduce the amount of disconnections the Harbor Office experiences with the current City intranet and phone system. This is particularly critical during times of emergency response.

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

Preliminary engineering is complete. Final design in FY19 with construction in FY19-20

COST & FINANCING DATA:

Cost Assumptions:

Engineering, Design, Const Admin	9,500
Other Professional Services (Survey)	2,500
Construction Services	95,000
Machinery & Equipment	10,000
Subtotal	117,000
Contingency	35,000
Total \$	152,000

FY19-23 CMMP

HARBOR OFFICE COMMUNICATION LINE | PORTS

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: N/A

Engineering/Design: FY 2019

Purchase/Construction: FY 2019-2020



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Ports & Harbors)		152,000					152,000
TOTALS \$		152,000					152,000

Requested Funds:

Harbor Office Communications Line (PH19A)

- This project will replace the unreliable wireless communication line at the Unalaska Marine Center (UMC) Harbor Office with hard-wired direct connectivity from the Harbor Office to the Powerhouse. From the Powerhouse, the Harbor Office will have direct connectivity to City Hall, DPS, the rest of Unalaska, and the outside world. This will provide seamless transmission of phone calls and data by bypassing multiple wireless connections
- DPU Electric Line Crew identified and made available underground conduit between the Powerhouse and Lift Station #6 near the Latitude 54 building
- DPU Electric Line Crew installed pull string in conduit to install the communications lines from the Powerhouse to Lift Station #6
- New conduit was trenched in between Lift Station #6 and Latitude 54 building
- All the fiber has been pulled
- Connections to exterior of Old Powerhouse along with penetrations into the building anticipated to be complete by mid November
- A 52" long coring bit was used to penetrate concrete walls to run fiber
- Interior cabling will be done in-house by COU IS folks
- No additional funding requested for this project

Harbor Office Communications Line (PH19A)

MUNIS PROJECT PH19A - HARBOR OFFICE COMMS LINE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 3,500	\$ -	\$ -	\$ 3,500	\$ -	\$ 3,500
Training Services	\$ 1,500	\$ 1,236	\$ -	\$ 264	\$ -	\$ 264
Other Professional Services	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500
Construction Services	\$ 14,500	\$ 14,000	\$ -	\$ 500	\$ -	\$ 500
Travel and Related	\$ 3,000	\$ 1,304	\$ -	\$ 1,696	\$ -	\$ 1,696
Contingency	\$ 35,000	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000
General Supplies	\$ 76,500	\$ 79,165	\$ -	\$ (2,665)	\$ -	\$ (2,665)
Computer Hardware	\$ 5,500	\$ 4,330	\$ -	\$ 1,170	\$ -	\$ 1,170
Machinery & Equipment	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000
	\$ 152,000	\$ 100,035	\$ -	\$ 51,965	\$ -	\$ 51,965

Harbor Office Communications Line (PH19A)

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 Recording District: 305 Aleutian Islands
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NON-EXCLUSIVE EASEMENT AGREEMENT

Delta Western, Inc. ("Delta Western"), a Washington corporation, the address of which is 4241 21st Avenue West, Floor 4, Seattle, Washington, 98199-1250, and the City of Unalaska ("City"), a first-class Alaska municipal corporation, the address of which is 43 Raven Way, P. O. Box 610, Unalaska, Alaska, 99685, hereby agree as follows:

1. **Recitals.** Delta Western owns and operates a fuel distribution business in Unalaska, Alaska, and seeks to install, operate and maintain a fuel pipeline in City-owned right-of-way. Delta Western submitted the following description of its proposed project in letter to the City dated October 6, 2011, a copy of which is attached to this agreement:

The proposed plan is for the new pipeline to be able to service the Unalaska Marine Center ("UMC") Dock, the Coast Guard Dock, and the KDH [Kloosterboer Dutch Harbor] Dock.

The proposed 8", or possibly 10", fuel line would begin in the vicinity of the Delta Western dock where it would enter City of Unalaska right of way on East Point Road and extend east, turning and heading north down Ballyhoo Road until reaching the south end of the Kloosterboer dock where it would leave the City right of way. The line will generally be located on the north side of the East Point right of way and east side of the Ballyhoo right of way before joining the proposed City utility trench for the remainder of the run down Ballyhoo.

For the portion of the project where the proposed fuel line would be the only utility in the trench, the trench would be a minimum of three feet wide to allow for good compaction of the fuel line. For the section where

we would like to have the fuel line join in with the City's utility trench there will be a minimum of 1" separation between the fuel line and any other utilities. The top of the fuel line will be a minimum of 48" below grade.

Delta Western would like to add a service connection near position four at the UMC dock and tie into the existing unused service line at the Coast Guard dock. Details of the ties to the UMC and Coast Guard Dock would be coordinated with the City.

2. **Easement Grant.** City shall grant and convey to Delta Western and hereby grants and conveys to Delta Western, subject to the terms and conditions of this Agreement, a ten-foot wide non-exclusive easement ("Easement") in, upon, under and through City-owned right-of-way for East Point Road and Ballyhoo Road, in the area of said right-of-way located in portions of recorded plats 95-07, 96-01, 2011-05, 2011-06, 83-8, 84-03, 89-11, 90-05, 94-04, and 97-10.

Following installation of Delta Western's fuel pipeline, a description of the Easement will be prepared (pursuant to Paragraph 3 below) and agreed to by the parties in an addendum to this agreement. This agreement and any addendum(s) thereto will be recorded in the Aleutian Recording District following completion of the pipeline project.

The location of any improvements Delta Western proposes to build at the Unalaska Marine Center and the terms of use for the same shall be by a separate agreement.

3. **As-Built Survey.** Promptly following completion of the fuel pipeline improvements to be constructed and installed in the Easement, Delta Western shall, at its expense, provide City with an "as-built" survey showing the precise location of the improvements, and that such improvements are within the boundaries of the Easement granted or, in the event of any variance, a proposed amended legal description of the Easement. Any such change to the legal description of the Easement shall only become effective upon the City's written acceptance of same.

4. **Use Limitation.** The Easement shall be used by Delta Western only for the purpose of installing, constructing, operating, maintaining, repairing and removing its fuel pipeline ("Permitted Uses"), and not for any other use.

5. **Term.** The Easement shall run for a term of twenty (20) years commencing on December 1, 2011, the date Delta Western started construction of its fuel pipeline. Delta Western shall have the option to extend the Easement term for two additional terms of six years each beyond the initial term. To exercise this option, Delta Western must give City at least 60 days written notice prior to the end of the preceding term.



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UMC Laydown Area (PH19B)

PROJECT DESCRIPTION: This project is located on the south end of the Position 7 at the Unalaska Marine Center on Ballyhoo Road. The proposed site is an extension to the uplands and is strictly fill. Upon completion provides an additional 1.9 acres of leasable uplands.

PROJECT NEED: This project will provide a much needed addition to the existing operational uplands at the Unalaska Marine Center. It was identified as an economic benefit during the Design process for the Unalaska marine center expansion and replacement project.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): This extension is permitted through the USACE and has gone through the appropriate NEPA Reviews. The design is complete and all critical pieces are in place to move forward with the completion of this fill work.

COST & FINANCING DATA: This project is to be funded out of the Port Proprietary Fund and is estimated to have return on investment of 10 years or less. This project was an additive alternative to the original UMC project but was removed from the project. The leftover from the UMC contingency budget is expected to cover the projected cost of the laydown area.

Cost Assumptions:

Engineering CA Services	10,000
Other Professional Services	5,000
Construction Services	4,300,000
Subtotal	4,315,000
Contingency	1,085,000
TOTAL \$	5,400,000

FY19-23 CMMP

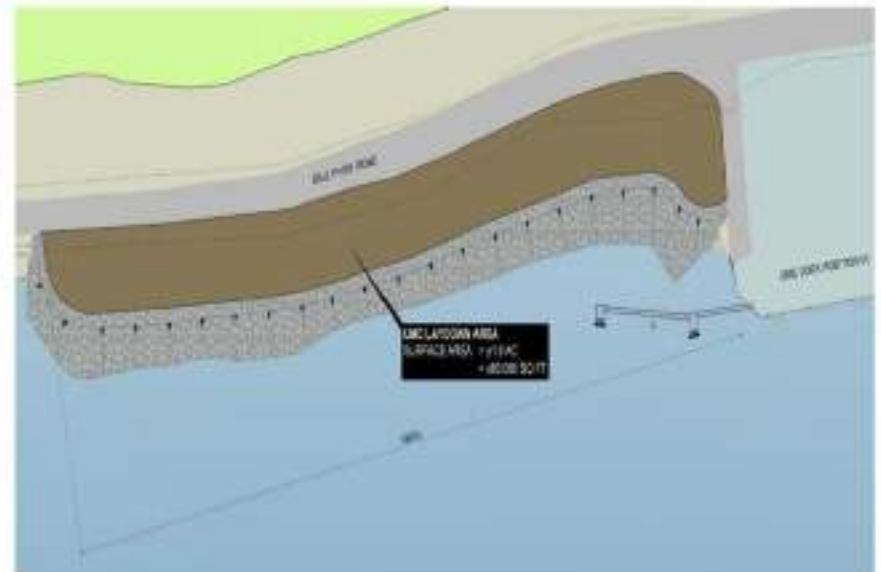
UMC LAYDOWN AREA | PORTS & HARBORS

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: N/A

Engineering/Design: N/A

Purchase/Construction: FY 2019



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Ports & Harbors)		5,400,000					5,400,000
TOTALS \$		5,400,000					5,400,000

Requested Funds:

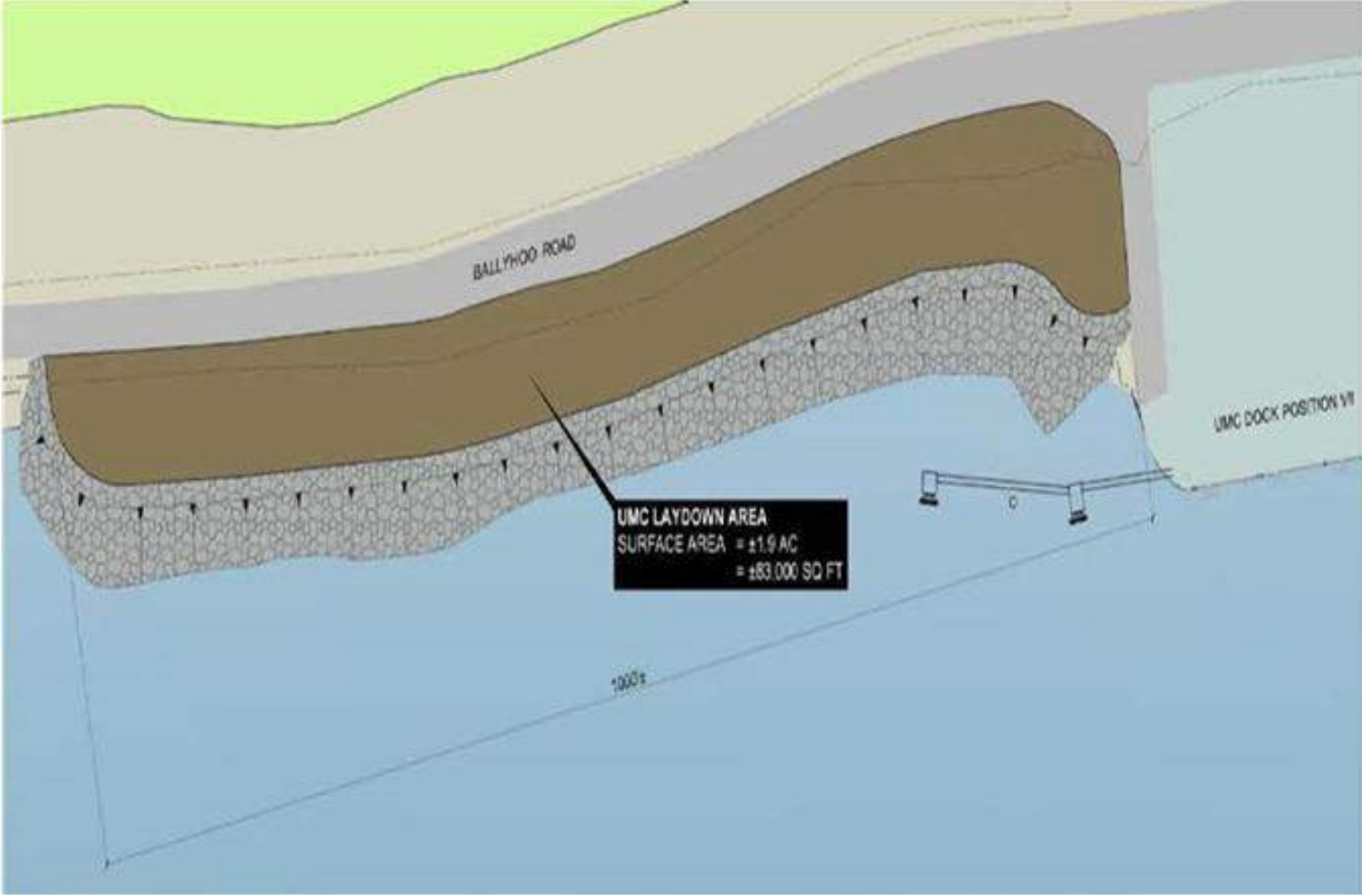
UMC Laydown Area (PH19B)

- This project is located on the south end of the Position 7 at the Unalaska Marine Center on Ballyhoo Road
- The site is an extension to the uplands and is ocean fill with some drainage improvements and lighting
- This project provides an additional 1.9 acres of leasable uplands
- PND Engineers and DPW/Ports bid the project in September 2018 with 3 bids received on October 16, 2018
- Northern Alaska Contractors (NAC) was the low bidder at \$3,837,342
- Resolution 2018-62 authorized the City Manager to enter into an agreement with NAC for the work
- DPW awarded the contract to NAC in November 2018
- NAC began work in last week of April 2019
- Project was certified to be Substantially Complete on August 27, 2019
- All Punch List items are complete
- Final survey and as-built record drawings are complete
- Final payment has been made

UMC Laydown Area (PH19B)

MUNIS PROJECT PH19B - UMC LAYDOWN AREA						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 201,952	\$ 184,475	\$ 17,256	\$ 221	\$ -	\$ 221
Other Professional Services	\$ 792	\$ 792	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 4,183,342	\$ 4,133,042	\$ 50,300	\$ -	\$ -	\$ -
Telephone/FAX/TV	\$ 500	\$ 83	\$ -	\$ 417	\$ -	\$ 417
Contingency	\$ 1,013,414	\$ -	\$ -	\$ 1,013,414	\$ -	\$ 1,013,414
	\$ 5,400,000	\$ 4,318,393	\$ 67,556	\$ 1,014,051	\$ -	\$ 1,014,051

UMC Laydown Area (PH19B)



Cruise Ship Terminal Design (PH20A)

Project Description: This project will design the Unalaska Marine Center Cruise ship terminal. This Terminal will provide an open sheet pile design dock with mooring dolphins to the South of Unalaska Marine Center Position 7.

Project Need: Cruise ship activity is on the rise in Unalaska and is proving to be a benefit to local commerce. The cruise ships do not have a place to reserve with certainty as the Unalaska Marine Center is designated for industrial cargo and fishing operations. We have been fortunate to be able to accommodate most of the cruise ship activity, but the passenger count and number of vessel calls is on the rise.

With this in mind, a cruise ship terminal would allow for dedicated cruise ship berthing. It would eliminate passengers walking through and around cargo operations. During the off season for cruise ships this facility could be used for fishing vessel offloads. This would allow additional revenue opportunity and still bolster commerce through committed berthing for the cruise ship industry.

Development Plan & Status (Include Permit and Utility Requirements):

Cost & Financing Data: ROM for geotechnical is about \$300 and ROM for design is \$600

FY20-24 CMMP

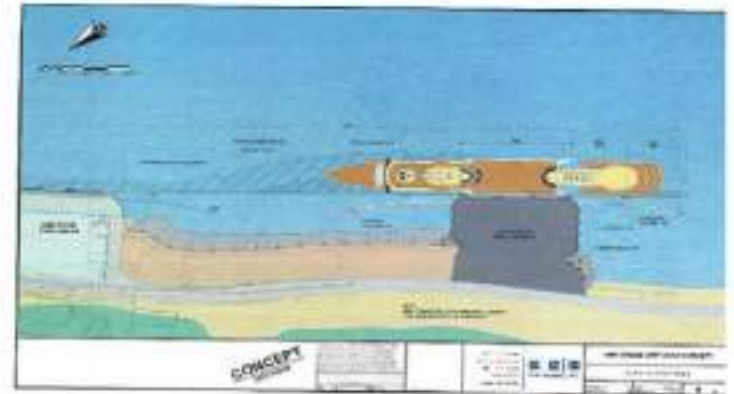
UMC Cruise Ship Terminal Design | PORTS

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2021

Purchase/Construction: FY 2021



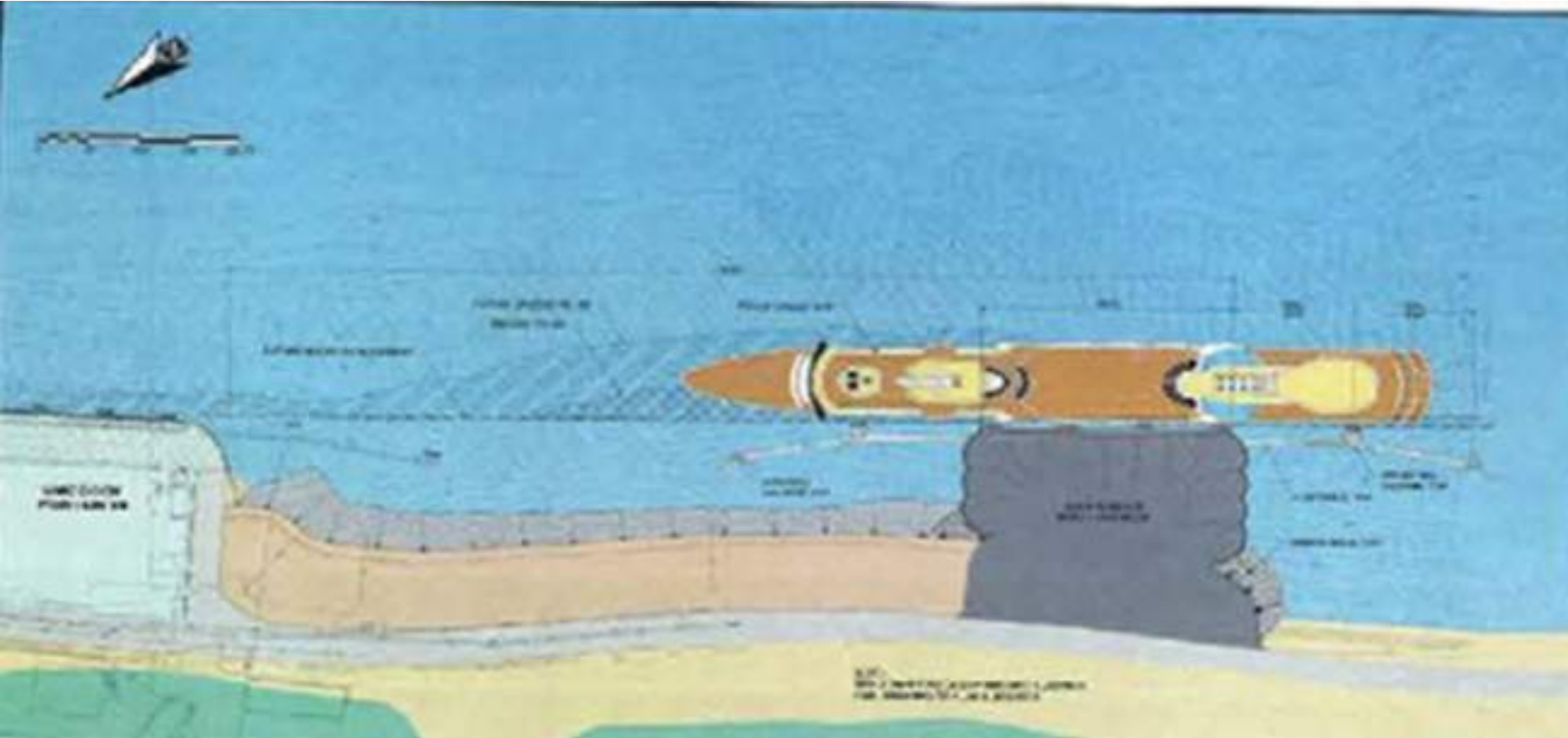
Cost Assumptions

Engineering, Design, Const Admin	600,000
Other Professional Services	-
Construction Services	300,000
Machinery & Equipment	-
Subtotal	900,000
Contingency (set at 30%)	270,000
TOTAL	1,170,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,170,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		390,000	780,000				1,170,000
TOTALS \$	-	390,000	780,000	-	-	-	1,170,000
Requested Funds:							

Cruise Ship Terminal Design (PH20A)

- Concept design discussions underway
- PND consulted for additional input
- Ports is considering impact of next summer's estimated 30 cruise ships



Cruise Ship Terminal Design (PH20A)

MUNIS PROJECT PH20A - CRUISE SHIP TERMINAL DESIGN						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 273,000	\$ -	\$ -	\$ 273,000	\$ -	\$ 273,000
Contingency	\$ 117,000	\$ -	\$ -	\$ 117,000	\$ -	\$ 117,000
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 390,000	\$ -	\$ -	\$ 390,000	\$ -	\$ 390,000



Cruise Ship Terminal Design (PH20A)



Mooring Buoy Maintenance (PH20B)

Project Description: This is maintenance required to ensure the integrity of the mooring buoy. This project will inspect the tri-plate and anchor chain connecting to the 35,000 lb anchors. It will inspect the anchor chain at the mudline, remove marine growth from the buoy, and inspect the buoy for structural integrity. It will also confirm GPS Coordinates for anchor locations.

Project Need: The structural integrity of the buoy system is critical to be able to provide this as an emergency asset. Materials can degrade over time and it is important that we keep this type of maintenance on a 4-5 year rotation in order to identify weakness or replacement needs.

Development Plan & Status (Include Permit and Utility Requirements): This buoy system is located in State waters and permitted by the Department of Natural Resources. A copy maintenance records and replacement records will be provided to DNR.

Cost Assumptions: A quote for a flat fee labor service for \$25,000 has come in from Resolve/Magone Marine, with an additional quote from LFS Dutch for \$10,365 for materials. The contingency on this project is expected to cover additional materials if needed.

Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	25,000
Construction Services	13,462
Machinery & Equipment	-
Subtotal	38,462
Contingency (set at 30%)	11,538
TOTAL	50,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	50,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		50,000					50,000
TOTALS \$		50,000					50,000
Requested Funds:							

FY20-24 CMMP

Emergency Mooring Buoy Maintenance | PORTS

Estimated Project & Purchase Timeline
 Pre Design: FY 2020
 Engineering/Design: FY 2020
 Purchase/Construction: FY 2020



Mooring Buoy Maintenance (PH20B)

- Scope of work being developed

Mooring Buoy Maintenance (PH20B)

MUNIS PROJECT PH20B - MOORING BUOY MAINTENANCE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Professional	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Telephone / Fax / TV	\$ 162	\$ -	\$ -	\$ 162	\$ -	\$ 162
Contingency	\$ 11,538	\$ -	\$ -	\$ 11,538	\$ -	\$ 11,538
Machinery & Equipment	\$ 13,300	\$ -	\$ -	\$ 13,300	\$ -	\$ 13,300
	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000

Mooring Buoy Maintenance (PH20B)



Rescue Vessel Engine Upgrade (PH20C)

Project Description: Rescue Vessel Engine Upgrade

Project Need: The Tide Breaker runs on two Yamaha F250. Both of these engines are original to the vessel. The Engines have had on going issues with water and seals that can no longer be replaced. We have sent out one of the engines for a complete rebuild. This puts the vessel out of service. Yamaha is phasing out the F250 model that is on the Tide Breaker. We would purchase two Yamaha LF300's and maintain the F250 as back up for the Tide Breaker so that engine maintenance does not take the vessel out of commission. The LF300 could eventually serve as back up engines for a new response vessel. The costs includes shipping.

Development Plan & Status (Include Permit and Utility Requirements):

Cost & Financing Data: Anticipated cost is \$50,500 with an additional mandatory 30% contingency totaling \$65,650.

FY20-24 CMMP

Rescue Vessel Engine Upgrade | PORTS

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Cost Assumptions

Engineering, Design, Const Admin	-
Other Professional Services	-
Construction Services	-
Machinery & Equipment	50,500
Subtotal	50,500
Contingency (set at 30%)	15,150
TOTAL	65,650
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	65,650

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		65,650					65,650
TOTALS \$	-	65,650	-	-	-	-	65,650
Requested Funds:							

Rescue Vessel Engine Upgrade (PH20C)

- Engine specs being developed

Rescue Vessel Engine Upgrade (PH20C)

MUNIS PROJECT PH20C - RESCUE VESSEL ENGINE UPGRADE						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 15,150	\$ -	\$ -	\$ 15,150	\$ -	\$ 15,150
Machinery & Equipment	\$ 50,500	\$ -	\$ -	\$ 50,500	\$ -	\$ 50,500
	\$ 65,650	\$ -	\$ -	\$ 65,650	\$ -	\$ 65,650

Rescue Vessel Engine Upgrade (PH20C)



Entrance Channel Dredging (PH201)

Project Description: This project is a General Fund project. It will remove material from the channel bar that crosses the entrance of Iluliuk 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 Feasibility Study is complete and the milestone of presenting the study to Headquarters reached. USACE HQ will be tracking our feasibility finish [intensely]! As the District is poised to complete actions by March/April - - - District is definitely geared/tuned to the signed Chief's Report date. Design phase, and Construction are the next phases of the project.

FY20-24 CMMP

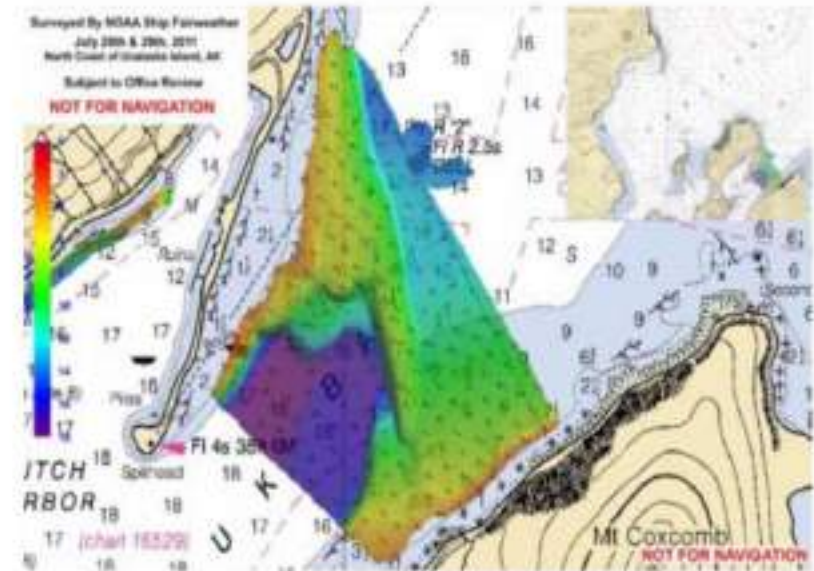
Entrance Channel Dredging | PORTS

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2020

Purchase/Construction: FY 2022



Cost Assumptions	
Engineering, Design, Const Admin	1,500,000
Other Professional Services	1,000,000
Construction Services	2,500,000
Machinery & Equipment	
Subtotal	5,000,000
Contingency (set at 30%)	1,500,000
TOTAL	6,500,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	6,500,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	1,500,000	1,000,000		4,000,000			6,500,000
1% Sales Tax						-	
Grant						-	
Proprietary Fund						-	
TOTALS \$	1,500,000	1,000,000	-	4,000,000	-	-	6,500,000
Requested Funds:							

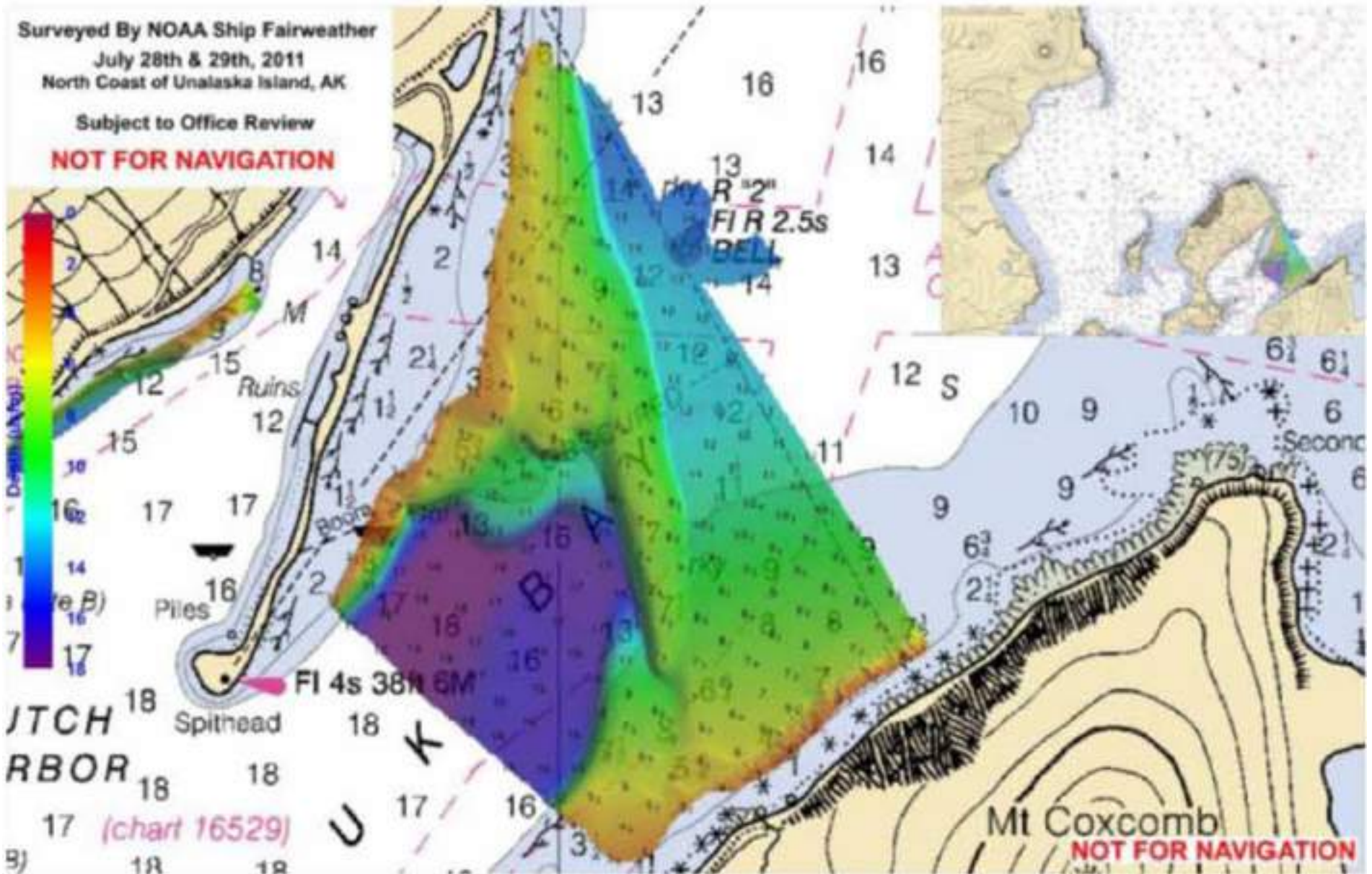
Entrance Channel Dredging (PH201)

- This project will remove 182,000 cubic yards of material from an area 600' x 600' at the channel bar that crosses the entrance of Iliuliuk Bay enabling vessels to enter Dutch Harbor safely
- The bar causes inefficiencies in the delivery of fuel, durable goods, and exports to/from Dutch Harbor
- Ports is working with the United States Army Corps of Engineers (USACE) in the planning stage and expect dredging in FY22
- USACE completed their Final Feasibility Report and Final Environmental Assessment dated November 2019
- USACE is planning on presenting that report to the COU and the public
- Estimated Total Cost is \$30,445,000 with the City share at \$7,611,250
- USACE Recommended Plan:
 - Dredge Channel to -58 feet MLLW
 - Dredge Volume 182,000 CY
 - Length of Channel 600 Feet
 - Width of Channel 600 Feet
 - Maintenance Dredging 16,000 CY @ 25 yrs

Entrance Channel Dredging (PH201)

MUNIS PROJECT PH201 - ENTRANCE CHANNEL DREDGING						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering & Architectural	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000
Other Professional	\$ 1,091,212	\$ 1,091,212	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 408,538	\$ 25,175	\$ -	\$ 383,363	\$ -	\$ 383,363
Telephone / Fax / TV	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ 250
	\$ 2,500,000	\$ 1,116,388	\$ -	\$ 1,383,613	\$ -	\$ 1,383,613

Entrance Channel Dredging (PH201)



LCD and UMC Dredging (PH602)

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.

FY20-24 CMMP

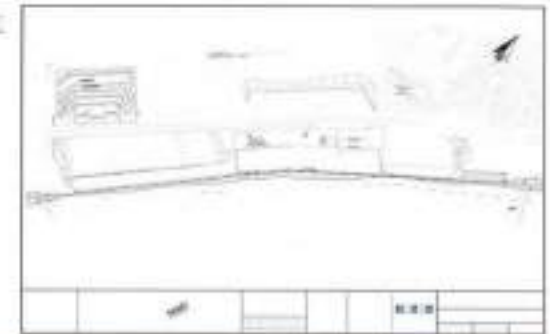
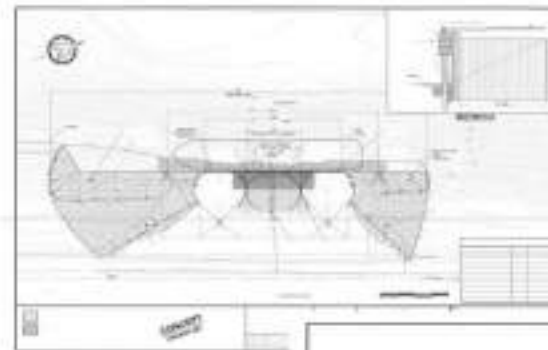
LCD and UMC Dredging | PORTS

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2023

Purchase/Construction: FY 2023



Cost Assumptions

Engineering, Design, Const Admin	109,650
Other Professional Services	-
Construction Services	1,932,000
Machinery & Equipment	-
Subtotal	2,041,650
Contingency (set at 30%)	612,495
TOTAL	2,654,145
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	2,654,145

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	109,650				2,544,495		2,654,145
TOTALS \$	109,650	-	-	-	2,544,495	-	2,654,145
Requested Funds:							

LCD and UMC Dredging (PH602)

- This project includes the engineering, permitting, and dredging at the faces of the Light Cargo Dock and the Unalaska Marine Center positions 1-7. 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
- Ports is currently working with PND Engineers on the initial planning phases with dredging in FY22-23 in conjunction with the Entrance Channel Dredging project
- No additional funding requested for this project

LCD and UMC Dredging (PH602)

MUNIS PROJECT PH602 - LCD & UMC DREDGING						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Other Professional	\$ 109,650	\$ -	\$ -	\$ 109,650	\$ -	\$ 109,650
	\$ 109,650	\$ -	\$ -	\$ 109,650	\$ -	\$ 109,650

LCD and UMC Dredging (PH602)



Typical dredging operation

Robert Storrs Harbor A & B Floats (PH905)

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.

FY20-24 CMMP

Bobby Storrs A & B Float Realignment & Replacement | PORTS

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2020

Purchase/Construction: FY 2021



Existing Condition (left)
Side Tie: 643 feet
Slips: 6 - 42 foot & 6 - 60 foot



Proposed Concept (right)
Side Tie: 218 feet
Slips: 22 - 26 foot, 13 - 32 foot, & 20 - 42 foot

Cost Assumptions	
Engineering, Design, Const Admin	650,000
Other Professional Services	-
Construction Services	9,980,000
Machinery & Equipment	-
Subtotal	10,630,000
Contingency (set at 30%)	3,189,000
TOTAL	13,819,000
Less Other Funding Sources (Grants, etc.)	3,405,000
Total Funding Request \$	10,414,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)							
1% Sales Tax							
Grant			3,405,000				3,405,000
Proprietary Fund	50,000	600,000	6,575,000				7,225,000
TOTALS \$	50,000	600,000	9,980,000				10,630,000
Requested Funds:							

Robert Storrs Harbor A & B Floats (PH905)

- 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
- Ports worked with PND Engineers developing conceptual plans which are complete. Scoping is complete and the Port would like to pursue this replacement project upon completion of the present UMC Positions 3&4 project
- Additional tideland lease from the State is required for float extension and land use agreement or land swap with Unisea for uplands development (parking)
- Ports is currently working with Planning on complex tideland acquisition from the State and a property swap with UniSea
- The design will be used to apply for matching ADOT grant funding with possible construction in FY21
- Council will be briefed/presented with options for Design/Build, Design Best Value Bid, and Design/Bid/Build for the A and B Float replacement
- Ports will not pursue construction without matching grant funds through the Harbor Grant matching program
- Pacesetter Way R/W was surveyed by LCG Lantech

Robert Storrs Harbor A & B Floats (PH905)

MUNIS PROJECT PH905 - ROBERT STORRS SBH IMPROVEMENTS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 632,000	\$ -	\$ 22,360	\$ 609,640	\$ -	\$ 609,640
Other Professional	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone / Fax / TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 18,000	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000
	\$ 650,000	\$ -	\$ 22,360	\$ 627,640	\$ -	\$ 627,640

Robert Storrs Harbor A & B Floats (PH905)



Airport Terminal Roof (AP18A)

FY19-23 CMMP

AIRPORT TERMINAL ROOF REPLACEMENT | AIRPORT

PROJECT DESCRIPTION: The Unalaska Airport Terminal Building has a one level roof with a raised clerestory, which is in need of replacement with a gable roof.

PROJECT NEED: The building is an approximately 16,200 SF facility with an Inverted Roof Membrane Assembly (IRMA) that slopes to internal roof drains. 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. The pavers deteriorate rapidly compared to the membrane and debris and organics accumulate in joints preventing water access to roof drains. Inspection of the membrane is complicated due to the difficulty in removing the pavers and insulation. Chronic leaks have been reported at isolated areas during periods of high wind and rain. Two permeant 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 failed to preventing roof leaks.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): A new peaked gable roof with adequate pitch 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 was publicly solicited with 5 proposals received on 1-31-18. The budgetary estimate for the design services is estimated to be \$140,000.

Cost Assumptions

Engineering Services	10,000
Other Professional Services	130,000
Machinery and Equipment	0
Construction Services	TBD
Subtotal	140,000
Contingency 30% of Subtotal	Included
Total	140,000
Funds Appropriated in FY18	\$ (140,000)
Total FY19 Request \$	0

ESTIMATED PROJECT & PURCHASE TIMELINE
 Pre Design: FY 2018
 Engineering/Design: FY 2018-2019
 Purchase/Construction: FY 2020



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund (Airport)	140,000		TBD				TBD
TOTALS \$	140,000		TBD				TBD

Requested Funds: Engineering, Construction, Inspection, Contract Administration

Airport Terminal Roof (AP18A)

- The Unalaska Airport Terminal Building has a flat Inverted Roof Membrane Assembly (IRMA) with a raised clerestory with a history of leaking
- The IRMA was completely replaced in 2009. Temporary sealing of panel joints on the clerestory finally stopped the leakage in 2017
- ECI Architecture was awarded the design contract after an RFQ process and conducted a site visit and an invasive roof and clerestory study in August 2018 in conjunction with DPW Facilities Maintenance
- The results of that study may lead to design in 2020 or a recommendation to wait for the full exterior remodel that will be needed in the next 10-15 years
- ECI Architecture prepared options and recommendations with costs that will be used to update the construction budget through the CMMP process in the following years
- ECI's recommendations show that the building will require a \$9 million dollar renovation in about 10 years
- No additional funding requested for this project

Airport Terminal Roof (AP18A)

MUNIS PROJECT AP18A - AIRPORT TERMINAL ROOF REPLACEMENT						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Engineering and Architectural	\$ 40,000	\$ 10,468	\$ 22,335	\$ 7,197	\$ -	\$ 7,197
Construction Services	\$ 99,450	\$ -	\$ -	\$ 99,450	\$ -	\$ 99,450
Telephone / Fax / TV	\$ 200	\$ 40	\$ -	\$ 160	\$ -	\$ 160
Advertising	\$ 350	\$ -	\$ -	\$ 350	\$ -	\$ 350
	\$ 140,000	\$ 10,508	\$ 22,335	\$ 107,157	\$ -	\$ 107,157

Airport Terminal Roof (AP18A)



Lear Road Duplexes Kitchen / Bathroom Reno (EH18A)

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.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): Architect visited the site and has provided preliminary concept plans.

COST & FINANCING DATA: Architect provided budgetary estimate shown in the Cost Assumptions Table.

Cost Assumptions

Engineering Services	Included
Other Professional Services	Included
Machinery and Equipment	0
Construction Services	296,000
Subtotal	296,000
Contingency	104,000
Total \$	400,000

FY19-23 CMMP

LEAR ROAD DUPLEXES KITCHEN & BATHROOM RENOVATIONS | HOUSING

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: N/A

Engineering/Design: FY 2019

Purchase/Construction: FY 2019



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund	124,994	275,006					400,000
1% Sales Tax							
Grant							
Proprietary Fund (Housing)							
TOTALS \$	124,994	275,006					400,000

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

Lear Road Duplexes Kitchen / Bathroom Reno (EH18A)

- Project consists of the full reno of kitchens and bathrooms in both units (4 kitchens and 6 bathrooms total). This replaces cabinets, appliances, countertops, flooring in both duplexes, and plumbing and fixtures
- ECI Architecture prepared final plans in July 2018.
- Regan Engineering assembled bid package in October 2018
- The work was bid on March 8, 2019 with bids due on April 9, 2019
- Tenant considerations are being accommodated through Housing
- Three bids received with low bid half what the other two bids were
- Low bidder allowed to withdraw because they omitted some work
- Scope reduced to only the two 3 bed units to accommodate budget
- Work awarded to IRI for \$235,586 with 60 days allowed per unit
- Demo on one unit is complete
- Submittals and material procurement is in progress
- Cabinets and countertops have been approved and are on order with receipt anticipated in January 2020



Lear Road Duplexes Kitchen / Bathroom Reno (EH18A)

MUNIS PROJECT EH18A - LEAR ROAD DUPLEX KITCHEN RENOVATIONS						
DESC	BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMBRANCES	ACTUAL AVAILABLE
Salaries and Wages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Insurance Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA/Medicare Employer Match	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PERS Employer Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unemployment Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Workers Compensation Ins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Employee Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering and Architectural	\$ 35,000	\$ 19,026	\$ 18,091	\$ (2,117)	\$ -	\$ (2,117)
Solid Waste	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services	\$ 241,006	\$ 36,275	\$ 199,311	\$ 5,420		\$ 5,420
Telephone/FAX/TV	\$ 250	\$ 214	\$ -	\$ 36	\$ -	\$ 36
Contingency	\$ 104,000	\$ -	\$ -	\$ 104,000	\$ -	\$ 104,000
General Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Maintenance	\$ 19,744	\$ -	\$ -	\$ 19,744	\$ -	\$ 19,744
	\$ 400,000	\$ 55,515	\$ 217,402	\$ 127,083	\$ -	\$ 127,083

Lear Road Duplexes Kitchen / Bathroom Reno (EH18A)





Solid Waste Scale Upgrade
See Page 156



Lear Road Duplex Kitchen & Bath Renovation
See Page 208

For more information about this project update, contact:

Tom Cohenour
Director of Public Works / Contracting Officer
City of Unalaska, AK 99685
907-581-1260 office
907-359-5056 cell

The End

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2020-05

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH F & W CONSTRUCTION COMPANY FOR THE CONSTRUCTION OF THE LIBRARY IMPROVEMENTS PROJECT FOR \$6,903,481

WHEREAS, the Library Expansion Project was proposed and adopted as a Capital & Major Maintenance Plan component; and

WHEREAS, Council has appropriated funds into a Capital Budget to create the Project; and

WHEREAS, the City contracted with ECI Hyer, Inc. to perform the Design of the Library Expansion Project; and

WHEREAS, the Library Expansion Project was advertised for over thirty days and 4 bids were received; and

WHEREAS, F & W Construction Company, an experienced construction firm, was found to be the highest ranked qualified bidder; and

WHEREAS, Staff has negotiated a scope of work with F & W Construction Company to construct the project that is satisfactory to both parties.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council awards the Construction of the Library Improvements Project to F & W Construction Company for \$6,903,481.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 14, 2020.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Tom Cohenour, Director, Department of Public Works
Through: Erin Reinders, City Manager
Date: January 14, 2020
Re: Resolution 2020-05 Authorizing the City Manager to Enter into a Contract with F&W Construction to Perform the Public Library Improvements Project

SUMMARY: Resolution 2020-05 will award the construction of the Public Library Improvements Project to F&W Construction (F&W) for \$6,903,481. The Library Improvements Project bids exceed our originally approved budget. Working closely with our selected contractor, F&W Construction, we began the process of Value Engineering focusing on three key goals:

1. Mitigate Travel Risk
2. Identify Construction Cost Savings
3. Reduce Change Order Risk

Achieving these three goals will enable us to construct the Library Improvements Project at the lowest possible cost while still maintaining the integrity and vision the community has for our new Library.

We have 60 days from bid date (up until January 20, 2020) to lock in F&W's bid. If Council approves the budget amendment, this allows the project team will proceed with the following steps:

1. Request approval of Resolution 2020-05 and award a contract to F&W for the base bid amount (\$6,903,481)
2. Execute a deductive change order to capture cost reductions identified through Value Engineering (currently estimated as a reduction of \$527,210, with additional savings still being explored)
3. Rebalance the budget after execution of deductive change order (total proposed budget is \$8,681,981; refer to budget breakdown on following pages)

PREVIOUS COUNCIL ACTION: The Library Improvement Project has been on the CMMP for five years. Project study, predevelopment and design work have been underway since FY2016. The community and City Council have been heavily involved throughout this entire process, including the selection of the currently proposed library design.

On December 12, 2019, Council heard from our architect, Brian Meissner, regarding the bid process, the best value approach to this project, and potential cost savings.

The necessary budget amendment Ordinance 2019-17 had its first reading on December 12, 2019, and the second reading and public hearing was scheduled for this evening, January 14, 2020.

BACKGROUND: The project's impacts are wide-reaching. The Library provides free services to the entire community and contributes to the quality of life for all citizens. These improvements

will benefit the entire community for decades to come and provide positive benefits for future generations. The Library will stand as a legacy passed down from today's leaders.

On November 20, 2019, bids for the Unalaska Library Building Improvement Project were accepted from four outside contractors.

On November 22, 2019, the Unalaska Library Project team met to review the bids and score each bid. This was a blind process by which the project team evaluated each bid based on the contractor's ability to complete the project before evaluating the cost listed for the bid. Five people scored the projects: an ECI Principal Architect, the Acting City Engineer, PCR and DPW Directors, and the City Librarian. After this process was completed the bids were opened, revealing the proposed costs for the project from each contractor. One of the four bidders was deemed non-responsive and has been excluded.

The base bids ranged from \$6.84 million to \$7.32 million. Based on the bid coverage and relatively tight bid spread, we can be confident that the bids represent the true cost to construct this project in Unalaska at this time. Unalaska is known as an expensive place to build and in talking with bidders, air travel uncertainty of getting construction workers to Unalaska was a factor in the high bids.

DISCUSSION: Thru the Value Engineering process, F&W will continue working with the design team to further reduce unknowns in the project and evaluate how we will complete the project at the best value to the City. Presently identified risk reduction, additional funding, and cost savings opportunities include:

1. **Mitigate Travel Risk**

Travel to and from Unalaska (airfare): A \$200,000 allowance has been created within the contingency reserves to reimburse the contractor for airfare to and from Unalaska. This reduces contractor travel risk.

2. **Identify Construction Cost Savings**

Currently identified cost reductions:

Site work and Landscaping	\$153,298
Structural Steel	\$13,860
Exterior Enclosure	\$151,146
Interior Finishes	\$96,526
Mechanical Systems	\$42,170
Electrical Systems	<u>\$70,210</u>
Cost Savings	\$527,210

3. **Reduce Change Order Risk**

The Value Engineering process identified unforeseen risks that could have led to Change Orders. Working closely with F&W ensures all construction components are covered by the contractor's price, removes cost/scope duplications, and fills cost/scope gaps. This process reduces change order risk and allows us to dedicate a portion of the contingency reserves to cover contractor airfare, as identified above, while still retaining a healthy general contingency (\$200,000 travel allowance plus \$837,210 general contingency = \$1,037,210 total contingency reserves; refer to rebalanced budget later in this memo).

4. Rasmuson Foundation Grant

In addition to the above 3 potential project cost reductions, Library staff have been in close contact with the Rasmuson Foundation and applied for a \$700,000 grant.

ALTERNATIVES: The primary choices before City Council are summarized as follows:

1. Reject all bids and decide not to proceed with the Library Improvements Project. Council would then remove the project from the proposed budget amendment.
2. Continue to move forward and approve this project as designed for F&W's full bid amount of \$6,903,481. This will provide authorization to the City Manager to enter into a contract with F&W by January 20, 2020. At that point, staff will work with F&W and via the Change Order process, reduce the project costs as outlined above.

FINANCIAL IMPLICATIONS: Funding is available within the Project's budget to award the construction work upon passage of Ordinance 2019-17 which transfers \$3,273,481 to the project budget. After contract award, deductive Change Orders will reflect cost savings obtained thru Value Engineering.

PUBLIC LIBRARY IMPROVEMENTS						
DESC	CURRENT BUDGET	PROPOSED BUDGET AMENDMENT	PROPOSED REVISED BUDGET AT AWARD	DEDUCTION THRU VALUE ENGINEERING	REBALANCE BUDGET AFTER VE	PROPOSED BUDGET AT START OF CONSTRUCTION
Engineering and Architecture	\$ 722,400	\$ 350,000	\$ 1,072,400	\$ -	\$ (165,000)	\$ 907,400
Other Professional	\$ 113,400	\$ -	\$ 113,400	\$ -	\$ -	\$ 113,400
Survey Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Services:	\$ 4,000,000	\$ 2,903,481	\$ 6,903,481	\$ (527,210)	\$ -	\$ 6,376,271
Equipment	\$ -	\$ 245,000	\$ 245,000	\$ -	\$ -	\$ 245,000
Telephone / Fax / TV	\$ 700	\$ -	\$ 700	\$ -	\$ -	\$ 700
Advertising	\$ 1,163	\$ -	\$ 1,163	\$ -	\$ -	\$ 1,163
Contingency	\$ 570,000	\$ (225,000)	\$ 345,000	\$ -	\$ 692,210	\$ 1,037,210
Business Meals	\$ 837	\$ -	\$ 837	\$ -	\$ -	\$ 837
	\$ 5,408,500	\$ 3,273,481	\$ 8,681,981	\$ (527,210)	\$ 527,210	\$ 8,681,981

Note: Contingency reserves includes \$200k travel/airfare budget

LEGAL: N/A

STAFF RECOMMENDATION: Continue to move forward approving this project as designed for the full bid amount and fund the outstanding balance through the 1% Sales Tax Special Revenue Fund. This fund is intended to support capital projects.

PROPOSED MOTION: I move to approve Resolution 2020-05.

CITY MANAGER COMMENTS: I support the Staff Recommendation.

ATTACHMENTS:

1. Price Proposals (Bid Tab)
2. Proposal Scoring (Qualifications and Price Combined)
3. Standard Form of Agreement (Between City and Contractor)

Price Proposals

CITY OF UNALASKA, ALASKA
 Department of Public Works
 Library Improvements Project
 November 20, 2019
 2:00 p.m.
 Council Chambers

Contractor / Business Name	Bid Forms Used?	Addenda Acknowledge				Bid Bond	Base Bid	Additive Alternate #1 (South reroof)	Additive Alternate #2 (sidewalk)	Additive Alternative #3 (Continued Occupancy)	Additive Alternate #4 (Book packing)	Total Bid
		1	2	3	4							
F & W Construction	x	x	x	x	x	x	\$ 6,903,481	\$ 216,896	\$ 50,504	\$ 100,882	\$ 30,264	\$ 7,302,027
Blazy Construction, Inc.	x	x	x	x	x	x	\$ 7,324,110	\$ 101,888	\$ 57,266	\$ 78,765	\$ 367,531	\$ 7,929,560
UIC Construction LLC	x	x	x	x	x	x	\$ 6,840,000	\$ 183,797	\$ 58,085	\$ 78,404	\$ 51,392	\$ 7,211,678
Lake View Contracting Inc	x	x	x	x	x	x	\$ 6,410,000	\$ 230,000	\$ 47,000	non-responsive	\$ 45,000	non-responsive

Proposal Scoring Qualifications and Price Combined

CITY OF UNALASKA, ALASKA
Department of Public Works
Library Improvements Project
November 20, 2019
2:00 p.m.
Council Chambers

Proposer	Qualifications Score						Price	Price Points	Total Points
	Scorer 1	Scorer 2	Scorer 3	Scorer 4	Scorer 5	Average			
							\$7,211,678		
Blazy	28	26	26	24	23	25.4	\$7,929,560	63.7	89.1
F&W	28	29	28	30	28	28.6	\$7,302,027	69.1	97.7
Lakeview	16	21	16	15	25	18.6	non-responsive	non-responsive	non-responsive
UIC	18	17	14	15	18	16.4	\$7,211,678	70.0	86.4

Section 00500
STANDARD FORM OF AGREEMENT
BETWEEN THE OWNER AND CONTRACTOR

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2019, by and between the City of Unalaska (hereinafter called OWNER) and _____
_____ (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

CONTRACTOR shall complete all work as specified or indicated in the Contract Documents. The work is generally described as follows:

The work will include, but not be limited to, furnishing all labor, tools, equipment, and materials and performing all operations in connection with the **LIBRARY EXPANSION PROJECT**. The Work includes XXX.

1. Unalaska, Alaska 99685
2. Owner: City of Unalaska, Department of Public Works

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the WORK consists of the following:

- Construction Drawings
- Technical Specifications
- Agreement
- State of Alaska Title 36 Wage Rate Requirements
- Instructions to Bidders
- Bid Forms
- Performance Bond
- Payment Bond
- General Conditions
- Supplementary Conditions
- Permits
- Addenda numbers _____ to _____, inclusive.
- Change Orders which may be delivered or issued after Effective Date of the Agreement and not attached hereto.

LIBRARY EXPANSION PROJECT 00500

Article 2. CONTRACT TIME

- 2.1 The CONTRACTOR is allowed **310-days** following the Notice-to-Proceed for this work until Final Completion.
- 2.2 Liquidated Damages. The OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that the OWNER will suffer financial loss if the work is not completed within the times specified above, plus any extensions thereof allowed in accordance with Article 11 of the General Conditions. These losses include inconvenience to the City, administration and inspection costs, loss of efficiency and general inconvenience to the public. They also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by the OWNER if the work is not completed on time. Accordingly, instead of requiring any such proof, the OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay the OWNER **One Thousand Dollars (\$1,000.00)** for each day that expires after the time specified above for *Final Completion* and readiness for final payment.

Article 3. CONTRACT PRICE

- 3.1 The OWNER shall pay CONTRACTOR for completion of the work in accordance with the Contract Documents an amount equal to sum of the established unit prices for each separately identified item of unit price work multiplied by the measured quantity of actual items installed plus the sum of the lump sum prices for each separately identified and selected bid item (herein referred to as the "Contract Sum"). The Contract sum is based upon the Bid Items which are set forth in the Contract Documents and which are hereby accepted by the OWNER.

Article 4. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 13 of the General Conditions. Applications for Payment will be processed by the OWNER as provided in the General Conditions.

- 4.1. Progress Payments. The OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about a day of the month mutually agreeable to the OWNER and CONTRACTOR as agreed to at the preconstruction conference. All progress payments will be on the basis of the progress of the work measured by the actual installed quantity of items, plus allowances for stockpiled materials.
 - 4.1.1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as the OWNER shall determine, or the OWNER may withhold, in accordance with Article 13 (paragraph 13.8) of the General Conditions and the Supplemental Conditions.
 - a. Ninety percent of work completed.
 - b. Once 50 percent of the work is complete as determined by the OWNER, and if the character and progress of the work have been satisfactory to the OWNER, the OWNER, may determine that, as long as the character and progress of the

work remain satisfactory to them, there will be no additional retainage on account of work completed; in which case, the remaining progress payments prior to Substantial Completion will be in an amount equal to 100 percent of the work completed.

4.1.2. Upon Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 95 percent of the Contract Price, less such amounts as the OWNER shall determine, or the OWNER may withhold, in accordance with Article 13 of the General Conditions.

4.2. Final Payment. Upon final completion and acceptance of the work in accordance with the General Conditions; Affidavit of Payment of Debts and Claims; Affidavit of Release of Liens; and Receipt of Consent of Surety Company to Final Payment, the OWNER shall pay the remainder of the Contract Price as provided in said Article 13.

4.2.1 Deductions. The City may deduct from the amount of any payment made to Contractor any sums owed to City by Contractor including, but not limited to, past due sales tax, port and harbor fees, property tax, or rent. Before making any such deduction the City shall have provided Contractor written notice of the amount claimed by City to be due and owing from Contractor.

Article 5. INTEREST ON RETAINAGE

All retainage shall bear interest at the rate required by AS 36.90.250, if applicable.

Article 6. CONTRACTOR'S REPRESENTATIONS

In order to induce the OWNER to enter into this agreement, CONTRACTOR makes the following representations:

- 6.1. CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the work.
- 6.2. CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies which pertain to the subsurface or physical conditions at or contiguous to the site or which otherwise may affect the cost, progress, performance, or furnishing of the work as CONTRACTOR considers necessary for the performance or furnishing of the work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.2 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports, studies, or similar information or data are or will be required by CONTRACTOR for such purposes.
- 6.3. CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies, or similar information or data in respect of said Underground Facilities are or will be required by

CONTRACTOR in order to perform and furnish the work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.4 of the General Conditions.

- 6.4. CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.
- 6.5. CONTRACTOR has given the OWNER written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by the OWNER is acceptable to CONTRACTOR.

Article 7. MISCELLANEOUS

- 7.1. Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.
- 7.2. The CONTRACTOR shall submit the Performance Bond, Labor and Material Payment Bonds, and Certification of Insurance and City of Unalaska business licenses and all Subcontractor City of Unalaska business licenses as required by the Contract Documents, prior to commencement of the Work. The Performance and Material Payment Bonds shall be in the amount of 100% of the contract bid price. **Contractor shall comply with all applicable Federal and State labor regulations, including State of Alaska Title 36, Public Contracts, otherwise known as the Little Davis-Bacon Act, and all labor regulations and minimum rates of pay contained therein.**
- 7.3. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 7.4. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.
- 7.5. Until Contractor receives notice from the City that project records need not be preserved, Contractor shall preserve, all non-identical copies of all documents, records, or other information (including documents, records, or other information in electronic form) in its or its subcontractors' or agents' possession or control, or that come into its or its subcontractors' or agents' possession or control that relate to the Work.

IN WITNESS WHEREOF, The OWNER and CONTRACTOR have signed all counterparts of this Agreement. All portions of the Contract Documents have been signed or identified by the OWNER and CONTRACTOR.

This Agreement will be effective on _____, 20____.

CONTRACTOR

CITY OF UNALASKA, ALASKA

By: _____

By: _____

_____, Its _____

Erin Reinders, City Manager

State of Alaska)
) ss.
Third Judicial District)

State of Alaska)
) ss.
Third Judicial District)

The foregoing instrument was acknowledged before me on the ____ day of _____, 20____, by _____, the _____ of _____

The foregoing instrument was acknowledged before me on the ____ day of _____, 20____, by Thomas Thomas, City Manager for the City of Unalaska, a First Class Alaska Municipal Corporation, on behalf of the City of Unalaska.

_____, a _____ Corporation, on behalf of the corporation.

Notary Public, State of Alaska
My Commission Expires _____

Notary Public, State of Alaska
My Commission Expires _____

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Jim Sharpe, Interim Finance Director
Through: Erin Reinders, City Manager
Date: January 14, 2020
Re: Fiscal Year 2021 Budget Goals

SUMMARY: This memo provides information regarding recommended FY21 Budget Goals. The FY20 Budget Goals are attached, along with staff recommendations for FY21, and will be utilized to help direct the preparation of the budget once approved.

PREVIOUS COUNCIL ACTION: The City Council has reviewed budget goals at the beginning of each budget cycle since about 2002. Council will consider the FY21 Budget goals at the January 14, 2020 work session and may take action by resolution at the January 28, 2020 Council Meeting.

BACKGROUND: Much of what we do as a municipal government is legislatively or code driven. City staff will continue seek ways to perform our service to the community more efficiently in an effort to reduce costs and increase our effectiveness.

DISCUSSION: The City Council Goals for the FY20 Budget Year are attached and include recommendations for FY21. Key points on various issues impacting the budget goals are provided below.

Personnel: Any proposed increase to the total number of full-time equivalent (FTE) positions will be fully evaluated and justified during the budget approval work sessions. The FY20 budget includes 163 full time personnel and 40 part-time positions (11.96 FTE) resulting in a total of 174.96.

General Fund Surplus/Deficit: Staff anticipates the General Fund will operate at a surplus in FY21.

Proprietary Funds: City owned housing is used as an incentive for recruitment and retention, therefore, while we conservatively budget operations and renovations, a gap in funding will continue. In addition, Airport operating costs continue to increase at a greater rate than revenues.

Operating Expenses: Although the goal is set at a maximum increase of 3% for non-personnel expenses, the Directors will prepare their proposed budgets understanding any non-personnel increases will have to be justified and evaluated to ensure that the level and quality of services to the public is maintained or improved.

Capital Projects: The CMMP is currently being developed. A presentation of the draft projects, with a special focus on FY21, is planned for the January 28, 2020 Council Work Session.

Revenues: Projected revenues for the Propriety Funds will be presented along with the draft budget later in the budgeting process. Rate studies for Water, Wastewater and Solid Waste were completed in FY17 and a rate study for Electrical was completed in FY16. Adjustments have been made accordingly and with Council approval. Port related tariffs and fees were evaluated in FY17, with Council approved adjustments made in July and August of 2017.

Projected FY21 General Fund revenues will be presented on January 14, 2020. We anticipate this to show a small increase from FY20. No change to the mil rate is recommended at this time.

Debt Service: As Council is aware, the City has incurred debt in the Ports Fund for the UMC Positions 3 and 4 Project.

ALTERNATIVES: Various alternatives exist. As Staff completes the budget process we will seek ways to perform our work more efficiently in an effort to reduce costs and increase effectiveness.

FINANCIAL IMPLICATIONS: Financial implications will be brought forward during the budget presentations.

LEGAL: None.

STAFF RECOMMENDATION: No action is required at the work session stage. Recommended changes from last year's budget goals are noted on the attached sheet. Approval of the Budget goals by resolution is proposed for the January 28, 2020 meeting.

ATTACHMENTS:

1. FY20 Budget Goals, with Recommendations for FY21
2. Draft Resolution 2020-06 for action on January 28, 2020

CITY COUNCIL FY21 BUDGET GOALS

Personnel Goals

Any proposed increase to the total number of full-time equivalent (FTE) positions will be fully evaluated and justified during the budget approval work sessions.

General Fund Surplus/Deficit

The General Fund operations will be budgeted without a deficit. The Council may appropriate additional funds from surplus to cover costs of capital projects.

Proprietary Funding

Staff will continue to seek ways to balance budgets in the proprietary funds.

Operating Expenses

The City Manager's proposed FY21 General Fund budget shall not increase more than 3 percent for non-personnel expenditures.

The total amount available to fund the Community Support Program grants will follow the formula of up to 3.50% of the five-year average revenue for the General Fund and up to all of the Bed Tax Fund balance for the most recently completed fiscal year. (Revenues do not include Other Financing Sources.)

City management shall continue to examine ways to reduce expenditures without significantly impacting the level and quality of services to the public.

City management shall continue to examine ways to reduce inventory without significantly impacting the level and quality of services to the public.

Capital Projects

New capital assets or maintenance of existing capital assets will be limited to projects approved by Council in the CMMP, which will include projects that are mandated or required by statute, projects that maintain our existing infrastructure, projects that address life, safety, or health issues, and projects that support the economic development of Unalaska.

The replacement and maintenance plans for all existing capital assets will be reviewed annually.

The vehicle and heavy equipment fleet requirements will be reviewed annually and reduced where appropriate without significantly impacting services provided to the

public.

Revenues

Proprietary Fund rate studies will be completed every three years and presented to council.

The mil rate will be reviewed annually to establish an appropriate mil rate to maintain infrastructure and operations.

Debt Service

The City will not incur new debt without appropriate analysis to show impacts to rates or taxpayers, and will not incur new debt unless the capital asset is eligible for a debt reimbursement program; is mandated by State or Federal government; or is needed to address life, safety or health issues.

The City may incur debt for its Proprietary Funds provided there is a documented plan to pay the debt through rate adjustments.

Draft for Consideration January 28, 2020

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2020-06

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING THE COUNCIL'S GOALS FOR THE FY21 BUDGET

WHEREAS, budget guidelines help to ensure that the budget is prepared in a manner consistent with City Council desires; and

WHEREAS, the City Council has discussed and selected the attached set of budget goals for FY21; and

WHEREAS, management will utilize the adopted goals as guidelines when developing the FY21 budget.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council adopts the attached goals as a guideline for developing the FY21 budget.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 28, 2020.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

FY21 Budget Goals Discussion

Personnel

- FY 20 Budget Goal:
Any proposed increase to the total number of full-time equivalent (FTE) positions will be fully evaluated and justified during the budget approval work sessions.
- Staff recommends no change to the FY20 Budget Goal.

General Fund Surplus/Deficit

- FY 20 Budget Goal:

The General Fund operations will be budgeted without a deficit. The Council may appropriate additional funds from surplus to cover costs of capital projects.

- No change recommended for FY21 Budget Goal.

Proprietary Funding

- FY 20 Budget Goal:
Staff will continue to seek ways to balance budgets in the proprietary funds.
- No change recommended for FY21
Budget Goal:

Operating Expenses

- FY20 Budget Goal:
The City Manager's proposed FY20 General Fund budget shall not increase more than 3 percent for non-personnel expenditures.
- No change recommended for FY21 Budget Goal.
- FY 20 Budget Goal:
City management shall continue to examine ways to reduce expenditures without significantly impacting the level and quality of services to the public.
- No change recommended for FY21 Budget Goal.
- FY20 Budget Goal:
City management shall continue to examine ways to reduce inventory without significantly impacting the level and quality of services to the public.
- No change recommended for FY21 Budget Goal.

Operating Expenses (Continued)

- **FY20 Budget Goal:**

The total amount available to fund the Community Support Program grants will continue to follow the formula of up to 3.4642% of the five-year average revenue for the General Fund and up to all of the Bed Tax Fund balance for the most recently completed fiscal year.
- **Change recommended for FY21 Budget Goal:**
 - At the December 12, 2019 Meeting, Council agreed to increase the formula to 3.50% of the General Fund revenue five-year average and up to all of the Bed Tax Fund balance for the most recently completed fiscal year.
 - The updated formula provides a funding target of \$1,156,581 for FY20 compared to \$1,269,236 budgeted for FY20.

Capital Projects

- FY20 Budget Goal:

New capital assets or maintenance of existing capital assets will be limited to projects approved by Council in the CMMP, which will include projects that are mandated or required by statute, projects that maintain our existing infrastructure, projects that address life, safety, or health issues, and projects that support the economic development of Unalaska.

- No change recommended for FY21 Budget Goal.

Capital Projects (Continued)

- FY20 Budget Goal:

The replacement and maintenance plans for all existing capital assets will be reviewed annually.

- No change recommended for FY21 Budget Goal.

- FY20 Budget Goal:

The vehicle and heavy equipment fleet requirements will be reviewed annually and reduced where appropriate without significantly impacting services provided to the public.

- No change recommended for FY21 Budget Goal.

Revenues

- FY20 Budget Goal:
Proprietary Fund rate studies will be completed every three years and presented to council.
- No change recommended for FY21 Budget Goal.

- FY20 Budget Goal:
The mil rate will be reviewed annually to establish an appropriate mil rate to maintain infrastructure and operations.
- No change recommended for FY21 Budget Goal.

Debt Service

- **FY20 Budget Goal:**
The City will not incur new debt without appropriate analysis to show impacts to rates or taxpayers, and will not incur new debt unless the capital asset is eligible for a debt reimbursement program; is mandated by State or Federal government; or is needed to address life, safety or health issues.
- **No change recommended for FY21 Budget Goal.**
- **FY20 Budget Goal:**
The City may incur debt for its Proprietary Funds provided there is a documented plan to pay the debt through rate adjustments.
- **No change recommended for FY21 Budget Goal.**

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Jim Sharpe, Interim Finance Director
Through: Erin Reinders, City Manager
Date: January 14, 2020
Re: FY21 Revenue Projections

SUMMARY: For fiscal year 2021, Staff is proposing a total General Fund revenue budget of \$32,012,988 for your consideration. This is a 3.97% increase or \$1,223,430 from the fiscal year 2020 Budget. This is the first step in the budget process and we are open to suggestions from Council, the public and management as we move forward with this process. Therefore, the budget amounts before you are not fixed and will most likely require adjustment based on information received.

PREVIOUS COUNCIL ACTION: Each year the revenues are adjusted. This is the first time that Council has seen this estimate for the fiscal year 2021 budget process.

BACKGROUND: There are many external factors affecting City revenues; however, the primary driver is the fishing industry as it impacts so much of the City's tax revenue. Fish tax revenues are based on quotas allocated for the sustainable fishery resources of the Bering Sea and Aleutian Islands that are landed in Unalaska, and the prices paid for that product to the harvesters by the processors. This year a small increase (2%) in the Pollock allocation and a more substantial increase in Opilio Crab allocation (20%) will offset decreases in allocation for Pacific Cod and Red King Crab. Delays in tax payments made to the State cause delays in payments to the City and this makes it even more difficult to make accurate predictions.

DISCUSSION: The City has historically budgeted quite conservatively on all of its revenues, especially the major revenue sources. A more detailed explanation of the attached documents is given below.

General Fund - Major Revenue Sources Projected FY21: This page provides written detail regarding why major revenue sources have increased, decreased or remained the same.

Real Property Tax: Staff is projecting an increase of \$300,000.

Personal Property Tax: Staff is projecting an increase of \$450,000.

Sales Tax: Sales tax receipts exceeded FY 2019 budget amounts and appear to be on track to exceed the FY 2020 budget amounts as well. Therefore, Staff is projecting a \$250,000 increase.

Raw Seafood Tax: This tax is projected to remain stable with a minor increase (\$11,165) from the budgeted FY2020 levels.

Fisheries Business Tax: This tax is tied to the Raw Seafood tax and we are projecting no increase from the budgeted FY 2020 levels.

Resource Landing Tax: Staff is projecting no change from FY 2020 budgeted amounts.

Investment income: Due to the uncertainty surrounding the investment markets in a Presidential election year, Staff is projecting no change in investment earnings for FY 2021.

Other Revenues: Staff is projecting a decrease because the final \$1.2M reimbursement from the 1% Sales Tax Fund occurred in the prior year. The City also paid off General Obligation Bond Series 2009-2 causing a decline in Debt Reimbursement Grants.

ALTERNATIVES: This is work session item for discussion.

FINANCIAL IMPLICATIONS: This projection shows revenues are somewhat stable based on the current year activity and information from the State of Alaska. We will be monitoring these amounts and will adjust as we move forward with the FY 2021 Budget development.

LEGAL: There are no legal implications.

STAFF RECOMMENDATION: No staff recommendation; this is a discussion item only.

PROPOSED MOTION: No action proposed.

CITY MANAGER'S COMMENTS: The revenue projections provided are based on a similar approach to conservative budgeting that the Council has approved for the last 7-10 years.

ATTACHMENTS: General Fund - Major Revenue Sources Projected FY21

CITY OF UNALASKA
General Fund Major Revenue Sources - Projected
Fiscal Year 2021 Budget

	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Budget 2020	Projections 2021	Increase / (Decrease)	Actual FY 2020 through 12/31/19	
1 Real Property Tax The City had a property reassessment in fiscal year 2020, and this revenue projection was calculated using the fiscal year 2020 certified tax assessment roll times the current mill rate of 10.5 with a 2% anticipated increase, per the assessor.	3,862,354	4,085,050	4,233,663	4,347,513	4,666,560	4,300,000	4,600,000	300,000	4,481,947	Budget based on FY19 actual amounts
2 Personal Property Tax The personal property tax revenue projection was calculated the same as the real property tax revenue projection.	1,907,363	1,836,163	1,797,663	1,796,294	2,085,644	1,800,000	2,250,000	450,000	2,536,312	Budget based on FY19 actual amounts
3 Sales Tax Sales tax revenue is a function of fuel sales as well as other goods and services. Historically, fuel sales have accounted for 45 to 55% of total sales tax revenue.	8,020,397	7,757,315	7,411,475	7,045,535	7,299,723	7,000,000	7,250,000	250,000	4,270,922	Budget based on FY19 actual amounts
4 Raw Seafood Tax The locally collected 2% Raw Seafood tax is projected to be consistent with prior year budgeted revenue	4,981,770	5,123,372	4,657,385	4,475,150	4,761,505	4,200,000	4,211,165	11,165	2,623,689	FY 2021 projection based on 2019 catch year
5 AK Fisheries Business Tax The State of Alaska Shared Fisheries Business Tax is projected to be consistent with FY19 receipts	3,639,448	4,099,315	4,276,287	4,014,323	3,528,499	3,300,000	3,480,663	180,663	3,775,900	FY 2021 projection based on 2019 catch year
6 AK Resource Landing Tax AK Resource Landing Tax is projected to be consistent with FY19 receipts	5,014,309	3,034,438	4,276,287	4,532,106	5,220,958	5,000,000	5,000,000	0	4,601,633	FY 2021 projection based on 2019 catch year
7 Investment Income	871,070	971,866	1,287,864	1,668,942	2,347,528	1,400,000	1,400,000	0	1,463,748	Budget based on FY19 actual amounts
8 Other Revenues Other revenues include intergovernmental payments, charges for services and other non-major revenue sources. This is detailed out in a graph and spreadsheet included in this packet.	9,582,353	4,669,057	4,371,248	5,786,798	4,841,889	3,789,558	3,821,160	31,602	1,807,227	
Total	37,879,064	31,576,576	32,311,872	33,666,661	34,752,306	30,789,558	32,012,988	1,223,430		

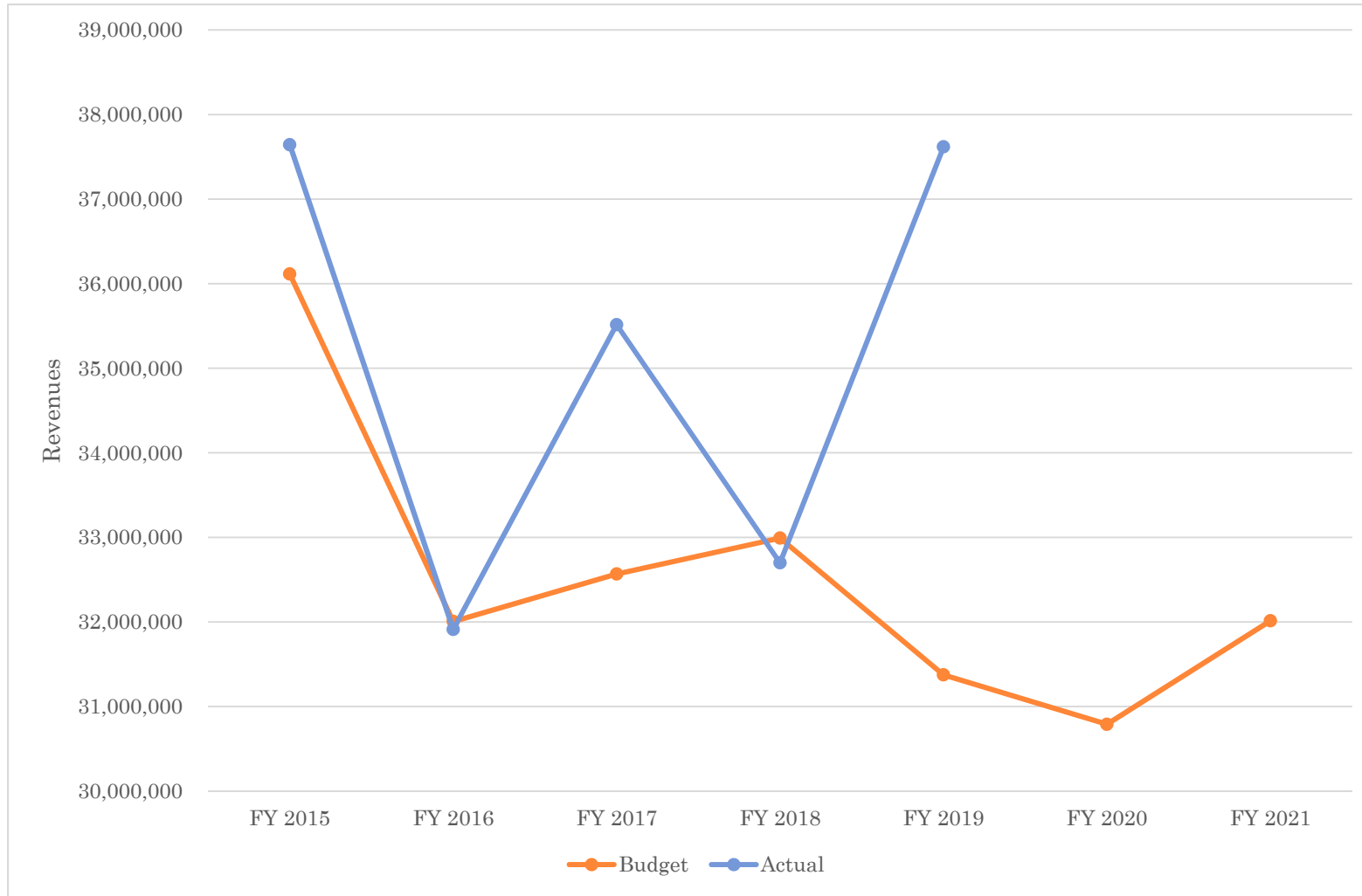


FY21 REVENUE PROJECTIONS

PURPOSE OF GENERAL FUND REVENUE PROJECTIONS

- Sustainability
 - Ensure that expenditure budget does not exceed projected revenue.
- Comparison of Budget to Actual
 - Reconciliation of what we anticipated in prior years vs. actual revenues received

GENERAL FUND REVENUE BUDGET VS. ACTUAL

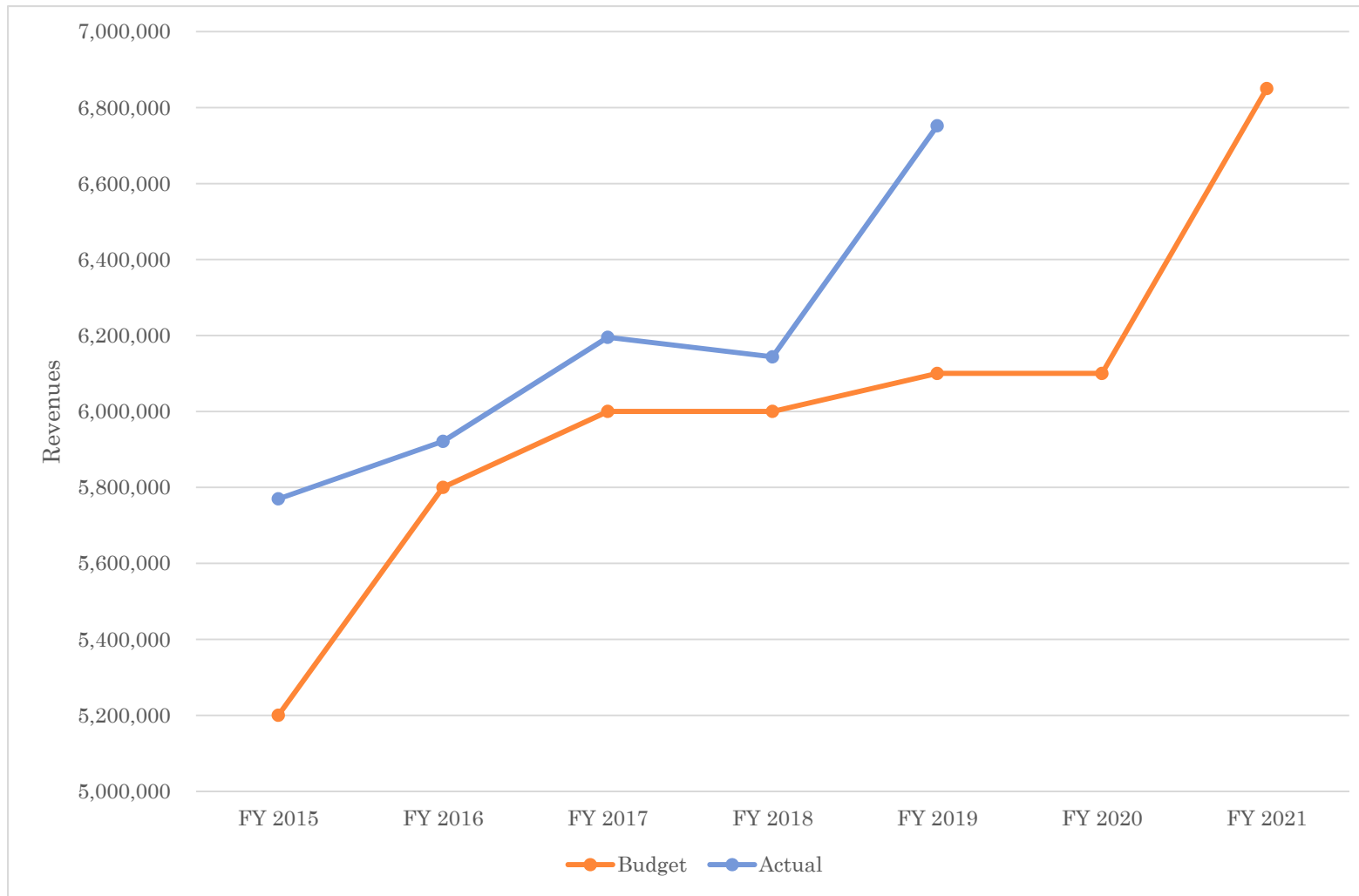


MAJOR REVENUE SOURCES

Real & Personal Property Tax

- Calculated using the fiscal year 2020 certified tax assessment roll times the current mill rate of 10.5 with a 2% anticipated increase, per the assessor.
- Mill Rate – 10.5
 - Staff is not recommending any mill rate adjustment

REAL & PERSONAL PROPERTY TAX BUDGET VS. ACTUAL



MAJOR REVENUE SOURCES

Fish Taxes

○ Raw Seafood Tax

- Locally collected 2% Tax paid by fisheries
 - A small increase (2%) in the Pollock allocation and a more substantial increase in Opilio Crab allocation (20%) will offset decreases in allocation for Pacific Cod and Red King Crab.

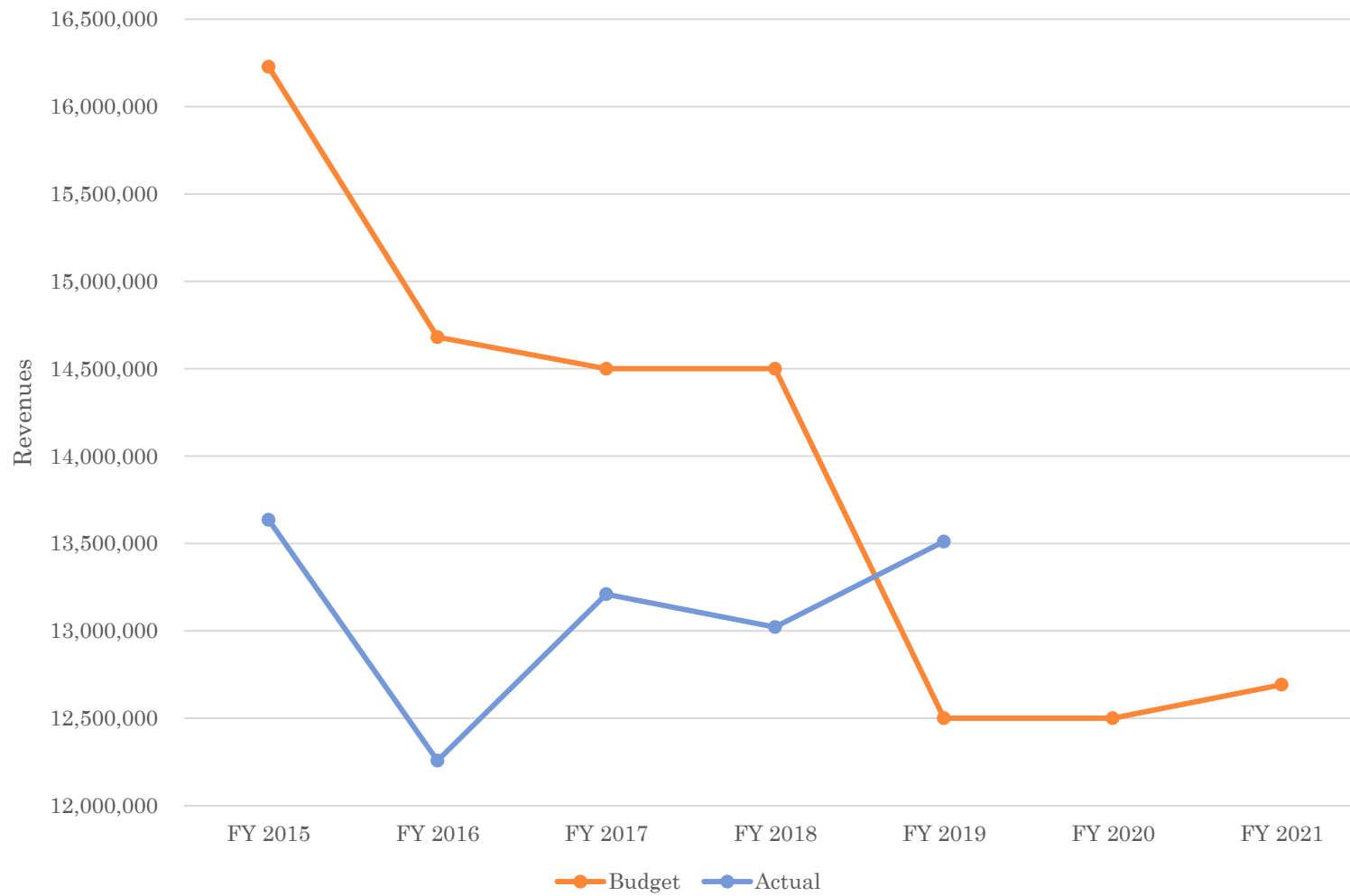
○ Fisheries Business Tax

- State of Alaska shared tax of 1.5% from a 3% State tax on local fisheries
 - No change anticipated from budgeted FY 2020 amounts

○ Resource Landing Tax

- State of Alaska shared tax of 1.5% from a 3% State tax on offshore processors
 - No change anticipated from budgeted FY 2020 amounts

FISH TAXES BUDGET VS. ACTUAL

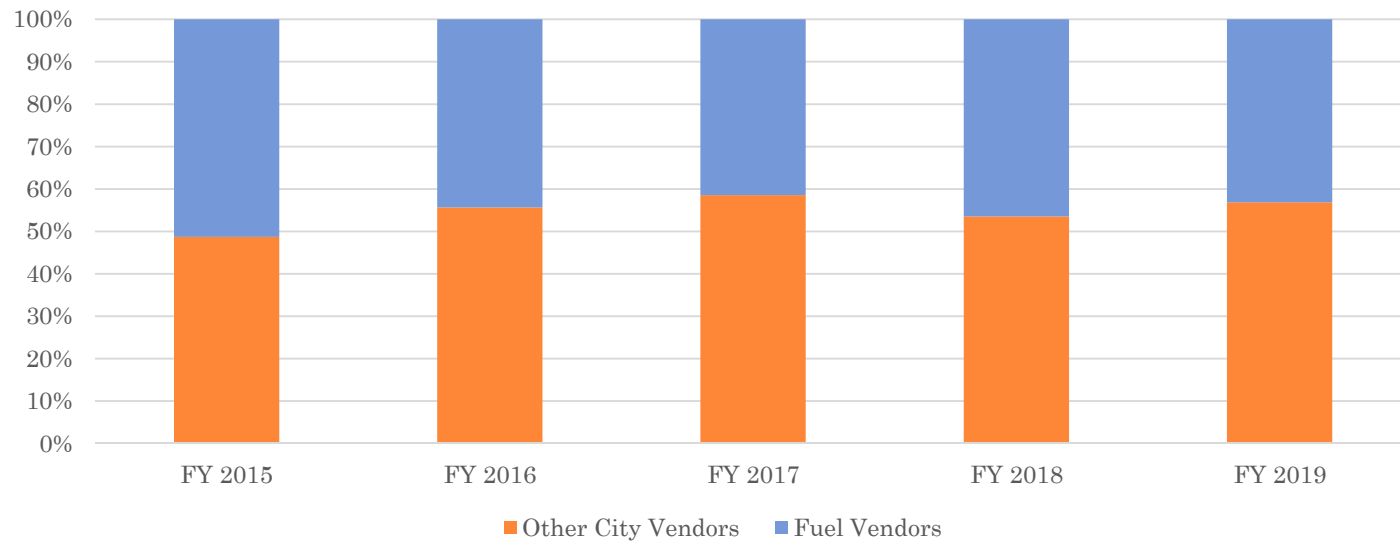


MAJOR REVENUE SOURCES

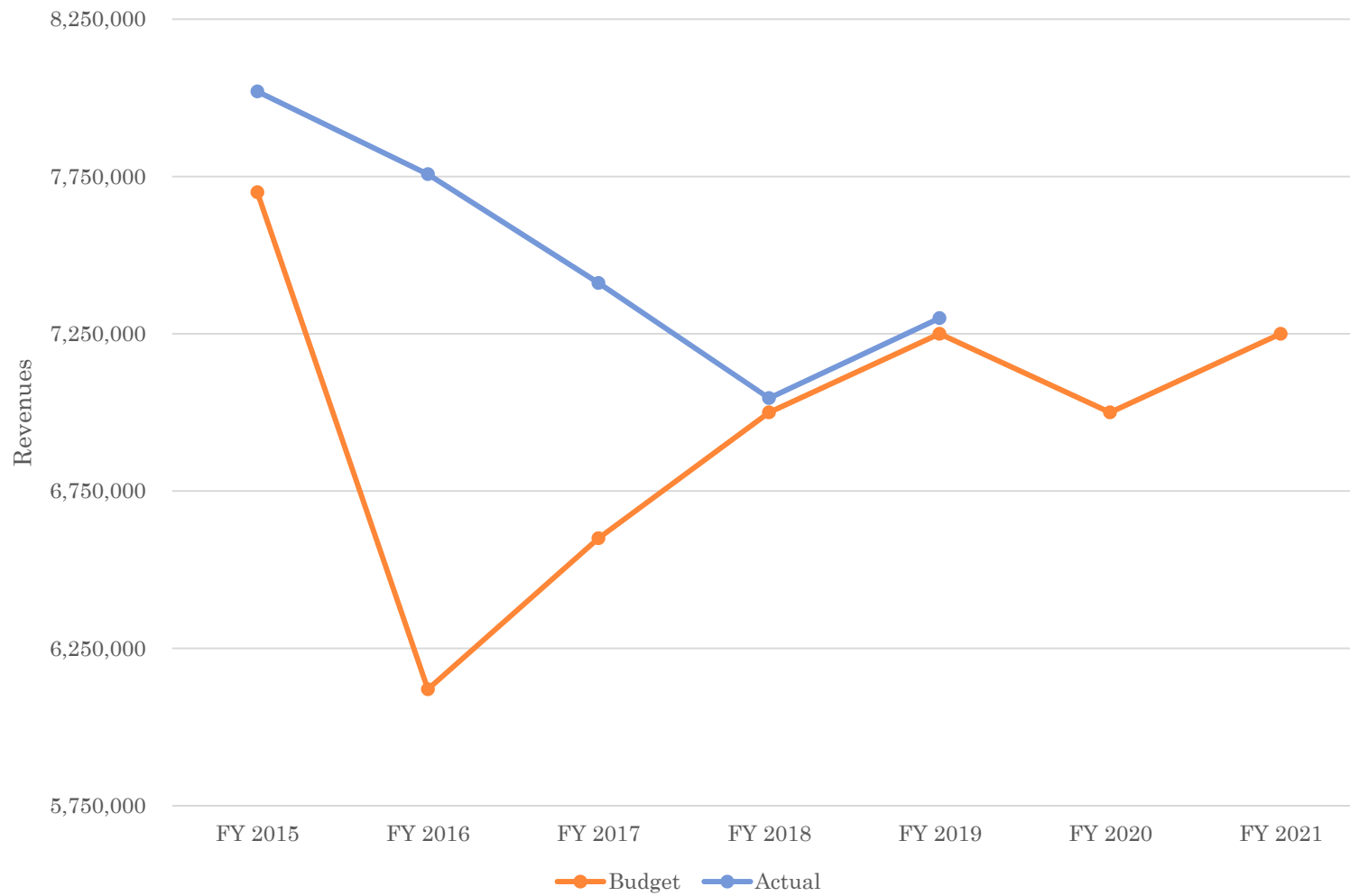
Sales Tax

- 3% Total Tax
 - 2% recorded in General Fund
 - 1% recorded in 1% Special Revenue Fund
- Fuel Taxes account for approximately 43% of sales tax collected by the City

General Fund Sales Tax by Vendor Type – Five Year History

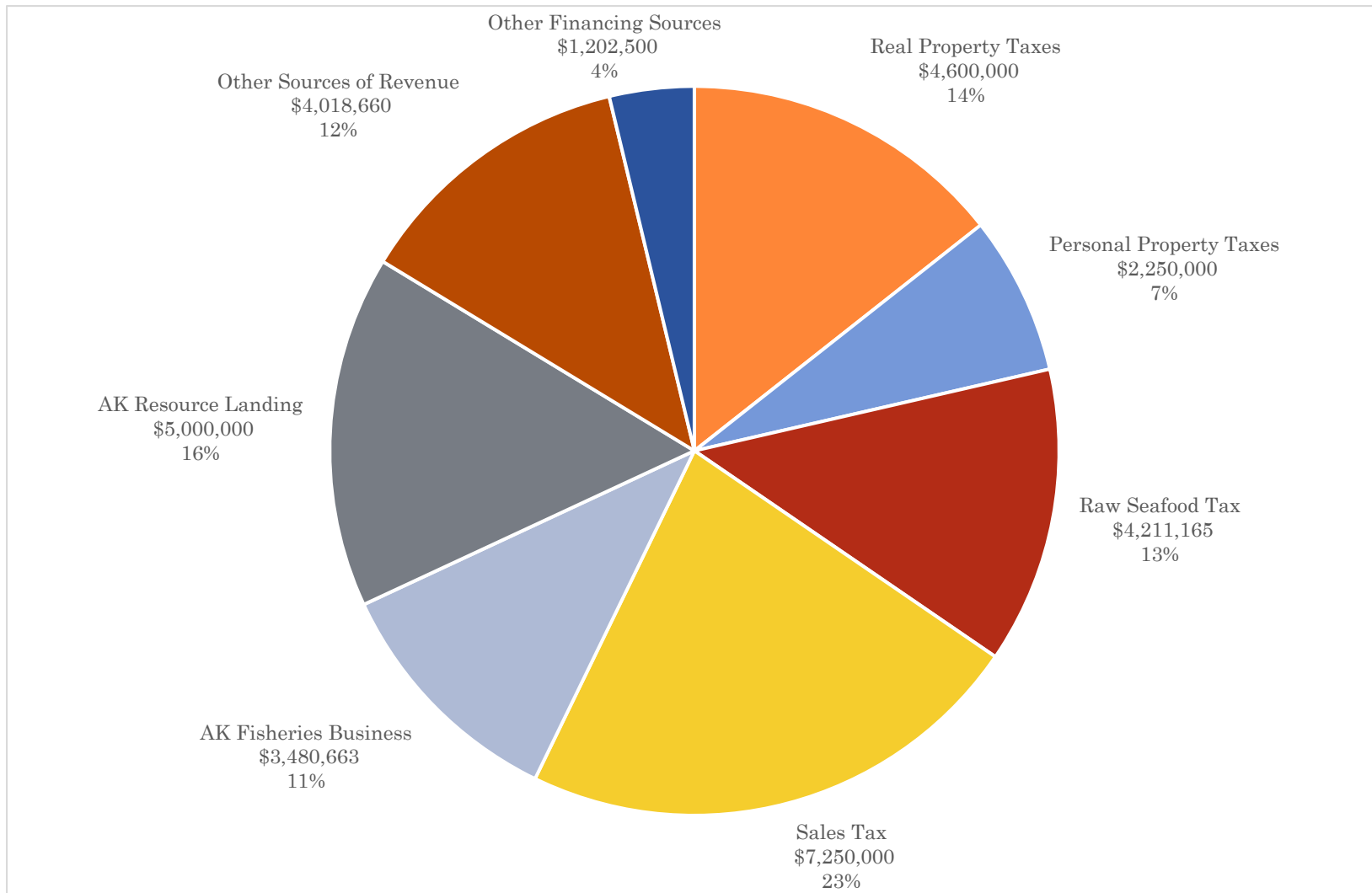


GENERAL FUND SALES TAX



FY21 GENERAL FUND REVENUE

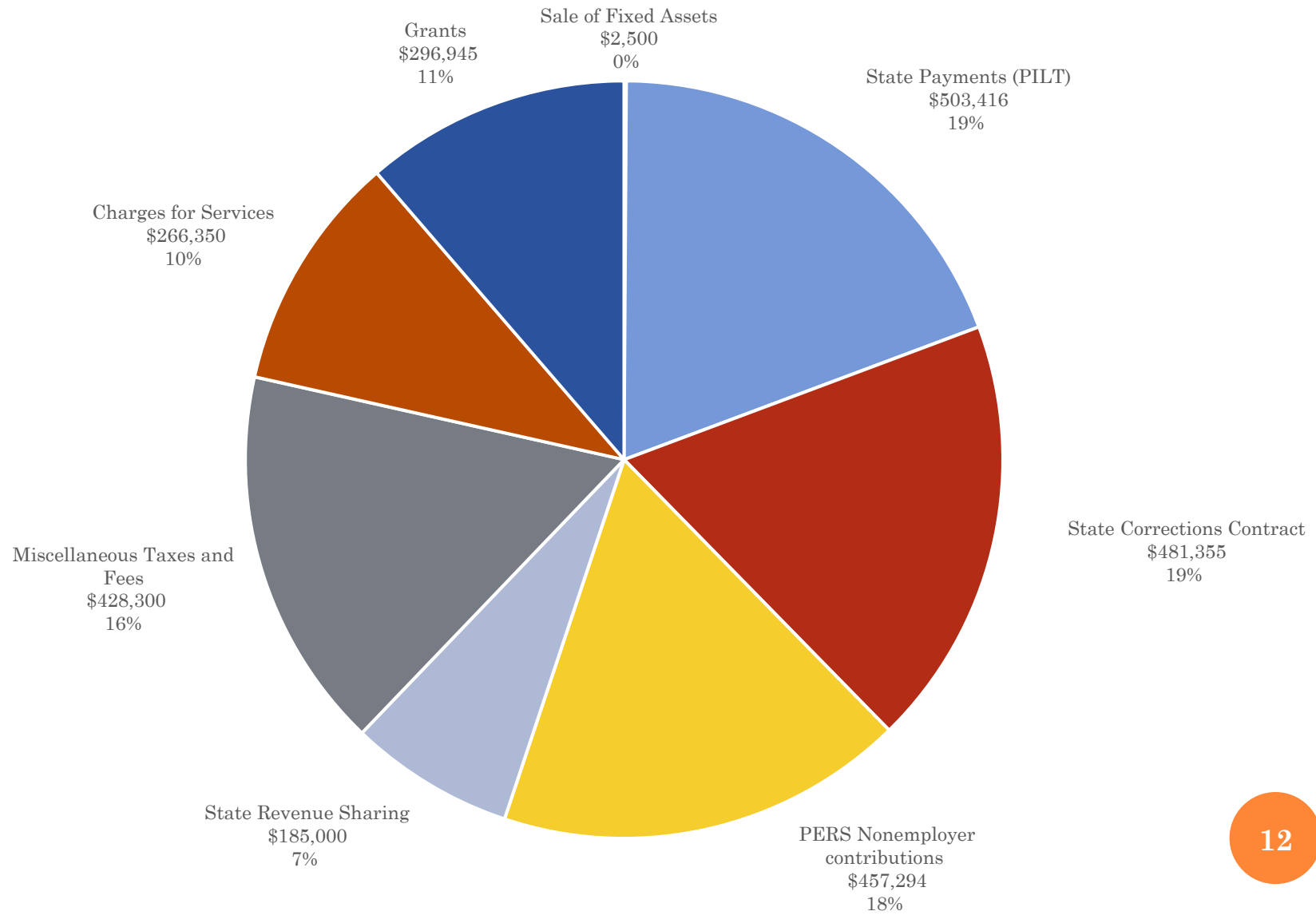
\$32,012,988



OTHER REVENUE SOURCES

- Grants (Public Safety, Library, Debt Reimbursement)
- Operating Transfers in
 - \$1,200,000 from 1% Fund available for capital projects
- Investment Earnings
 - Interest income is budgeted at \$1,400,000; however, change in investment value is budgeted at \$0 due to market volatility
- Alaska State Shared or Generated
 - Payment in Lieu of Taxes
 - Revenue Sharing
 - State Corrections Contract
 - State on Behalf for PERS

FY21 OTHER REVENUE SOURCES \$2,621,160



QUESTIONS

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2020-04

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH KELTY AND ASSOCIATES FOR FISHERIES AND MARINE RELATED NATURAL RESOURCES CONSULTING SERVICES

WHEREAS, the Unalaska City Council has determined it is beneficial to the City of Unalaska to receive fisheries and marine related natural resources monitoring assistance; and

WHEREAS, the City of Unalaska wishes to retain the services of Frank Kelty of Kelty and Associates to perform consultant duties as directed by the City of Unalaska; and

WHEREAS, the Professional Services Agreement with Kelty and Associates has been drafted and negotiated.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to enter into a Professional Services Agreement with Kelty and Associates, effective February 1, 2020 through January 31, 2021, for a fee not to exceed \$51,000.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 14, 2020.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: January 14, 2020
Re: Resolution 2020-04, authorizing the City Manager to enter into a Professional Services Agreement with Kelty and Associates for fisheries and marine related natural resources consulting services

SUMMARY: Frank Kelty is willing and able to provide consulting services for fisheries and other marine related natural resource issues. Resolution 2020-04 authorizes the City Manager to enter into a Professional Services Agreement with Frank Kelty of Kelty and Associates. Your packet includes both of these documents. Staff recommends approval.

PREVIOUS COUNCIL ACTION: Council has previously authorized and funded a full time permanent Natural Resource Analyst position, which provided many of the services considered this evening. For the past several years, this position has gone unfunded and elected officials, primarily, Frank Kelty, provided these services. The City Council accommodated this arrangement with travel authorizations and budget approvals for travel and related expenses.

BACKGROUND: The City of Unalaska's primary revenue source is related to the fishing industry. We have long had a staff member or Council member dedicated to monitoring these issues and communicating the impacts to Unalaska. Given the current economic environment, Council make up, staff capacity, and an interested contractor, the City Manager is bringing forward this Professional Services Agreement with Frank Kelty for Council's consideration.

DISCUSSION: Frank Kelty previously performed the responsibilities outlined in the scope of services as an employee of the City of Unalaska, and then as an elected official. He has long-standing relationships with the necessary individuals, organizations, and agencies that would allow him to transition into this role in a seamless fashion and fulfill the responsibilities outlined in the scope of services. The negotiated agreement is for one year, beginning February 1, 2020, but either party may terminate the agreement by providing a 30-day notice. The negotiated fee of \$51,000 includes work outlined in the scope of services as well as expenses, including necessary travel.

ALTERNATIVES: Council has two main alternatives beyond the recommended sole sourcing arrangement with Kelty and Associates, the benefits of which are outlined above.

One alternative is to issue an RFP for similar services. This would take additional time and would likely not result in cost savings. Although not the same service, it is also worth noting that this fee is well under what the City of Unalaska currently pays for lobbying services when considering this alternative. For comparison sake, the City of Unalaska currently pays \$76,000 annually for federal lobbying consulting services and \$71,000 annually for state lobbying consulting services.

A more costly alternative is to fund and fill a full-time position. The cost to the City would be approximately \$133,414 if we hired a full-time employee to provide these services. This accounts for salary and benefits, and does not account for office space and other related costs.

FINANCIAL IMPLICATIONS: The total fee is \$51,000. This includes all travel related expenses. This fee would be absorbed in the City Manager's budget in FY20, and will be included in the City Manager's Professional Services line item as we prepare for the FY21 budget.

LEGAL: None needed.

STAFF RECOMMENDATION: Staff recommends approval.

PROPOSED MOTION: Move to adopt Resolution 2020-04.

CITY MANAGER COMMENTS: I recommend Council approve this resolution.

ATTACHMENT: Proposed Professional Services Agreement

PROFESSIONAL SERVICES AGREEMENT

This agreement is made and entered into the ____ day of January 2020, by and between the City of Unalaska, PO Box 610, Unalaska, Alaska, 99685, a municipal corporation organized under the laws of the State of Alaska, hereafter "City" and Kelty and Associates, 43915 Via Granada, Palm Desert, California, 92211, hereinafter designated as "Consultant".

For and in consideration of the terms set out below, the parties agree as follows:

1. Consultant agrees to perform all work described in Appendix A, "Scope of Services".
2. Consultant further agrees that a full and accurate understanding exists regarding the work required in Appendix A, "Scope of Services" and that there shall be no changes made to the Scope of Services without prior written consent of the City.
3. Consultant shall furnish all the material, equipment, labor and other services to accomplish the Scope of Services. Further, Consultant is responsible for making and paying for all necessary travel arrangements in relation to performance of the Scope of Services.
4. Consultant agrees to comply with the terms for a cost not to exceed as stated in Appendix B "Payment".
5. City shall pay the Consultant according to the payment schedule as described in Appendix B.
6. The term of this agreement shall be for one year and commence February 1, 2020, and terminating on January 31, 2021. This contract may be terminated with thirty (30) days written notice by either party.
7. The City retains the right to negotiate differences that may arise in performance of the Scope of Services.
8. As applicable, the Consultant agrees to abide by existing State and Federal laws and to provide for strict compliance with the same as they related to the following:
 - a. Equal Employment Opportunity (EEO);
 - b. Workmen's Compensation Insurance; and
 - c. The Consultant agrees that compliance with the above is the responsibility of the Consultant and that the City Shall be held harmless for any resulting violation of these requirements.
9. General Liability: All legal action or claims including defense costs resulting from damages sustained by any person or property arising from the Consultant's performance of this contract which will result in joint liability of the City and Consultant shall be apportioned on a comparative fault basis. Any joint liability on the part of the City must be due to active

negligence on the part of the City.

10. This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, and successors.

11. This Agreement shall not be assigned.

CITY OF UNALASKA

Erin Reinders
City Manager

STATE OF ALASKA)
) ss.
Third Judicial District)

The foregoing instrument was acknowledged before me this _____ day of January 2020, by ERIN REINDERS, City Manager for the City of Unalaska, a First Class Alaska Municipal Corporation, on behalf of the City of Unalaska.

Notary Public, State of Alaska
My Commission expires: _____

KELTY AND ASSOCIATES

FRANK V. KELTY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) ss.
County of _____)

On the ____ day of January 2020, before me, _____, a Notary Public in and for the State of California, personally appeared FRANK V. KELTY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person and entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public
State of California

APPENDIX A

Scope of Services

Consultant agrees to provide the following **fisheries and marine-related natural resource services**:

- 1) Monitor scientific and regulatory data as well as state and federal laws, policies, and regulations pertaining to fisheries and marine-related natural resource management.
- 2) Provide assistance and guidance on the protection, development and management of natural resources within or affecting the City; address questions regarding legal, permitting, technical, and analytical details of fisheries and related natural resource development programs and regulations.
- 3) Provide written updates (on a monthly basis, at minimum) on fisheries information to the City Manager, Directors, Mayor and Council. This includes, but is not limited to, harvests, bycatch and endangered species issues.
- 4) Provide budgetary fisheries revenue projections to the Finance Director and City Manager for the annual budget process.
- 5) Work with city staff, city council and consultants to develop written responses or talking points related to federal and state regulatory changes and natural resource issues.
- 6) Address state and federal officials on behalf of the community at public hearings and providing public testimony as needed.
- 7) Assist Unalaska Crab, Inc. in their responsibilities.
- 8) Attend selected City Council meetings and state or federal resource management meetings (in person or telephonically), traveling when necessary. This includes up to 6 trips in total annually, including participation in meetings of the following:
 - a) North Pacific Fisheries Management Council (NPFMC)
 - b) State of Alaska Board of Fisheries (BOF)
 - c) City Council and Unalaska Crab, Inc.
 - d) National Marine Fisheries Service

APPENDIX B
Payment

Total payment under this Contract shall not exceed \$51,000, which includes expenses associated with travel, lodging, food, copying and similar type expenses necessary for the completion of this contract.

Payment for services shall be made to Consultant in monthly installments on the 10th day of each month in accordance with the following schedule:

DATE	AMOUNT
February 1, 2020	\$4,250
March 1, 2020	\$4,250
April 1, 2020	\$4,250
May 1, 2020	\$4,250
June 1, 2020	\$4,250
July 1, 2020	\$4,250
August 1, 2020	\$4,250
September 1, 2020	\$4,250
October 1, 2020	\$4,250
November 1, 2020	\$4,250
December 1, 2020	\$4,250
January 1, 2021	\$4,250
TOTAL	\$51,000

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2020-02

A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING TAXICAB RATES FOR CALENDAR YEAR 2020

WHEREAS, Unalaska Code of Ordinances § 9.12.065 requires all licensed taxicabs operating within the city to have installed an instrument (meter) by which charges for hire of such taxicabs are calculated; and

WHEREAS, Unalaska Code of Ordinances requires that the meter shall calculate the fare and be calibrated in accordance with the fare standards set by the City Council at its first regular meeting in January each year; and

WHEREAS, the taxi rates for calendar year 2020 will not change from the rates for calendar year 2019.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council establishes the taxicab rates for 2020, which include the 3% sales tax, as follows:

- \$2.65 per flag drop;
- \$0.30 per 1/10 mile;
- \$5.30 for each additional fare over two;
- \$1.06 per minute waiting time;
- \$80.00 per hour charter.

BE IT FURTHER RESOLVED that said rates include a Senior Citizen Discount of \$1.00 off any metered rate between \$5.00 and \$10.00, and \$2.00 off any metered rate over \$10.00.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 14, 2020.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjie Veeder, City Clerk
Through: Erin Reinders, City Manager
Date: January 14, 2020
Re: Resolution 2020-02, Establishing taxicab rates for the calendar year 2020 as required by the Unalaska Code of Ordinances

SUMMARY: Unalaska Code of Ordinances (UCO) § 9.12.065(A)(3) requires that the City Council set taxicab rates at the first regular meeting in January each year. Resolution 2020-02 sets the rates for calendar year 2020 at the same level as the rates for 2019. Staff recommends adoption of this resolution.

PREVIOUS COUNCIL ACTION: Council has adopted taxicab rates annually since 1993. Through Resolution 2006-01, Council increased rates by \$0.03 per minute for waiting time and added \$80.00 per hour for charters. Rates have not changed since 2006.

BACKGROUND: The taxicab ordinance was adopted in 1993 and revised in 2003 and 2005. In 2005, several changes were made, but UCO § 9.12.065(A)(3) has not changed through the years of revision. The ordinance requires the City Council to set the rates each year. At the time of the 1993 adoption, the Taxi Owner's Association was active and provided input on this issue.

During a meeting held at Public Safety in November 2017, taxi drivers and taxi permit holders expressed no interest in changing the rates, and there was no response to the Clerk's written request to the permit holders to comment on rates before council set the rates for calendar years 2018 and 2019. There was no public comment at the council meeting in 2018 or 2019.

On December 2, 2019, the City Clerk mailed letters to all taxi permit holders inviting them to submit comments about the rates for 2020 and encouraging them to attend tonight's council meeting. No responses were received.

ALTERNATIVES: Adopt rates as recommended, raise the rates, or lower the rates.

FINANCIAL IMPLICATIONS: If rates are changed, it is expected that a corresponding increase or decrease would be seen in sales tax revenue to the City. Also if rates are changed, meters would have to be reprogrammed at the expense of taxi owners.

STAFF RECOMMENDATION: Staff recommends the adoption of Resolution 2020-02.

PROPOSED MOTION: I move to adopt Resolution 2020-02.

CITY MANAGER'S COMMENTS: I support Staff's Recommendation.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: January 14, 2020
Re: Discussion of Council Priorities

SUMMARY: City Council has previously identified State and Federal legislative priorities. The Mayor has requested an opportunity for Council to review these together and consider any necessary adjustment.

PREVIOUS COUNCIL ACTION: Identifying State and Federal priorities is a recurring Council action to express our support for certain initiatives, seek support for capital projects, and in preparation for Lobbying Trips. City Council discussed both State and Federal priorities at the August 27, 2019 work session. Council then approved Resolution 2019-52 identifying Federal priorities on September 10, 2019. After some more discussion, Council approved Resolution 2019-51 identifying State priorities on September 24, 2019.

City Council approved Resolution 2019-59 on November 12, 2019 amending the previously established State and Federal Priorities. Priorities now include the stabilization of commercial flights between Dutch Harbor (DUT) and Anchorage (ANC) at the Tom Madsen Airport.

BACKGROUND: The Mayor requested a Work Session allowing for Council to review the previously approved priorities.

DISCUSSION: Unalaska is a diverse community with various needs and preferences. Opportunities and challenges surround us. We have strong financial reserves, but the economic outlook and revenues are never certain. We have a capable staff, but we experience regular turn over and have many ongoing responsibilities. We are home to the deep draft and ice free Port of Dutch Harbor, are just 50 mile from the Great Circle Route, and we are in the heart of the North Pacific and Bering Sea fisheries. However, we still experience logistical challenges as a community because of our remote location. With all this in mind, taking the time to define our priorities allows for staff and City Council to effectively focus our collective time, energy, and finances.

City Council sets annual state and federal legislative priorities. Current Council legislative priorities are listed below. Priorities identified as both a State and Federal priority are in bold. The attachments include more information on each of these priorities.

STATE PRIORITIES	FEDERAL PRIORITIES
Stabilization of Commercial Flight at Tom Madsen Airport	Stabilization of Commercial Flight at Tom Madsen Airport
Captains Bay Road and Utility Improvements Project; \$52 Million	Captains Bay Road and Utility Improvements Project; \$52 Million
Environmental Remediation Support	Environmental Remediation Support
Broadband Internet Support	Reliable and High Speed Internet Support

Habitat Restoration for Salmon Stock Improvement Support	Unalaska Bay Entrance Channel Dredging Support
State Ferry System Support	Alternative Energy Support
Community Assistance Program and Shared Fisheries Tax Program Support	United States Coast Guard Presence
Robert Storrs Boat Harbor Improvements; \$9.5 Million	Outer Continental Shelf (OCS) Revenue Sharing Support

Council can look to Unalaska’s Comprehensive Plan in decision making or in identifying goals and priorities. Every ten years the City Council adopts a Comprehensive Plan, which serves as the community’s master plan. This plan is used in the capital planning process, in making land use recommendations, in drafting budgets, and setting departmental goals and objectives. The Planning Department is currently drafting the 2030 Comprehensive Plan. The 2020 Comprehensive Plan was adopted in 2011, and has numerous goals and action items listed; however, the foundation was a community visioning process and their identified priorities.

TOP COMMUNITY PRIORITIES IN 2011
Improve air travel service by extending runway and lowering airfares
Improve and lower cost of Internet, phone, and cable service
Pave more roads
Maintain clean drinking water
Encourage construction of quality, reasonably-priced housing
Improve IFHS Clinic administrative functions (billing, scheduling, customer service, etc.)
Support sustainable management of fisheries
Create a hospital to serve the region
Make more land available for housing and businesses
Explore alternate energy
Create a recycling center
Broaden and diversify the local economy

ALTERNATIVES: Council may choose to take no action tonight. Alternatively, Council can amend the legislative priorities at a future meeting after this evening’s discussion.

FINANCIAL IMPLICATIONS: No direct financial impact is associated with the discussion.

LEGAL: None needed.

PROPOSED MOTION: No action required at this time.

CITY MANAGER COMMENTS: No action required at this time. I recommend Council consider taking part in a strategic planning session. This idea came up in our research on Sustainable Fiscal Planning and is a valuable step in the budgeting process. A Strategic Plan, and the process of developing one, can help Council set priorities and goals for the organization and the manager.

ATTACHMENTS:

- Resolution 2019-51 and supporting documentation on Council’s State Priorities
- Resolution 2019-52 and supporting documentation on Council’s Federal Priorities
- Resolution 2019-59 and supporting documentation on Council’s amendment to the State and Federal Priorities

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2019-51

A RESOLUTION OF THE UNALASKA CITY COUNCIL IDENTIFYING THE CITY OF UNALASKA'S STATE PRIORITIES FOR FISCAL YEAR 2021

WHEREAS, Captains Bay Road is heavily used by commercial traffic, and future growth and business activity is expected to occur along Captains Bay Road, requiring road improvements, water, sewer, and electric utilities; and

WHEREAS, the Robert Storrs Boat Harbor A and B Floats have served the community well for over 30 years and in order to ensure the safety of those who use the dock and the vessels that moor at the Storrs Boat Harbor, the floats must be replaced and the dock redesigned; and

WHEREAS, Unalaska has several sites that were subject to the Department of Defense's Formerly Utilized Defense Sites environmental program due to contamination which occurred during WWII activities, as well as WWII related contamination that is discovered during construction projects today; and

WHEREAS, support from the Alaska Department of Environmental Conservation is critical to managing these contaminated areas and ensuring Federal assistance and support; and

WHEREAS, habitat restoration on the local road system for Summer Bay Lake and Watershed, Morris Cove Lake and Watershed, and Unalaska Lake and Watershed will help to improve depressed salmon stocks; and

WHEREAS, regular ferry service helps to meet the needs of residents, businesses and visitors on our remote island with limited and costly transportation and shipping options; and

WHEREAS, the City of Unalaska's ability to fulfill the obligations of a local government is limited by available resources including State funding, specifically funding through the Community Assistance Program and the Shared Fisheries Tax Program, offsetting the burdens that might otherwise be felt by a local tax base.

WHEREAS, Unalaska's internet connection speeds thwart business growth, medical service, post-secondary education, and overall quality of life.

NOW THEREFORE BE IT RESOLVED that the City of Unalaska hereby identifies its top state legislative priorities for Fiscal Year 2021 as:

- Captains Bay Road and Utility Improvements Project: \$52 Million
- Robert Storrs Boat Harbor Improvements: \$9.5 Million
- Environmental Remediation Support
- Habitat Restoration for Salmon Stock Improvement Support
- Ferry System Support
- Community Assistance Program and Shared Fisheries Tax Program Support
- Broadband Internet Support

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 24, 2019.



Frank Kelty
Mayor

ATTEST:



Roxanna F. Winters
Acting City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: September 24, 2019
Re: Resolution 2019-51, identifying the City of Unalaska's State Priorities for Fiscal Year 2021

SUMMARY: Council reviewed and discussed priorities at the August 27, 2019 work session and September 10, 2019 Council Meeting. This resolution was developed based on Council's feedback. Identified priorities are listed below. Staff recommends approval.

- Captains Bay Road and Utility Improvements Project; \$52 Million
- Robert Storrs Boat Harbor Improvements: \$9.5 Million
- Environmental Remediation Support
- Habitat Restoration for Salmon Stock Improvement Support
- State Ferry System Support
- Community Assistance Program and Shared Fisheries Tax Program Support
- Broadband Internet Support

PREVIOUS COUNCIL ACTION: This is a recurring council action to express our support for certain initiatives, to submit projects to the State of Alaska for consideration in their capital budget, and in preparation for Lobbying Trips.

Previous State Priorities

- Council specifically offered support for the full funding of the State of Alaska's Harbor Facility Grant Program in the FY20 State Capital Budget. This support was provided on February 12, 2019 through Resolution 2019-05.
- Council identified FY20 State Priorities on February 12, 2019 in the approval of Resolution 2019-06. This included:
 - \$24 Million for Captains Bay Road and Utility Improvements
 - \$9.5 Million for Robert Storrs Boat Harbor Improvements
 - Environmental Remediation Support
 - Habitat Restoration for Salmon Stock Improvement Support

City Council discussed priorities at the August 27, 2019 work session. City Council considered this resolution at the September 10, 2019 Council Meeting, but deferred it so that support for improved internet speeds could be added.

BACKGROUND: The fiscal situation in the State has not significantly improved regarding availability of funding or bonding initiatives. However, it remains necessary to identify to the State our highest priorities.

DISCUSSION: Council discussed priorities on August 27. At the September 10 Council Meeting, Council asked that support for improved internet be added. Resolution 2019-51 addresses these discussions. An overview is provided below.

- **\$52 Million for Captains Bay Road and Utility Improvements.** Captains Bay Road is heavily used by commercial traffic, and future growth and business activity is expected to occur along Captains Bay Road, requiring road improvements as well as water, Packet Page Number 163 sewer, and electric utilities. The cost of this project is estimated at \$52 Million, up from an estimated \$24 Million. Staff is working to ensure that this project is on the STIP. Our federal lobbyist has identified potential grant opportunities for this project and we will explore those as well.
- **Environmental Remediation Support.** Unalaska has several sites that were subject to the Department of Defense's Formerly Utilized Defense Sites environmental program due to contamination, which occurred during WWII activities, as well as WWII related contamination that is discovered during construction projects today. Assistance and support from the state and federal levels is critical to managing these contaminated areas.
- **\$9.5 Million for Robert Storrs Boat Harbor Improvements.** The Robert Storrs Boat Harbor was inherited by the City of Unalaska from the State of Alaska. It has served the community well for over 30 years and in order to ensure the safety of those who use the dock and the vessels that moor at the Storrs Boat Harbor, the floats must be replaced and the dock redesigned. This is an existing Capital Project for the City of Unalaska. State funding for this project is a part of State of Alaska's Harbor Facility Grant Program, a program that the City of Unalaska has long supported.
- **Habitat Restoration for Salmon Stock Improvement Support.** Habitat restoration on the local road system for Summer Bay Lake and Watershed, Morris Cove Lake and Watershed, and Unalaska Lake and Watershed will help to improve depressed salmon stocks.
- **Ferry System Support.** Ferry service is identified in the City's Comprehensive plan as a community priority, stressing the importance of advocating for an increase of service to the State so that the needs of residents, business and visitors are addressed. Regular ferry service helps to meet the needs for our remote island with limited and costly transportation and shipping options.

- **Community Assistance Program and Shared Fisheries Tax Program Support.** The City of Unalaska works to fulfill the obligations of a local government. Our ability to do so is limited by statute, public interest and available resources. Traditionally those resources have included State and Federal funding, which offset the burdens that might otherwise be felt by a local tax base. In FY 19, our Community Assistance funding was \$158,479.93. Our share of the Shared Fisheries Business Tax was \$3,528,499.35 and our share of the Fish Landing Tax was \$5,220,958.21. This totaled 8,907,937.49, nearly 25% of our general fund revenue.
- **Broadband Internet Support.** Unalaska's slow internet connection speeds impede business growth, medical service, post-secondary education, and overall quality of life. Unalaskans are unable to fully utilize cloud-based systems to improve efficiencies and effectiveness in personal, educational, medical, and business processes. Improving internet services has long been a priority, and the City supports programs and activities that help to bridge this digital divide.

STAFF RECOMMENDATION: Staff recommends approval.

PROPOSED MOTION: I move to approve Resolution 2019-51.

CITY MANAGERS COMMENTS: This resolution is based on Council's feedback.

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2019-52

A RESOLUTION OF THE UNALASKA CITY COUNCIL IDENTIFYING THE CITY OF UNALASKA'S FEDERAL PRIORITIES FOR FISCAL YEAR 2021

WHEREAS, the City of Unalaska is the number one fishing port in the United States and host to national and international shipping vessels; and

WHEREAS, the sand bar in the entrance to Unalaska Bay creates an impediment to container vessels entering the bay; and

WHEREAS, dredging the sand bar will contribute significantly to the navigational safety and security of vessels entering and leaving the port; and

WHEREAS, authorization and funding support is needed in order for the U. S. Army Corps of Engineers to continue moving forward with the project; and

WHEREAS, as marine transportation increases in our region, the Coast Guard's presence in our community is more valued than ever; and

WHEREAS, Unalaska encourages the Coast Guard to allow for Unalaska to become an accompanied duty station or stagger the rotation schedule of the Marine Safety Division to help maintain continuity and established synergies needed to best perform in Unalaska; and

WHEREAS, Captains Bay Road is heavily used by commercial traffic, and future growth and business activity is expected to occur along Captains Bay Road, requiring road improvements, water, sewer and electric utilities; and

WHEREAS, Unalaska's internet connection speeds thwart business growth, medical service, post-secondary education, and overall quality of life; and

WHEREAS, the City of Unalaska will be impacted by oil exploration and drilling in the Beaufort and Chukchi Seas because our port is the only port on the west coast of Alaska that is free of ice year round; and

WHEREAS, state and local sharing of the federal revenues generated by activities on the Outer Continental Shelf is important to Unalaska and other impacted communities serving as staging areas; and

WHEREAS, Unalaska has several sites that were subject to the Department of Defense's Formerly Utilized Defense Sites environmental program due to contamination which occurred during WWII activities, as well as WWII related contamination that is discovered during construction projects today; and

WHEREAS, the creation of a federal funding mechanism that would allow reimbursement to land owners who remediate contaminated sites or the identification of an accessible funding source to allow for a timely response to contamination sites that are holding up construction projects and negatively impact subsistence living would be of benefit to the community as a whole; and

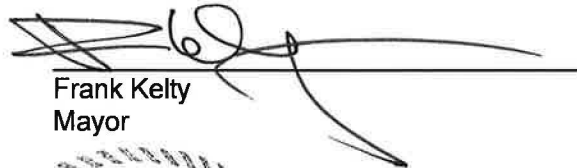
WHEREAS, the absence of adjoining electrical systems forces the City's Electric Utility to cover contingency planning and react to unplanned outages without relying on help from an expansive utility grid; and

WHEREAS, Unalaska continues to support reliable and cost effective alternate energy sources, including hydrothermal and wind.

NOW THEREFORE BE IT RESOLVED that the City of Unalaska, Alaska, hereby identifies its top federal legislative priorities for Fiscal Year 2021:

- Captains Bay Road and Utility Improvements Project, \$52 Million
- Environmental Remediation Support
- Unalaska Bay Entrance Channel Dredging Support
- OCS Revenue Sharing Support
- Reliable and High Speed Internet Support
- United States Coast Guard Presence
- Alternative Energy Support

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 10, 2019.



Frank Kelty
Mayor

ATTEST:



Marjie Veeder
City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: September 10, 2019
Re: Resolution 2019-52: Identifying the City of Unalaska's Federal Priorities for Fiscal Year 2021

SUMMARY: Council reviewed and discussed priorities at the August 27, 2019 work session. This resolution was developed based on Council's feedback. Identified priorities are listed below. Staff recommends approval.

- Unalaska Bay Entrance Channel Dredging Support
- Captains Bay Road and Utility Improvements Project, \$52 Million
- Reliable and High Speed Internet Support
- Outer Continental Shelf (OCS) Revenue Sharing Support
- Environmental Remediation Support
- United States Coast Guard Presence
- Alternative Energy Support

PREVIOUS COUNCIL ACTION: This is a recurring council action to express our support initiatives and capital projects in preparation for the Washington D.C. lobbying efforts.

Previous Federal Priorities

- Council last identified Federal Priorities on January 9, 2018 in the approval of Resolution 2018-05. This included:
 - Unalaska Bay Entrance Channel Dredging Support
 - \$24 Million for Captains Bay Road and Utility Improvements
 - High Speed Fiber Optic Connection Support
 - OCS Revenue Sharing Support
 - Environmental Remediation Support

City Council discussed priorities at the August 27, 2019 work session.

BACKGROUND: The Federal Lobbying trip is planned for the week of September 16, 2019. Having identified priorities will position us for more focused discussions.

DISCUSSION: Council discussed priorities on August 27, and Resolution 2019-52 has been developed as a result of that feedback. An overview is provided below.

- **Unalaska Bay Entrance Channel Dredging Support.** The City of Unalaska is a non-federal sponsor of the cost-shared feasibility study, led by the Army Corps of Engineers, evaluating the effects of the removal of a navigation restriction that currently severely impacts our ports. The removal of this navigational restriction helps us accommodate deep draft vessels, benefits commerce, and considers best practices of navigation and safety margins. If the study concludes there are not adverse effects the City will move forward with the Army Corps of Engineers on the project. This project is dependent upon the Army Corps of Engineers support and funding share.
- **\$52 Million for Captains Bay Road and Utility Improvements.** Captains Bay Road is heavily used by commercial traffic, and future growth and business activity is expected to occur along Captains Bay Road, requiring road improvements as well as water, sewer, and electric utilities. The cost of this project is estimated at \$52 million. Staff is working to ensure that this project is included on the STIP on the state level for potential funding support. Our federal lobbyist has identified potential federal grant opportunities for this project as well and we will explore those options.
- **Reliable and High Speed Internet Support.** Unalaska's internet connection speeds impede business growth, medical service, post-secondary education, and overall quality of life. We are unable to fully utilize cloud-based systems to improve efficiencies and effectiveness in personnel, educational, medical, and business processes. Improving internet services has long been a priority, and the City supports programs and activities that help to bridge this digital divide.
- **OCS Revenue Sharing Support.** The City of Unalaska has made changes to our planning and zoning policies as well as our Comprehensive Plan to help the community mitigate some of the significant growing pains associated with any future Arctic oil and gas development. For years, the City of Unalaska has been following the Offshore Production and Energizing National Security Alaska Act ("OPENS Act"). "The Conservation of America's Shoreline Terrain and Aquatic Life Act" or the "COASTAL Act" has recently been introduced by Senator Cassidy of Louisiana and Senator Murkowski as lead sponsors and Senator Sullivan as a cosponsor. It includes "the significant staging area" language that would qualify Unalaska to receive a portion of the OCS revenue-sharing payments.
- **Environmental Remediation Support.** Unalaska has several sites that were subject to the Department of Defense's Formerly Utilized Defense Sites environmental program due to contamination which occurred during WWII activities, as well as WWII related contamination that is discovered during construction projects today. Assistance and support from the state and federal levels is critical to managing these contaminated areas.

- **U.S. Coast Guard Presence in Unalaska.** Unalaska appreciates the Coast Guard's long time presence in our community. As marine transportation increases in our region, this presence is more valued than ever. We encourage the USCG to allow for Unalaska to become an accompanied duty station. Short of that, USCG might also consider offsetting the rotation of the Marine Safety Detachment so that half the team rotates in summer and half the team rotates in winter. We believe this rotation will maintain continuity and established synergies needed to best perform in Unalaska.
- **Alternative Energy Funding and Support.** The absence of adjoining electrical systems forces the City of Unalaska to cover contingency planning and react to unplanned outages without relying on help from an adjoining utility grid. The City continues to look for support with reliable and cost effective alternate energy sources, including hydrothermal and wind. We have installed MET towers to monitor wind for 18-24 months. Scoping for a Wind Energy project will be updated when this information gathering phase is completed. Additionally, we support measurers that might encourage other alternate energy opportunities to become viable options for our community.

STAFF RECOMMENDATION: Staff recommends approval.

PROPOSED MOTION: I move to approve Resolution 2019-52.

CITY MANAGERS COMMENTS: This resolution is based on Council's feedback.

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2019-59

A RESOLUTION OF THE UNALASKA CITY COUNCIL AMENDING CITY'S STATE AND FEDERAL PRIORITIES FOR FISCAL YEAR 2021 TO INCLUDE ESTABLISHING THE STABILIZATION OF COMMERCIAL FLIGHTS AT TOM MADSEN AIRPORT AS A STATE AND FEDERAL PRIORITY

WHEREAS, the City Council of the City of Unalaska establishes State and Federal Funding Priorities for each Fiscal Year; and

WHEREAS, the City Council of the City of Unalaska established State and Federal Funding Priorities September 10, 2019 for Fiscal Year 2021; and

WHEREAS, the Mayor of the City of Unalaska issued a Declaration of Emergency in response to indefinitely halted commercial air service to and from Anchorage to Dutch Harbor; and

WHEREAS, the City Council of the City of Unalaska ratified and extended this Declaration of Emergency ; and

WHEREAS, this Declaration of Emergency authorized the expenditure of emergency funds to establish temporary public charter flight services in and out of Unalaska; and

WHEREAS, the City Council of the City of Unalaska recognizes that emergency funds do not completely resolve Unalaska public transportation crisis; and

WHEREAS, the City Council of the City of Unalaska recognizes that the future of Unalaska's residents and commerce is at risk without stable commercial passenger services; and

WHEREAS, the City of Unalaska does not have funding or regulatory authority to implement necessary changes for stabilization of commercial passenger services; and

WHEREAS, the Alaska Department of Transportation, US Department of Transportation, the Federal Aviation Administration are mandated to regulate and fund safe and efficient public transportation; and

WHEREAS, The City Council of the City of Unalaska will need to partner with State and Federal Agencies in order to stabilize commercial passenger services to and from Anchorage and Dutch Harbor

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council amends the Fiscal Year 2021 State and Federal Priorities to include the stabilization of commercial flights at Tom Madsen Airport.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on November 12, 2019.



Dennis M. Robinson
Vice Mayor

ATTEST:



Marjie Veeder
City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Peggy McLaughlin, Port Director
Through: Erin Reinders, City Manager
Date: November 12, 2019
Re: Resolution 2019-59, a Resolution of the Unalaska City Council establishing the stabilization of commercial flights at Tom Madsen Airport as a State and Federal priority

SUMMARY: This resolution amends the previously established State and Federal Priorities to include the stabilization of commercial flights between Dutch Harbor (DUT) and Anchorage (ANC) at the Tom Madsen Airport. It outlines potential short and long-term solutions to achieve sustainable commercial air service, and sets the funding of these solutions as a priority. Staff recommends approval.

PREVIOUS COUNCIL ACTION:

- Resolution 2019-51: Identifying the City of Unalaska's State priorities for Fiscal year 2021
- Resolution 2019-52: Identifying the City of Unalaska's Federal Priorities for Fiscal year 2021
- Declaration of Emergency October 29, 2019
- Council Directive to City Manager for White Paper

BACKGROUND: AK DOT owns and manages Tom Madsen Airport (DUT) in Unalaska, Alaska. Information about the airport and its runway are outlined in AK DOT's 2008 Airport Master Plan. On October 17, 2019, Alaska Airlines Flight 3296, operated by Ravn Air, had a fatal accident on the AK DOT owned and managed runway Unalaska's airport. In response, the airline indefinitely halted commercial passenger services between DUT and ANC. In the days following, the City of Unalaska issued a Declaration of Emergency authorizing the City Manager to spend emergency funds at her discretion to alleviate the backlog of passengers. Council directed the City Manager to prepare a white paper for distribution, outlining the issues and options for amending the City's, State and Federal Priorities.

DISCUSSION: The development of a white paper helped to clarify the problem statement: ***"There is no alternative to manage the demand"***. To develop talking points with the City's State and Federal delegates, staff drilled into various details of that problem statement.

First, we have the on-going issue of a short runway, which limits the type of aircraft that can safely land under federal regulations. This will require some significant research and discussion.

Secondly, there is no redundancy. This is a two-fold problem. Essentially, we have one airline (Ravn) with an agreement to cover the route of a second airline (Alaska Airlines). Alaska Airlines' agreement with Ravn is for the Saab 2000. We do not have multiple airlines with authorization to fly into DUT directly from ANC. Further, there is no redundancy in types of aircraft. Ravn has authorization to fly one type of aircraft into DUT for commercial passengers, the Saab 2000. Ravn self-grounded those planes for flights in and out of DUT.

The questions then become: who does this impact; how can it be resolved; how much does it cost to resolve; and how much will it cost if not resolved? Finally, who then is responsible, logistically or financially, for resolving the problem?

Flights have not resumed in the nearly one month since the fatal accident. The lack of commercial passenger service to and from Anchorage has highlighted how fragile public transportation is for Unalaska and the entire region. The lack of commercial flights has affected Cold Bay, St Paul, Akutan (Akun), Sand Point, Nikolski, and Atka, with additional impacts to the maritime industry, our processors, and support services. This does not begin to address the basic and very significant impact this has had on our year-round residents with myriad requirements including medical care, school trips, family obligations and discretionary travel. This has affected families at the deepest level of their personal health and safety, and pocketbooks.

Quantifying the cascading impacts created by this disruption to air travel is very complicated and will be incomplete at best. When Unalaska seeks funding and support for projects from State and Federal agencies, we must provide a Cost Benefit Analysis (CBA) with that funding request. Our CBA's always represent a financial benefit to the City, Region, State, and nation, often with international benefits. Unalaska is an international Port, the largest fishing port in the nation in terms of volume of fish landed, and it is the only hub for international container shipping in the entire State of Alaska. Consistent and sustainable public transportation is critical to support commerce related to the billion-dollar-plus maritime industry.

The white paper addresses several approaches to achieve sustainable commercial air service between Unalaska and Anchorage. We are at the starting line of this marathon, and have just begun to realize the complexity of the issue. It is important to note that some of these approaches are potential short-term options and some are long-term options, to be reviewed, studied, and understood. It is possible that a combination of these potential solutions will represent the best fix, but all of these solutions will require the City of Unalaska to engage with and solicit support in policy and/or funding from State and Federal Agencies.

Airport runway enhancements are critical projects requiring a partnership with State and Federal DOT, but such projects are several years out and do not provide a contemporaneous fix. In the meantime, programs like Essential Air Service (EAS) or Alternative Essential Air Service (AEAS) may provide more immediate alternatives and could potentially be considered in the next budget cycle. This would alleviate some of the immediate financial stress of providing redundancy. Working with State and Federal agencies toward policy changes that require redundancy in aircraft or airlines would reduce the future risk and consequences of the only airline pulling service out of our community.

Unalaska is a First Class City and the 13th largest city in the State of Alaska, by population. Air travel is Unalaska's transportation artery for its people. With no alternative to commercial flights and no service from the Alaska Marine Highway System, Unalaska is now completely cut-off from all public transportation.

To put the situation into perspective, the number of people this potentially affects is on average 58,000 per year. That is the number of ticketed passengers that land in or take off from DUT. This is almost twelve times the permanent population of Unalaska. Our public transportation system is in crisis and it is absolutely critical that the system be stabilized if Unalaska is to sustain itself. We are thankful for the creative transportation options other airline and charter companies have been able to provide on a temporary basis. But these, in combination with the

up to three weekly public charter flights managed by the City, are merely a temporary options and partial solutions to a massive commercial air service problem. These temporary patches cannot be expected to long sustain the City's robust economy or promote confidence in its commercial growth.

Unalaska has prided itself on self-sufficiency, but these issues are regulated by agencies who are outside the City's control, and who have a mandate to promote and support public transportation within the United States and the State of Alaska. The Mission Statements of the US and State DOTs as well as those of the FAA support the direction of safe, efficient, and modern transportation.

- *US Department of Transportation:* "Ensure our nation has the safest, most efficient and modern transportation system in the world; that improves the quality of life for all American people and communities, from rural to urban and increases the productivity and competitiveness of American workers and businesses."
- *AK Department of Transportation:* "Keep Alaska Moving through service and infrastructure."
- *Federal Aviation Administration:* "The mission of the FAA is to provide the safest, most efficient aerospace system in the world. The role of the FAA Airports organization in meeting this goal is to provide leadership in planning and developing a safe and efficient national airport system to satisfy the needs of aviation interests of the United States."

The economic benefits to State and Nation from our fisheries and related industries are measureable in the number of jobs, fuel sales, products sold and shipped, and taxes received, with global implications as well. Without a permanent solution to stabilize commercial passenger air service, not only our but also the State and Federal coffers will see reduced benefits. These entities have a vested interest in being part of the solution through their funding and regulatory authority. The State and the nation benefit from commerce in Unalaska, and the time for these agencies to step up and be part of the solution is now.

ALTERNATIVES: Council could adopt Resolution 2019-59, Council could choose to not support Resolution 2019-59, Council could choose to revise Resolution 2019-59

FINANCIAL IMPLICATIONS: There are no direct financial impacts by passing this resolution adding this to our State and Federal Priorities.

LEGAL: No legal opinion is necessary at this time.

STAFF RECOMMENDATION: Staff recommends approving Resolution 2019-59

PROPOSED MOTION: I move to approve Resolution 2019-59

CITY MANAGER'S COMMENTS: I support Resolutions 2019-59 and we will work to distribute this information to our partners as well as our state and federal delegations as soon as possible.

ATTACHMENTS:

- https://www.ci.unalaska.ak.us/sites/default/files/fileattachments/Ports%20and%20Harbors/page/525/airport_master_plan_update_2008.pdf
- White Paper



Tom Madsen Airport Public Transportation Crisis

November 12, 2019

PRESENT CONDITIONS

The Tom Madsen Airport (PADU) consists of an Alaska DOT owned and managed runway and a terminal facility owned and managed by the City of Unalaska. The airport services the business community of Unalaska/Dutch Harbor as well as the year-round residents. The annual landings at PADU average 58,000 commercially ticketed passengers. It services certain air cargo operations and the US mail. Commercial passenger services are provided by one carrier that has authorization and certification to fly only one type of aircraft into PADU. The airport is the only airport for the nation's largest fishing port and is critical to the movement of people for the fisheries and support services. It serves as the airport for local residents and their personal and medical travel. Unalaska/Dutch Harbor is an island, and commercial air travel is the only public transportation available year round. PADU is critical to the throughput of people for private and government business, development, and for health and safety.

The PADU air transportation services are in crisis. In response to a fatal accident October 17, 2019 at PADU all commercial passenger flights to Anchorage have been suspended by the airlines. Realizing the impact a lack of available flights is having on the residents and the business community, the City of Unalaska issued a Declaration of Emergency effective October 29, 2019. The lack of air service is a threat to Unalaska's community health and safety, economy, and educational programs. Unalaska is the largest fishing port in the nation; the interruption threatens the city and Alaska's economy with significant reductions of tax revenue from the fisheries, processing plants, and support services. It is critical for the short and long-term health of the Unalaska community that passenger services stabilize and alternate options are readily available and deployable. The stop gaps presently implemented to keep people moving are not sustainable. Alternate options for air transportation need to be explored and implemented.

PROBLEM STATEMENT

There is no alternative to manage the demand.

PADU is serviced by one passenger air carrier and that carrier has authorization to fly just one type of aircraft at PADU. Disruptions to this single option creates significant risk and costs to the residents and the businesses of Unalaska/Dutch Harbor, as there is no alternate means of passenger travel in or out of Unalaska. The impact of this disruption creates vulnerabilities to the Alaska and US fishing related economies. Alternate solutions are needed in order to protect local residents and business owners, as well as the interests of commerce for the City, the State of Alaska, and the nation's fishing related commerce. In order to maintain the service demands for residents and businesses, Unalaska requires more than one commercial option to move passengers.

SOLUTIONS

It is possible that no one solution is available to prevent a repeat of this crisis in Unalaska. Answers should be explored to assist Unalaska and provide a healthy future for passenger air travel. All of the options considered at this point will require support from State and Federal delegates and agencies.

Short Term

Aircraft Certifications:

The airline should be required to have more than one type of aircraft authorized for passenger travel in and out of PADU. This aircraft would need to be readily available in their fleet and approved for the runway's parameters.

Essential Air Services (EAS)

Unalaska and Alaska Department of Transportation (ADOT) officials should review the city's eligibility for the EAS program. Though many Alaskan communities rely on air transportation for connectivity to Anchorage, the PADU situation is unique because it is 800 miles from Anchorage and is the largest fishing port in the USA. In December 2018, there were 174 EAS communities in the U.S., 42 are in Alaska (24%). It is currently not known why Unalaska has not been an EAS community since 1998.¹

Alternative Essential Air Service (AEAS) The AEAS program provides money directly to the local community for charter operations. Currently eight communities in the lower 48 are AEAS yet all have access to the highway system. Unalaska is not connected to the highway system.²

Obligations

Unalaska and ADOT should assess USDOT's mandated obligations to provide/ensure access in/out of communities. Do exceptions exist for communities not on a mainland street system? PADU's present scenario of a one plane service/one airline airport makes PADU vulnerable to health, economic and education crisis.

Long Term

Implementation of Runway enhancements or alternative

The Unalaska Airport Master Plan Update in 2008 identified and predicted annual enplanements to increase from 29,830 in 2006 to 54,731 in 2026. Meeting this demand means overcoming stringent airport design standards that limit PADU including Instrument Approach Procedures, Runway and Configuration, and Daylight Hours. The Runway Orientation and wind coverage limits flights to landing in winds of 13 knots or less; the 6,000' runway requirement for approval of all aircraft is unmet (PADU is 4,100'); and runway requirements for safety areas, object free zones, etc. are all sub-par and constrained by water or mountain land features. The master plan estimated the cost to improve PADU to a fully functional airport at a range of \$140 - \$230 million (in 2003 dollars).³

Environmental Compliance

Unalaska representatives understand that significant reviews and permitting processes exist related to airport projects. Aside from approving and adding more aircraft to service PADU, we are confident that all required Environmental Reviews will reveal no feasible alternatives exist on the island other than to improve the Tom Madsen Airport runway and facilities and are prepared to provide assistance throughout all required federal and state regulations.

¹ Essential Air Service, Congressional Research Service, December 2018

² Ibid

³ Unalaska Airport Master Plan, 2008 CHMD2



Winter Legislative Conference

January 9, 2020



Register Now Alaska Municipal League Winter Legislative Conference

February 18-20, 2020, Juneau, Alaska

[2020 Draft Winter Conference Agenda](#)

Join us February 18-20, 2020, to:

- Hear from State agency officials
- Learn more about current legislation and activities
- Visit with legislators and legislative staff
- Address priority issues
- Contribute to AML's legislative strategy

The goals of the meeting are to:

- Advance AML's legislative priorities
- Learn more about specific topics relevant to municipal government
- Connect AML members with legislators and administration officials

We hope you'll join us for a busy but productive event in our Alaska's capital!

[Register Now](#)



**AML Winter Meeting – Legislative Conference
February 18 – 20, 2020
Baranof Hotel, Juneau Alaska**

Tuesday, February 18, 2020

8am Breakfast (*included*)

Welcome

- Mayor **Beth Weldon**, City and Borough of Juneau
- **Stu Graham**, Board President, Alaska Municipal League
- **Nils Andreassen**, Executive Director, Alaska Municipal League

9:00am **Legislative Review**

- **Nils Andreassen**, Executive Director, Alaska Municipal League
- **Dianne Blumer** and **Heather Brakes**, legislative consultants

10:00am **Break**

10:30am **2020 Budget Deep Dive**

12:00pm Lunch (*included*) - Invited speakers

- Senate leadership

1:00pm **2020 Bill Deep Dive**

2:30pm **Break**

3:00pm **ACoM membership meeting**

- Policy Positions
- Business Meeting

***Legislative meetings – arranged meetings specific to issues**

4:30pm Adjourn

Dinner on your own



Wednesday, February 19, 2020

- 8:00am Breakfast (*included*)
- 9:00am **State of Alaska – Agency update and priorities**
- Noon Lunch (*included*) - Invited speakers
- House leadership
- 1:00pm Deep Dive - TBD
- 4:00pm Break and capitol visits
- 5:30pm **AML Legislative Reception**

Thursday, February 20, 2020

- 8am Breakfast (*included*)
- 9-12pm Deep Dive – TBD
- *Legislative meetings – arranged meetings specific to issues**
- Noon Lunch on your own
- 1-4pm **AML board meeting**
- 5:30pm Board of Directors dinner

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Michelle Price, Administrative Coordinator
Through: Erin Reinders, City Manager
Date: January 14, 2020
Re: AML Winter Meeting and Legislative Conference

The Alaska Municipal League will hold its Annual Winter meeting and Legislative Conference in Juneau from February 18-20, 2020.

The meeting will focus on the legislative agenda. The goals of the meeting are to advance AML's Legislative priorities, learn more about specific topics relevant to municipal government and connect AML members with legislators and administration officials.

Estimated travel costs for one traveler attending the conference only are:

Air Fare	\$	1,675.11
Lodging in Juneau	\$	685.44
Registration	\$	150.00
Per Diem	\$	708.00
TOTAL	\$	<u>3,218.55</u>

As of December 18, 2019, the available funds in the Council travel budget are \$33,328.50.

The Travel Policy for the Mayor and Council indicates that no more than three Council Members are to travel to the same meeting or conference; that travel be conducted in the most direct and economical manner possible to accomplish City business; and that at least twenty-one days prior to an upcoming trip, the council will discuss the travel, identify the Council Members to travel, and approve the travel by motion.