CITY OF UNALASKA, ALASKA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 18, 2021, 6:00 P.M.
AGENDA

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
APPEARANCE REQUESTS
ANNOUNCEMENTS
MINUTES: Draft minutes from the meeting December 18, 2020

PUBLIC HEARING

1. **RESOLUTION 2021-01**: A RESOLUTION APPROVING THE HISTORIC PRESERVATION COMMISSION 2020 ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL

OLD BUSINESS

No Items

NEW BUSINESS

1. **RESOLUTION 2021-01**: A RESOLUTION APPROVING THE HISTORIC PRESERVATION COMMISSION 2020 ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL

WORKSESSION

No Items

ADJOURNMENT

CITY OF UNALASKA
HISTORIC PRESERVATION COMMISSION
2020 ANNUAL REPORT

This annual report is designed to serve multiple functions: to summarize the historic preservation activities of the Unalaska Historic Preservation Commission; to serve as a resource document; to note future historic preservation related activities; and to meet the requirements of § 2.60.090, Unalaska Code of Ordinances.

The following residents of Unalaska served on the City of Unalaska's Historic Preservation Commission throughout 2020:

Chair Travis Swangel
Vice Chair
Vicki Williams
Helen Brown
Jason Gates
Ian Bagley
City Manager: Erin Reinders
Planning Director: Bil Homka

The Historic Preservation Commission is supported by the City of Unalaska's Planning Department, which consists of:

William Homka, AICP, Planning Director
Thomas Roufos, Associate Planner
Cameron Dean, GIS Administrator
Jasmine Gonzalez, Administrative Assistant

HISTORIC PRESERVATION COMMISSION
RESOLUTION 2021-01

In accordance with § 2.60.090 of the Unalaska Code of Ordinances, the City of Unalaska's Historic Preservation Commission officially adopts the following annual report, filing the same with the Unalaska City Council.

CITY OF UNALASKA
HISTORIC PRESERVATION COMMISSION

BY: _____

Commission Chair

_____
Bil Homka, AICP
Secretary of the Commission

DATE OF ADOPTION: _____

INTRODUCTION

City Council approved Ordinance 2014-05 in 2014 which amended various sections of Title 2 of the Unalaska Code of Ordinances, including sections related to Historic Preservation. The Planning Department and Parks, Culture, and Recreation Department consulted with the City Attorney regarding the selection process of Historic Preservation Commissioners. Approved changes created a new UCO 2.76.015, stating that the Historic Preservation Commission membership is the Planning Commission membership, including the Planning Commission's *ex officio* members (*i.e.*, the City Manager and the Director of Planning). While remaining non-voting for Planning Commission decisions, the City Manager and Director of Planning would be full members of the HPC.

Unalaska Code of Ordinances §2.76.040 identifies the duties and responsibilities of the HPC. This is based on the requirements of local governments participating in the Alaska Certified Local Government Historic Preservation Program. The duties and responsibilities are listed below.

- To survey and inventory community historic resources including historic, architectural, and archaeological resources within the community;
- To review nominations to the National Register of Historic Places and consulting with federal and State authorities in section 106 reviews under the National Historic Preservation Act;
- To act in an advisory role to other officials, and to City Departments regarding the identification and protection of local historic and archaeological resources and historic preservation planning;
- To enforce state historic preservation laws. The Historic Preservation Commission shall support the enforcement of the Alaska Historic Preservation Act;
- To review, and where it is deemed appropriate, recommend nominations to or deletions from the Unalaska Register of Historic Places to the Unalaska City Council twice yearly.

§ 2.60.090 of the Unalaska Code of Ordinances requires each board and committee to submit an annual report which summarizes the activities which have occurred during the previous year. The Annual Report is a mechanism for monitoring those activities and for presenting to the City Council the goals and objectives for historic preservation in the coming year.

SUMMARY OF HISTORIC PRESERVATION COMMISSION ACTIONS FOR 2020

I. General Statistics (January 1, 2020 – December 31, 2020)

The Historic Preservation Commission, with support from the Planning Department, took the following actions.

HPC Summary of Activities	2018	2019	2020
Ordinance Changes	-	-	-
General Resolutions	***3/3***	***1/1***	***1/1***
Survey/Inventory of Historic Properties	-	-	-
Preservation Planning Activities	-	-	-
National Register Participation	-	-	-
Historic Property Protection	-	-	-
Public Education Projects	-	-	-
Historic Preservation Grants	-	-	-
TOTAL MEETINGS	***3***	***1***	***1***

II. Historic Preservation Commission Recommendations to Council

There were no recommendations to Council.

III. Historic Preservation Commission Actions

The Historic Preservation Commission approved the 2019 annual report and had a discussion items.	
February 27, 2020: Approved of Annual Report and filed with City Council.	The Historic Preservation Commission approved **Resolution 2020-01**, a resolution approving the HPC 2019 Annual Report.
December 18, 2020: Discussion item	Discussion on Amaknak Formerly Used Defense Site Resident Advisory Board

IV. Historic Preservation Goals for 2021

- Improve public engagement with historic preservation, including website improvements, celebrating Preservation Month in May, and improving kiosks/signage/wayfinding.
- Suggest list of sites to City Council for the Unalaska Register of Historic Places and explore ideas for a Historic Preservation Ordinance Amendment.
- Continue working toward addressing the action items identified in the 2011 Comprehensive Plan as they relate to Historic Preservation.
- Consider creation of Historic Preservation regulations and protections.

CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
SPECIAL MEETING
THURSDAY, FEBRUARY 18, 2021, IMMEDIATELY FOLLOWING THE HISTORIC PRESERVATION MEETING
AGENDA

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA

ELECTION: Chair and Vice Chair of the Planning Commission

APPEARANCE REQUESTS
ANNOUNCEMENTS
MINUTES: Draft minutes from the meetings on December 18, 2020

PUBLIC HEARING

1. **RESOLUTION 2021-01**: A RESOLUTION APPROVING THE PLANNING COMMISSION & PLATTING BOARD 2020 ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL
2. **RESOLUTION 2021-02:** A RESOLUTION IN APPRECIATION OF AND ACCEPTING THE RESIGNATION OF JASON GATES, WHO AS A MEMBER OF THE CITY OF UNALASKA PLANNING COMMISSION PROVIDED VALUABLE SERVICE TO THE CITY OF UNALASKA, AND DECLARING THE SEAT VACANT EFFECTIVE JANUARY 09, 2021.
3. **RESOLUTION 2021-03:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO PLACE A HEAD START FACILITY ON A LOT ZONED HIGH-DENSITY RESIDENTIAL AT TRACT A-2, TIGLAX SUBDIVISION ADDITION NUMBER 1, PLAT _____, AIRD

OLD BUSINESS
No Items

NEW BUSINESS

1. **RESOLUTION 2021-01**: A RESOLUTION APPROVING THE PLANNING COMMISSION & PLATTING BOARD 2020 ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL
2. **RESOLUTION 2021-02:** A RESOLUTION IN APPRECIATION OF AND ACCEPTING THE RESIGNATION OF JASON GATES, WHO AS A MEMBER OF THE CITY OF UNALASKA PLANNING COMMISSION PROVIDED VALUABLE SERVICE TO THE CITY OF UNALASKA, AND DECLARING THE SEAT VACANT EFFECTIVE JANUARY 09, 2021.
3. **RESOLUTION 2021-03:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO PLACE A HEAD START FACILITY ON A LOT ZONED HIGH-DENSITY RESIDENTIAL AT TRACT A-2, TIGLAX SUBDIVISION ADDITION NUMBER 1, PLAT _____, AIRD

WORKSESSION

1. Notification of platting action by Planning Director as Platting Authority
2. Draft CMMP Presentation

ADJOURNMENT

Principles of the Unalaska Planning Commission

1. The Position: In any community, the position of Planning Commissioner is a highly respected and honored one.

2. The Job: The job of Planning Commissioner is to serve the public, as representatives of the City Council and to the best of their ability, in ensuring sound planning and growth management in Unalaska. All decisions of the Planning Commission should be based on sound planning principles and practices, and not on the personal opinion of individual Planning Commissioners. Once the Planning Commission makes a recommendation to the City Council, the job of the Planning Commissioners and Planning Commission is over, in terms of that particular action.

3. Integrity: Planning Commissioners are appointed by City Council. The actions, behavior, and comportment of each Planning Commissioner reflect not only on that Planning Commissioner's integrity – but also on the integrity of the City Council and of the entire City government.

4. Collaboration: An individual Planning Commissioner is not a "lone wolf," but is part of a collective body. As such, each Planning Commissioner is expected to act in a collaborative manner with his and her fellow Planning Commissioners.

5. Respect Each Other: While it is understandable to sometimes disagree with your fellow Planning Commissioners on issues brought before the body, and appropriate to publically vocalize that disagreement during Planning Commission meetings, a Planning Commissioner should always respect the opinion of their fellow Commissioners and treat each other with respect.

6. Majority Rules: It is important to remember that, at the end of the day, the majority rules. So, after each action is brought before the body, discussed, and voted upon, Planning Commissioners must accept and respect the rule of the majority – even if the ruling was counter to an individual Commissioner's position.

7. Respect Staff: A Planning Commissioner should respect the opinion of City Planning Staff, whether the Planning Commissioner agrees with staff or not. Planning Staff Members are professionals who are employed to serve not only the Planning Commission and general public, but the City Council.

8. The Las Vegas Rule: What comes before the Planning Commission must stay before the Planning Commission. This means there can be no outside negotiating with petitioners or with the public regarding applications brought before the Commission. And, all discussions – pro or con – concerning a petition before the Planning Commission, must take place solely within Planning Commission meetings.

9. Respect Applicants and Public: Each Planning Commissioner must always show professionalism and respect for applicants and the general public – regardless of the position held by that Planning Commissioner or by the Planning Commission.

10. Upholding the Principles: Any member of the Planning Commission who finds that he or she cannot uphold and abide by the above principles should resign from the Commission.

PROCEDURES FOR THE CHAIR

Approval of Minutes

The Chair states: “The minutes were included in the packet. Are there any corrections to the minutes?” [pause to wait for commissioners to object]. “Hearing none, if there are no objections, the minutes are approved as printed.”

OR

If there are objects to the minutes, then…

1. Ask for a motion to approve the minutes as printed. And a second.
2. Facilitate Commission discussion.
3. Amendments will need a motion and a second.
4. When there is no more discussion, call for a vote on any amendments.
5. Continue discussion until there is none further, then call for a vote on the minutes as amended.

Public Hearings

1. Open the public hearing.
2. Notify the public that they may raise their hand and speak from their seats.
3. Read the title of the first item.
4. Ask if any member of the public wishes to speak to the item. They may do so by raising their hand.
5. When discussion has ended, read the title of the second item.
6. Again ask for public discussion.
7. Continue until all items on the public hearing are complete.
8. NOTE: No commissioners or staff should give any input during the public hearing.

Resolutions under new business or old business

1. Read the title of the first resolution.
2. Ask for declaration of ex parte communications and conflicts of interest from commissioners.
3. Any question of whether a conflict of interest exists will be settled by a majority vote of the Commission. Members with a conflict will be asked to sit in the audience during this discussion/vote.
4. Ask for staff presentation.
5. Ask for questions from Commissioners of staff.
6. Ask for a presentation from the applicant.
7. Ask for questions from Commissioners of the applicant.
8. Ask for a motion to approve the resolution. And a second.
9. Facilitate commission discussion.
10. If any members of the public have signed up to speak on the topic, they will be given a chance to speak. The chair must set a time limit (such as 2 minutes) to each public comment. Time limits can be objected by commissioners and subsequently put to a vote if necessary.
11. Following public testimony, continue commission discussion until there is nothing further.
12. NOTE: Each member of the public only gets one chance to speak, but anyone who signs up with staff before the commission votes shall be given their one chance to speak before the vote occurs.
13. Call for a vote.
14. Repeat for each resolution on the agenda.

Thomas Roufos

From: Anthony Grande
Sent: Thursday, April 27, 2017 3:44 PM
To: Thomas Roufos; Bil Homka; Morgyn McConnell
Subject: FW: AT&T TeleConference Reservationless Registration Confirmation - Host Copy (Folder ID: 184534940)

From: AT&T TeleConference Services [mailto:teleconferences@att.com]
Sent: Monday, May 02, 2016 3:26 PM
To: Anthony Grande
Subject: AT&T TeleConference Reservationless Registration Confirmation - Host Copy (Folder ID: 184534940)

TeleConference Services

TeleConference Folder Id: 184534940

Registration Conference Name: RESERVATIONLESS SERVICE ACCOUNT 1

CHANGED

RESERVATIONLESS AUDIO DIAL IN
Registration Confirmation

Please review this information and contact TeleConference Services at (800)526-2655 if there are any changes.

ACCESS INFORMATION

---------- **Audio Conference** ----------

USA Toll-Free: 888-808-6929
USA Caller Paid/International Toll: 213-787-0529
ACCESS CODE: 6692621

HOST AND A

Conference Host

Phone Number

Conference Arranger

Phone Number

OPTIONAL

- ☐ Audio-Only Recording
- ☐ Change Host Password
- ☐ Host Dial Out
- ☐ Operator Dial Out
- ☐ Tones on Entry/Exit

SPECIAL NOTES

* Should you need assistance during your conference, please press *# for a list of menu options and *0 to obtain Specialist assistance.
* ***Special Tip:*** Always remember to set a date for a follow-up conference while all participants are on the call.

CITY OF UNALASKA
PLANNING COMMISSION & PLATTING BOARD
2020 ANNUAL REPORT

This annual report is designed to serve multiple functions: to summarize the planning activities of the Unalaska Planning Commission; to serve as a resource document; to project future planning needs and activities; and to meet the requirements of § 2.60.090, Unalaska Code of Ordinances.

The Planning Commission, Platting Board, Department of Planning, and Unalaska City Council refer to the adopted Comprehensive Plan, Platting and Subdivision Regulations, Zoning Code of Ordinances, Zoning Map, and other applicable codes for all decisions rendered.

The following residents of Unalaska served on the City of Unalaska's Planning Commission and Platting Board throughout 2020:

Chair, Travis Swangel
Vice Chair, Viki Williams
Helen Brown
Ian Bagley
Jason Gates

The Planning Commission and Platting Board are supported by the City of Unalaska's Planning Department, which consists of:

William Homka, AICP, Planning Director
Thomas Roufos, Associate Planner
Cameron Dean, GIS Administrator
Jasmine Gonzalez, Administrative Assistant

PLANNING COMMISSION AND PLATTING BOARD
RESOLUTION 2021-01

In accordance with § 2.60.090 of the Unalaska Code of Ordinances, the City of Unalaska's Planning Commission officially adopts the following annual report, filing the same with the Unalaska City Council.

CITY OF UNALASKA
PLANNING COMMISSION

BY: _____

Commission Chair

_____
William Homka
Secretary of the Commission

DATE OF ADOPTION: _____

INTRODUCTION

Alaska State law gives incorporated municipalities the authority and responsibility for planning, platting, and land use regulation. In addition to providing for the orderly and efficient use of land and other resources, planning can establish ground rules for development for the whole community and provide the means by which residents participate in important decisions about their community's future. With effective planning, a community can define its character and realize tangible benefits.

The Unalaska Code of Ordinances establishes the Planning Commission and Platting Board to help assure orderly growth of Unalaska and offers additional guidance regarding their functions, power and duties, which include:

- To recognize and utilize such basic information necessary to understand past trends, present conditions, and forces affecting community growth and development;
- To prepare and keep current a Comprehensive Plan for meeting present requirements and future needs for community growth and development as may be foreseen by the Commission/Board;
- To establish principles and policies for guiding actions affecting growth in the city;
- To prepare and to recommend to the City Council ordinances, regulations, or other proposals promoting orderly development indicated as desirable by the Comprehensive Plan;
- To exercise jurisdiction over platting as provided in Chapter 8.08, and to act upon requests for variances, conditional uses, and zone amendments as provided in Chapter 8.12;
- To keep the City Council and general public informed and advised as to matters before the Commission/Board;
- To conduct such meetings, as required, to gather information necessary for the drafting, establishment, and maintenance of the Comprehensive Plan and the ordinances and regulations relating to it; and
- To perform other duties lawfully assigned to the Commission/Board or which have a bearing on the preparation or accomplishment of the Comprehensive Plan.

§ 2.60.090 of the Unalaska Code of Ordinances requires each board and committee to submit an annual report which summarizes the activities which have occurred during the previous year. The Annual Report is a mechanism for monitoring those activities and for presenting to the City Council the goals and objectives for Planning in the coming year.

SUMMARY OF PLANNING ACTIONS FOR 2020

I. General Statistics (January 1, 2020 – December 31, 2020)

Due to the Coronavirus, 2020 was far less busy than most years for both the Planning Commission and Platting Board. The PC/PB actions for 2020 and previous years are summarized below:

Application Type	Considered or Reviewed/ Granted, Approved or Formally Recommended		
	2018	2019	2020
Variance	7/5	2/1	2/2
Conditional Use	5/5	4/4	1/1
Zone Amendment	-	1/1	1/1
Property Acquisitions	-	-	-
Code Revisions	-	1/1	-
Plats	3	1	3
Planning Documents	2/1	3/3	3/3
TOTAL MEETINGS	10	10	6

II. Planning Commission Recommendations to Council

The Planning Commission recommended no Code Revisions and two Planning Documents to the City Council for action in 2020.	
February 27, 2020: Special Meeting Approved Resolution 2020-01 Annual Report (Planning Document) and filed with City Council	The Planning Commission through **Resolution 2020-01** approved the *Planning Commission and Platting Board 2019 Annual Report*, which reviewed the year in Planning in Unalaska.
February 27, 2020: Special meeting, approved resolution 2020-02 declaring vacancy	The Planning Commission approved **Resolution 2020-02** a resolution in appreciation of and accepting the resignation of Thom Bell, who as a member of the City of Unalaska Planning Commission provided valuable service to the City of Unalaska, and declaring the seat vacant effective February 27, 2020.
February 27, 2020: Special meeting, work session: Airport Master Plan	The Planning Commission reviewed a draft letter to the State DOT from the City in support of an emergency update to the Airport Master Plan.
February 27, 2020: Special meeting, Work session reviewing the draft 2021-25 CMMP	Work session item to discuss the draft 2021-2025 Capital Maintenance and Management Plan (CMMP) and provide comments prior to council viewing.
March 19, 2020: Approved Resolution 2020-03, a zoning amendment, and sent the same to City Council	The Planning Commission through **Resolution 2020-03** approved a zoning amendment from General Commercial to Single-Family/Duplex Residential at 137 West Broadway.
October 15, 2020: Work session reintroducing the 2021-25 CMMP	Work session item to discuss Capital Maintenance and Management Plan (CMMP) preliminary brainstorming session for planning projects

November 19, 2020: *Work session on recommendation to City Council and Directive to Planning Department*	Work session item to discuss Capital Maintenance and Management Plan (CMMP) brainstorming session for planning projects, resulting in one resolution, 2020-08, with 5 priority projects: • To prioritize existing aging infrastructure • To amend PCR Multipurpose facility to include an Emergency Shelter • To amend the paving project to prioritize Steward Rd, Loop Rd, and Standard Oil • Reaffirming support for the Trails Infrastructure project • Reaffirming support for the Bus System project

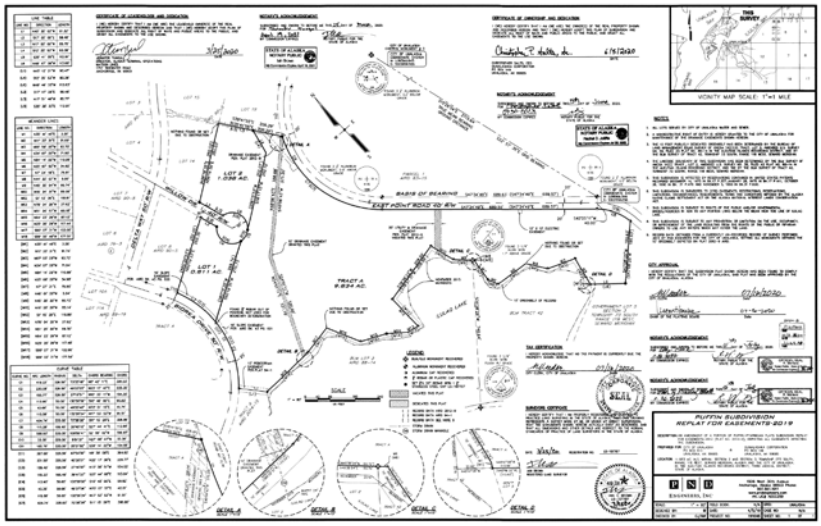
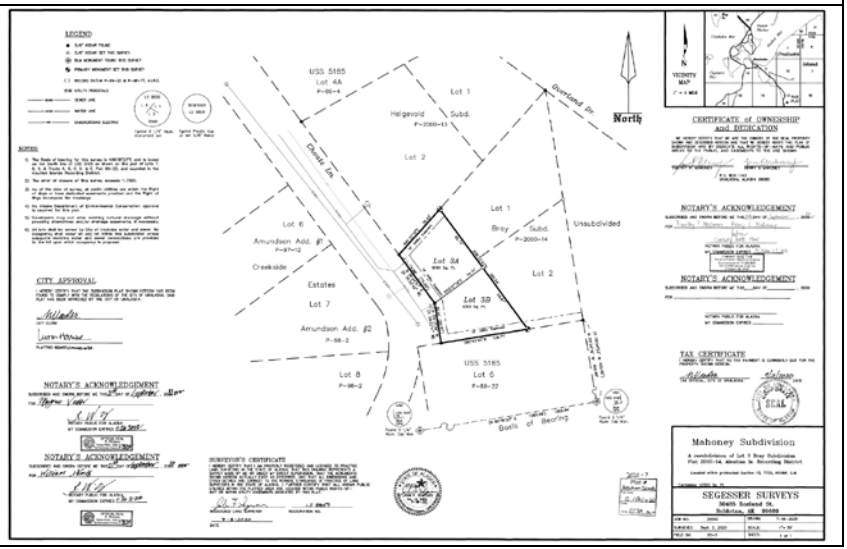
III. Planning Commission Actions and Activities

The Planning Commission & Platting Board reviewed and approved two (2) Variances, and approved one (1) Conditional Use Permits in 2020.	
July 9, 2020: Approved Resolution 2020-04, a conditional use permit	The Planning Commission through **Resolution 2020-04** approved a temporary work camp at 68 Makushin Drive.
July 9, 2020: Approved Resolution 2020-05, a variance	The Planning Commission through **Resolution 2020-05** approved a variance reducing a front yard setback from 15 feet to 12 feet at 129 Dutton Road.
July 9, 2020: Approved Resolution 2020-06, a variance	The Planning Commission through **Resolution 2020-06** approved a variance reducing a rear yard setback from 15 feet to 5.5 feet at 129 Dutton Road.
NOTE: Resolution 2020-07	**Resolution 2020-07** was originally planned for a platting action. Upon review it was discovered that 2020-07 was not needed, as the plat could be approved administratively.

IV. Platting Board Actions

The Platting Board took no action on the zero (0) subdivision plats in 2020

V. Platting Authority Actions

The Planning Director acting as the Platting Authority and took action on two simple subdivision plats in 2020.	
On July 16, 2020, the **Platting Authority approved Puffin Subdivision Replat for Easements - 2019**, an amendment of Puffin-Ptarmigan Flats Subdivision Replat for Easements 2012, Plat 2012-9, Aleutian Islands Recording District. The new plat was recorded as **2020-8** in the Aleutian Islands Recording District.	
On September 21, 2020, the Platting Authority approved **Mahoney Subdivision**, a re-subdivision of Lot 3, Bray Subdivision, Plat 2000-4, Aleutian Islands Recording District. The new plat was recorded as **2020-7** in the Aleutian Islands Recording District.	

VI. Planning Determinations

The Planning Director issued no planning determinations in 2020.

VII. Summary of Appeals Cases and Actions:

The Planning Commission did not hear any appeals of administrative decisions.

VIII. Department of Planning Activities:

The Department of Planning's primary responsibility is coordinating community planning and development, land use, and capital growth within the City of Unalaska. Services include assisting the public, Mayor and City Council, Planning Commission, and other City departments by providing information, guidance, and direction on land use issues and regulations. Under the guidance of the department, the City's annual five-year capital improvement, replacement, and maintenance program is developed. The department also initiates and directs studies and reports relating to long and short-term planning needed for both` community growth and development, in accordance with the Comprehensive Plan.

In addition to the involvement in the items described in previous sections, Departmental activities and accomplishments for 2019 include the following:

- **Negotiated Agreements:** Coordinated the negotiation and approval of:
    1. Tideland leases and easements which will allow for businesses to expand operations in our community and help to diversify Unalaska's economic base, as well as provide access for public works projects.
    2. Continued to assist Public Works with the Generals Hill Booster Pump project.
- **GIS Improvements.** Building on improvements made to City GIS data last year, staff released an online parcel viewer application that allows residents to access commonly requested public information and view maps of the City. The application includes high-resolution aerial imagery acquired over the last two years, and tax assessment information maintained by the City Clerk.
- **Planning Commissioner Training.** Planning staff arranged for Commissioner Williams to participate in Commissioner Training at the 2020 Alaska Planning Conference held in Anchorage in February, 2020.
- **Transit Study:**
    1. Planning Staff attended Alaska Chapter of American Planning Association's annual conference in February, 2020 where they gave presentations about Unalaska's airport situation (post-crash/pre-loss of air service) and Unalaska's GIS CMMP program.
- **Comprehensive Planning.**
    1. Work on the Comprehensive Plan has suffered from focus on other projects that arose during 2020, including the EOC, citizen surveys, CARES Act grant program, (anything else?).
- **US Census 2020 Preparation:** Staff assisted the Census Bureau in reviewing addressing information to better prepare our island residents for the upcoming decennial census. This involved troubleshooting address problems/issues provided to us by the Census Bureau and verifying individual addresses per the city's addressing policy.
- **Community Support Grants:** Planning Department took over the administration of the community support grant program. The Planning Department received 11 Community Grant Applications from different non-profit organizations around the City of Unalaska. These applications were reviewed, critiqued, and sent back for corrections before discussing financial matters to the City Council. Once applications had come back through, evaluations were conducted. Planning designed a means for the City Council to establish the sums for the Community Support Grants.

- **CMMP Process:**
    1. This year, the Planning Department ArcGIS Online process successfully created a centralized and automated process for editing and displaying data for the CMMP. It increased the speed at which the CMMP is processed, as well as minimized errors previously made in copying and hand computing dollar amounts.
    2. The CMMP process guide for FY22 was updated by presenting City Council the changes to the schedule, ranking system, and requested their individual values for ranking categories. This is an annual process and was completed in October and November. This continues the effort to generate transparency and alignment with City Council's expectations for the budget.

IX. Departmental goals for 2022 include the following:

- Continue improving process of zoning and public nuisance code enforcement as minor offenses.
- Expand online GIS access, improve mapping on mobile devices and train staff in new programs.
- Update the Comprehensive Plan as the current plan is nearing the end of its lifespan and a new plan is required in order to provide guidance for community facility and infrastructure investments.
- Work with Engineering / Permitting to improve the permitting and review process.

City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2021-02

A RESOLUTION IN APPRECIATION OF AND ACCEPTING THE RESIGNATION OF JASON GATES, WHO AS A MEMBER OF THE CITY OF UNALASKA PLANNING COMMISSION PROVIDED VALUABLE SERVICE TO THE CITY OF UNALASKA, AND DECLARING THE SEAT VACANT EFFECTIVE FEBRUARY 18, 2021.

WHEREAS, Section 8.04.070(B) states that it shall be the duty of the Secretary of the Commission/Board to notify the Mayor promptly of any vacancies occurring in membership; and

WHEREAS, Planning Commission/Platting Board Member Jason Gates is leaving the community; and

WHEREAS, Jason Gates served on the City of Unalaska Planning Commission/Platting Board through 2020; and

WHEREAS, Mr. Gates has been involved with numerous projects and development issues including reviewing conditional uses, variances, and zone amendments; and

WHEREAS, Mr. Gates has answered public questions, helped to solve disagreements and develop alternative proposals; and

WHEREAS, Mr. Gates' contributions through the Commission served the public's interest well, efficiently, and was an ambassador of good land use planning.

NOW THEREFORE BE IT RESOLVED that the Planning Commission accepts the resignation of Planning Commission Member Jason Gates and declares the seat vacant effective February 18, 2021. Also, the Planning Commission in conjunction with the Department of Planning staff expresses its appreciation for Jason Gates' dedicated service and valuable contribution and says 'thank you' for a job well done. Mr. Gates has served the City in high regard and he will be missed and is wished well in his newest and future accomplishments.

APPROVED AND ADOPTED THIS 18th DAY OF FEBRUARY, 2021, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

_____ _____

Commission Chair

Bil Homka, AICP, Planning Director
Secretary of the Commission

City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO PLACE A HEAD START FACILITY ON A LOT ZONED HIGH-DENSITY RESIDENTIAL AT TRACT A-2, TIGLAX SUBDIVISION ADDITION NUMBER 1, PLAT _____, AIRD

Basic Information	
Application Type	Conditional Use Permit
Land Owner	Ounalashka Corporation
Applicant	Ounalashka Corporation
Proposed Use	Head Start School on a High-Density Residential Lot
Exhibits	Draft Resolution 2021-03, Conditional Use Permit Application, Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2021-03

Legal Information	
Tax Parcel ID	04-03-600
Address	Approximately 265 Biorka Drive, Unalaska, Alaska 99685
Legal Description	A proposed subdivided portion of Tract A, Tiglax Subdivision, Plat 2014-15
Land Use Subarea	East Point Road

Area Description	
North	Residential
South	Undeveloped
East	Undeveloped
West	Residential

Current Site Description and Zoning Standards					
Zone	High Density Residential (HDR) (UCO §8.12.060)				
Existing Use	Undeveloped				
Permitted Uses	Any number or combination of residential dwelling units, provided they meet the minimum lot requirements; Not more than four mobile homes on one lot; Day-care for five or less children; Home occupations subject to the provisions of § 8.12.170(L); Commercial greenhouses; Outdoor storage of subsistence and noncommercial fishing gear, boats, nets, buoys, and related equipment; Public recreational areas, parks, playgrounds, hiking trails, and such buildings and structures as are related thereto				
Conditional Uses	**Schools**; Churches; Day-care for more than five children; Public and quasi-public buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, fire stations, electric substations, water treatment plants, telephone exchanges, and similar uses or public services; Mobile home parks; Professional offices, including professional offices in a residence; Hospitals, clinics, homes for the aged, group homes, nursing homes, and convalescent homes; Halfway houses and safe houses; Marinas; Bed and breakfasts, lodging houses, and boarding houses; Hotels and motels, including bars, restaurants, and other tourist facilities;				
	Existing	Required		Existing	Required
Lot Area	25,633 ft^2	>10,000 ft^2	**Front Setback**		20 ft
Lot Frontage	150 ft	>60 ft	**Side Setbacks**		15 ft
Coverage	30%	<50%	**Rear Setback**		20 ft
Building Height	20	<50 ft	**Parking**		18 spots
Corner Lot?	No		**Nonconformance?**	No	

Parcel History	
Planning Commission Resolution	N/A
City Council Ordinance	N/A

ADDITIONAL CODE REQUIREMENTS

N/A

PLAN GUIDANCE

1. The Unalaska Comprehensive Plan 2020 identifies a vision that prioritizes education, going so far as to make it a main goal.

BACKGROUND

1. The Unalaska Head Start school's current building was deemed to be an inadequate amount of space. This is the replacement in order to meet the growing needs of the community.
2. The prior Head Start was located in downtown Unalaska on a General Commercial Lot.
3. The new 7,700 square foot facility will serve children from infant to age 5.
4. The Head Start is not eligible for a school zone per Part 7 of the Alaska Traffic Manual Supplement.
5. The current plat plan includes an access easement that is off-set from Kashega drive. A 2-foot no-access easement is required across the rear of the lot.

DETAILED FINDINGS

1. Furthers the goals and objectives of the Comprehensive Development Plan;

   Because the project is a Head Start school, supporting education, the project does support the comprehensive plan.

2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and

   The Head Start facility was previously located in a largely residential area with minimal conflict. There is no anticipated conflict, considering the two- and three-story apartments across the street. Despite the more modern look of the building, the Head Start is still a substantial distance from the historic structures on Standard Oil Hill.

3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

   The Head Start is not eligible for a School Zone per AK DOT&PF guidance. Biorka drive already sees truck traffic as a major secondary road. There is minimal concern for the additional morning traffic, especially factoring in the Head Start's bus service, as well as the extended driveway to hold as many cars as possible for drop-offs.

CONDITIONS

1. The plat must contain a two (2)-foot no access easement across the back of the lot.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review Team, recommends approval of this conditional use request identified in Resolution 2021-03.

Proposed Head Start Facility

February 11, 2021

Parcels

Streets

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

LEGEND

- ● REBAR FOUND
- ○ REBAR W/ PLASTIC CAP SET THIS SURVEY
- ⊕ 2 1/2" ALUM. CAP MONUMENT LS8859 SET

SEGESSER LS8859

TYPICAL PLASTIC CAP

NOTES:

1) The Basis of bearing for this survey is S39°30'15"W and is based on the NW property line of Lot 1, Tract B as shown on the plat Makushin Subdivision Plat No. 92–40, and filed in the Aleutian Islands Recording District.
2) The purpose of this plat is to separate a lease lot from an unsubdivided parcel.
3) As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
4) No Alaska Department of Environmental Conservation approval is required for this plat.
5) Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.
6) This property is zoned High Density Residential.
7) The non–exclusive access easement shown in Tract A2 is not deeded to the public with this replat.
8) The parcel denominated as 'ANCSA Parcel Unsubdivided Remainder' is exempt to the extent provided for in 43 U.S.C. 1636 (D) (1), (2), and (3), unless and until such exemption is lost pursuant to 43 U.S.C. 1636 (D) (A) and (B), such denomination shall thereafter have no further legal effect until and unless the exemption reattaches pursuant to 43 U.S.C. 1636 (D) (4) (C), after which event such denomination shall again have its original legal effect.
9) Structures existing at the time of certification of this plat are shown. Some of these structures may not conform to the City of Unalaska zoning code bulk requirements, and are authorized non–conforming structures of record with regard to zoning dimensional requirements such as setbacks and building sizes.
10) The utility easement shown hereon is an easement grant and agreement to the City of Unalaska, recorded in Book 41 Page 79 and re–recorded in Book 41 Page 979, Aleutian Islands Recording District.

CITY APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY OF UNALASKA, SAID PLAT HAS BEEN APPROVED BY THE CITY OF UNALASKA.

CITY CLERK

PLANNING DIRECTOR, PLATTING AUTHORITY

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS___DAY OF_____ ,

FOR _____

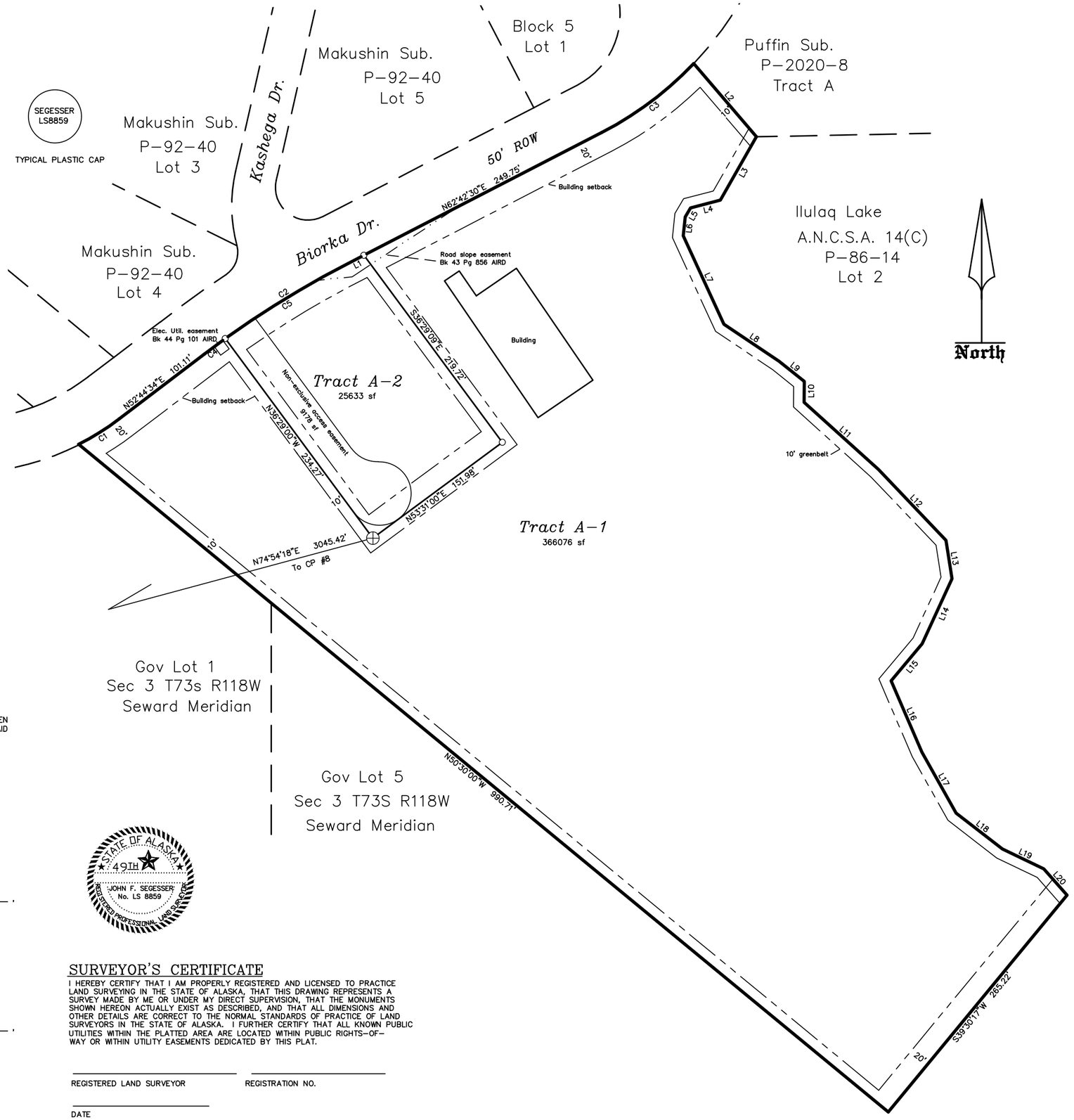
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS___DAY OF_____ ,

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

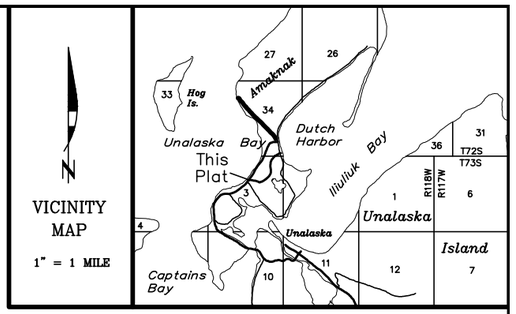


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS DRAWING REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA. I FURTHER CERTIFY THAT ALL KNOWN PUBLIC UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS–OF–WAY OR WITHIN UTILITY EASEMENTS DEDICATED BY THIS PLAT.

REGISTERED LAND SURVEYOR _____ REGISTRATION NO. _____

DATE _____



CERTIFICATE of OWNERSHIP and DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHTS–OF–WAYS AND PUBLIC AREAS TO THE PUBLIC, AND EASEMENTS TO THE USE SHOWN.

CHRISTOPHER P. SALTS, CEO
OUNALASHKA CORPORATION
P.O. BOX 149
UNALASKA, AK 99685

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS___DAY OF_____ ,

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF LEASEHOLDER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE LEASEHOLD OWNER(S) OF THE REAL PROPERTY SHOWN HEREON AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION.

LESSOR TRACT A2 _____ DATE _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS___DAY OF_____ ,

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

TAX CERTIFICATE

I HEREBY CERTIFY THAT NO TAX PAYMENT IS CURRENTLY DUE FOR THE PROPERTY SHOWN HEREON.

TAX OFFICIAL, CITY OF UNALASKA _____ DATE _____

Tiglax Subdivision Addition Number 1

A resubdivision of Tract A, Tiglax Subdivision, Plat 2014–15 Aleutian Islands Recording District.

Located within unsubdivided property located within a portion Government Lot 3, protracted Section 3, T73S, R118W, S.M., City of Unalaska, Aleutian Islands Recording District, Alaska.

Containing 9.174 Ac.

SEGESSER SURVEYS
30485 Rosland St.
Soldotna, AK 99669

JOB NO.	19001	DRAWN:	22 2–7–21
SURVEYED:		SCALE:	1"=50'
FIELD BK:		SHEET:	1 of 1

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED STATE OF ALASKA CODES AND AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, NFPA, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, ALL LOCAL REGULATIONS AND TRADE STANDARDS.

2. BUILDING DESIGN IS TO BE REVIEWED AND APPROVED BY THE LOCAL FIRE CHIEF OR EQUIVALENT AUTHORITY.

3. THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUB-CONTRACTORS. THE DIVISION OF THE WORK SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC, ENVIRONMENT AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DURING CONSTRUCTION.

5. CONTRACTOR SHALL COORDINATE WORK SCHEDULE, LOCATION OF STORAGE AREAS, COLLECTION OF TRASH, AND DELIVERY OF MATERIALS WITH THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION ACTIVITIES. DISPOSAL SHALL BE IN AN APPROVED SITE AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXISTING FACILITIES FOR HEAT, LIGHT AND POWER WITHIN THE PREMISES AND IN THE CONSTRUCTION AREA DURING THE ENTIRE CONSTRUCTION PERIOD. PROVIDE NECESSARY MATERIALS AND LABOR FOR TEMPORARY POWER CONNECTIONS FOR MACHINES, PORTABLE EQUIPMENT, TOOLS, ETC. AS USED BY TRADES, REGARDLESS OF SIZE.

8. IN GENERAL, THE WORKING DETAILS WILL INDICATE DIMENSIONS, POSITIONS AND KIND OF CONSTRUCTION. THE SPECIFICATIONS WILL INDICATE QUALITIES AND METHODS. ANY WORK INDICATED ON THE WORKING DETAILS MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULAR DETAILED, MARKED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED OR SPECIFIED. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE MATERIALS OR METHODS WILL PREVAIL.

9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. IF A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, OR IF A DIMENSIONAL ERROR IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER BEFORE COMMENCING WITH THAT PORTION OF THE WORK.

10. SHOULD AN ERROR APPEAR IN THE WORKING DETAILS OR SPECIFICATIONS OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER AT ONCE AND IN WRITING. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT HAVING GIVEN SUCH WRITTEN NOTICE AND WITHOUT RECEIVING THE NECESSARY APPROVAL, DECISIONS OR INSTRUCTION IN WRITING FROM THE OWNER, THE CONTRACTOR SHALL HAVE NO VALID CLAIM AGAINST THE OWNER, FOR THE COST OF SO PROCEEDING AND SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT. NO VERBAL APPROVAL, DECISION, OR INSTRUCTION SHALL BE VALID OR BE THE BASIS FOR ANY CLAIM AGAINST THE OWNER, ITS OFFICERS, EMPLOYEES OR AGENTS. THE FOREGOING INCLUDES TYPICAL ERRORS IN THE SPECIFICATIONS OR NOTATIONAL ERRORS IN THE WORKING DETAILS WHERE THE INTERPRETATIONS IS DOUBTFUL OR WHERE THE ERROR IS SUFFICIENTLY APPARENT AS TO PLACE A REASONABLY PRUDENT CONTRACTOR ON NOTICE THAT SHOULD IT BE ELECTED TO PROCEED, IT IS DONE SO AT THE CONTRACTOR'S OWN RISK.

11. WHERE NO SPECIFIC DETAILS IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT OR TO APPROPRIATE STANDARDS OF WORKMANSHIP OF CONTEMPORARY CONSTRUCTION PRACTICES. SHOULD THERE BE ANY QUESTIONS, CONTACT THE ARCHITECT OR ENGINEER PRIOR TO PROCEEDING.

12. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER WHERE A CONFLICT OR A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND ANY OTHER PORTION OF THE CONTRACT DOCUMENTS OR EXISTING FIELD CONDITIONS. SUCH NOTIFICATION SHALL BE GIVEN IN DUE TIME SO AS NOT TO AFFECT THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE DRAWINGS PRIOR TO COMMENCING ANY WORK.

13. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF ALASKA LATEST EDITION, AND ALL OSHA REQUIREMENTS. THE OWNER AND THE ARCHITECT OR ENGINEER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING OR OTHER TEMPORARY CONSTRUCTION DESIGNS REQUIRED.

14. ANY SUBSTITUTIONS FOR MATERIALS, STRUCTURAL MEMBERS, HARDWARE, EQUIPMENT OR DETAILS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER. SUCH REVIEW MAY BE BILLED ON A TIME AND MATERIALS BASIS TO THE GENERAL CONTRACTOR UNDER APPROVED AGREEMENT WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

15. ALL COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

16. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT OR ENGINEER FOR ANY DIMENSIONS NOT SHOWN.

17. THESE DRAWINGS ARE NOT COMPLETE UNTIL REVIEWED AND ACCEPTED BY THE LOCAL BUILDING OFFICIALS AND SIGNED BY THE ARCHITECT AND/OR ENGINEER.

18. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND/OR ENGINEER AND ARE THE PROPERTY OF THE OWNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER AND FOR APPROVED COMPENSATION.

19. ALL COLOR SELECTION SHALL BE PER OWNER REQUIREMENTS. SUBMIT ALL COLOR SELECTION SUBMITTALS TO OWNER FOR APPROVAL.

20. DIRTT INTERIOR PARTITION AND CASEWORK SYSTEM TO BE PROCURED, SHIPPED, AND INSTALLED BY OTHERS. COUNTERTOPS TO BE PROCUREDS, SHIPPED, AND INSTALLED UNDER THIS CONTRACT. COORDINATE MATERIAL HANDLING AND INSTALLATION SCHEDULING WITH DIRTT INSTALLER.

21. THE FOLLOWING DEFERRED SUBMITTALS WILL BE PREPARED AND SUBMITTED BY THE GENERAL CONTRACTOR, DISCIPLINE ENGINEER OF RECORD, OR ASSOCIATED SUBCONTRACTOR:
    1. FIRE SUPPRESSION SYSTEM & SMOKE ALARMS
    2. FIRE ALARM SYSTEM
    3. KITCHEN HOOD FIRE SUPPRESSION SYSTEM

UNALASKA HEAD START FACILITY

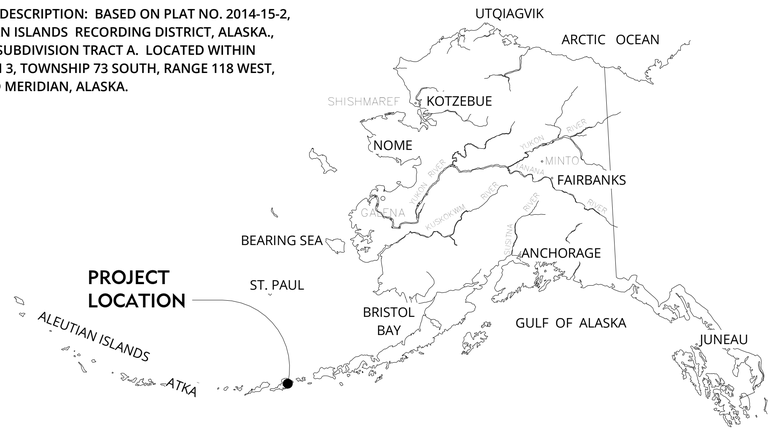
ALEUTIAN PRIBILOF ISLANDS ASSOCIATION

UNALASKA, ALASKA

BID DRAWINGS

10/23/20

LEAGAL DESCRIPTION: BASED ON PLAT NO. 2014-15-2, ALEUTIAN ISLANDS RECORDING DISTRICT, ALASKA., TIGLAX SUBDIVISION TRACT A. LOCATED WITHIN SECTION 3, TOWNSHIP 73 SOUTH, RANGE 118 WEST, SEWARD MERIDIAN, ALASKA.



PROJECT SUMMARY

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS TO PROVIDE NEW CONSTRUCTION SERVICES ON UNDISTURBED SITE IN UNALASKA, ALASKA FOR A NEW 7,700 SF ONE-STORY HEAD START FACILITY TO SERVE INFANTS TO 5-YEAR-OLD CHILDREN AND BE OPERATIONAL YEAR-ROUND. THE FACILITY INCLUDES INDOOR AND OUTDOOR PLAY AREAS AS WELL AS A KITCHEN. THE CONTRACT IS TO INCLUDE THE BUILDING AND ALL SITEWORK INCLUSIVE OF THE PLAYGROUND AND ALL COUNTERTOPS. COORDINATION WITH THE DIRTT INTERIOR WALL AND CASEWORK SYSTEMS, WHICH WILL BE CONTRACTED INDEPENDENTLY, IS REQUIRED.

OWNER

APIA
ALEUTIAN PRIBILOF ISLANDS ASSOCIATION

1131 E INTERNATIONAL AIRPORT ROAD
ANCHORAGE, AK, 99518

P (907) 276-2700
F (907) 279-4351
www.apiai.org

ARCHITECTURE, SURVEY, CIVIL AND STRUCTURAL ENGINEERING

LCG Lantech Inc
architecture • engineering • surveying

250 H Street
Anchorage, AK 99501
P (907) 243-8985
F (907) 243-5629
www.lcgak.com

MECHANICAL & ELECTRICAL ENGINEERING

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
670 West Fireweed Lane, Suite 200 •Anchorage, AK 99503 •(907) 276-0521
191 East Swanson Ave., Suite 101 •Wasilla, AK 99654 •(907) 357-1521

DRAWING LIST

GENERAL DRAWINGS

G1	COVER SHEET
G2	ABBREVIATIONS

SURVEY & CIVIL DRAWINGS

V1	SURVEY CONTROL
V2	EXISTING CONDITIONS AND DEMOLITION
C0	CIVIL NOTES,LEGEND AND ABBREVIATIONS
C1	SITE PLAN
C2	GRADING PLAN
C3	CIVIL SECTIONS
C4	CIVIL DETAILS (1 OF 2)
C5	CIVIL DETAILS (2 OF 2)
C6	PLAYGROUND AREA DETAILS

ARCHITECTURAL DRAWINGS

A1	CODE REVIEW AND FIRE SAFETY
A2	FLOOR PLAN
A3	ROOF PLAN
A4	FLOOR FINISH AND REFLECTED CEILING PLANS
A5	EXTERIOR ELEVATIONS
A6	ELEVATIONS AND SECTIONS
A7	SECTIONS
A8	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
A9	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
A10	INTERIOR ELEVATIONS
A11	INTERIOR ELEVATIONS AND DETAILS
A12	DIRTT WALL INTERIOR ELEVATIONS
A13	WALL SECTIONS
A14	WALL SECTIONS
A15	ASSEMBLIES
A16	DOOR & WINDOW TYPES, DOOR SCHEDULES
A17	ARCHITECTURAL DETAILS
A18	ARCHITECTURAL DETAILS
A19	RAILING AND FENCING DETAILS
A20	MATERIAL SCHEDULE

STRUCTURAL DRAWINGS

S1	GENERAL NOTES AND DESIGN CRITERIA
S2	FOUNDATION PLAN
S3	SHEARWALL PLAN
S4	ROOF FRAMING PLAN
S5	SECTIONS
S6	SECTIONS
S7	SECTIONS
S8	DETAILS
S9	ROOF FRAMING DETAILS

MECHANICAL DRAWINGS

M0.1	MECHANICAL LEGEND, ABBREVIATIONS, SCHEDULES
M0.2	MECHANICAL SCHEDULES
M0.3	MECHANICAL SCHEDULES
M1.1	MECHANICAL ROOF PLAN
M2.1	UNDERFLOOR PLUMBING PLAN
M2.2	PLUMBING PLAN
M3.1	RADIANT HEATING
M3.2	HEATING PLAN
M4.1	VENTILATION
M5.1	ENLARGED PLANS AND SECTIONS
M5.2	HRV SECTIONS
M6.1	MECHANICAL DETAILS
M6.2	DETAILS AND PIPING DIAGRAMS

ELECTRICAL DRAWINGS

E0.1	LEGEND, SCHEDULES
E1.1	ELECTRICAL SITE PLAN
E2.1	LIGHTING PLAN – NORTH
E2.2	LIGHTING PLAN – SOUTH
E3.1	POWER PLAN – NORTH
E3.2	POWER PLAN – SOUTH
E3.3	ENLARGED POWER PLAN
E4.1	SIGNAL PLAN – NORTH
E4.2	SIGNAL PLAN – SOUTH
E5.1	FIRE ALARM PLAN - NORTH
E5.2	FIRE ALARM PLAN - SOUTH
E6.1	ELECTRICAL DETAILS
E6.2	ELECTRICAL DETAILS
E6.3	ELECTRICAL DETAILS
E6.4	ELECTRICAL DETAILS
E6.5	ELECTRICAL DETAILS
E6.6	ELECTRICAL DETAILS AND ENLARGED PLAN
E7.1	PANEL SCHEDULES

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UNALASKA HEAD START FACILITY

1274.01

G1

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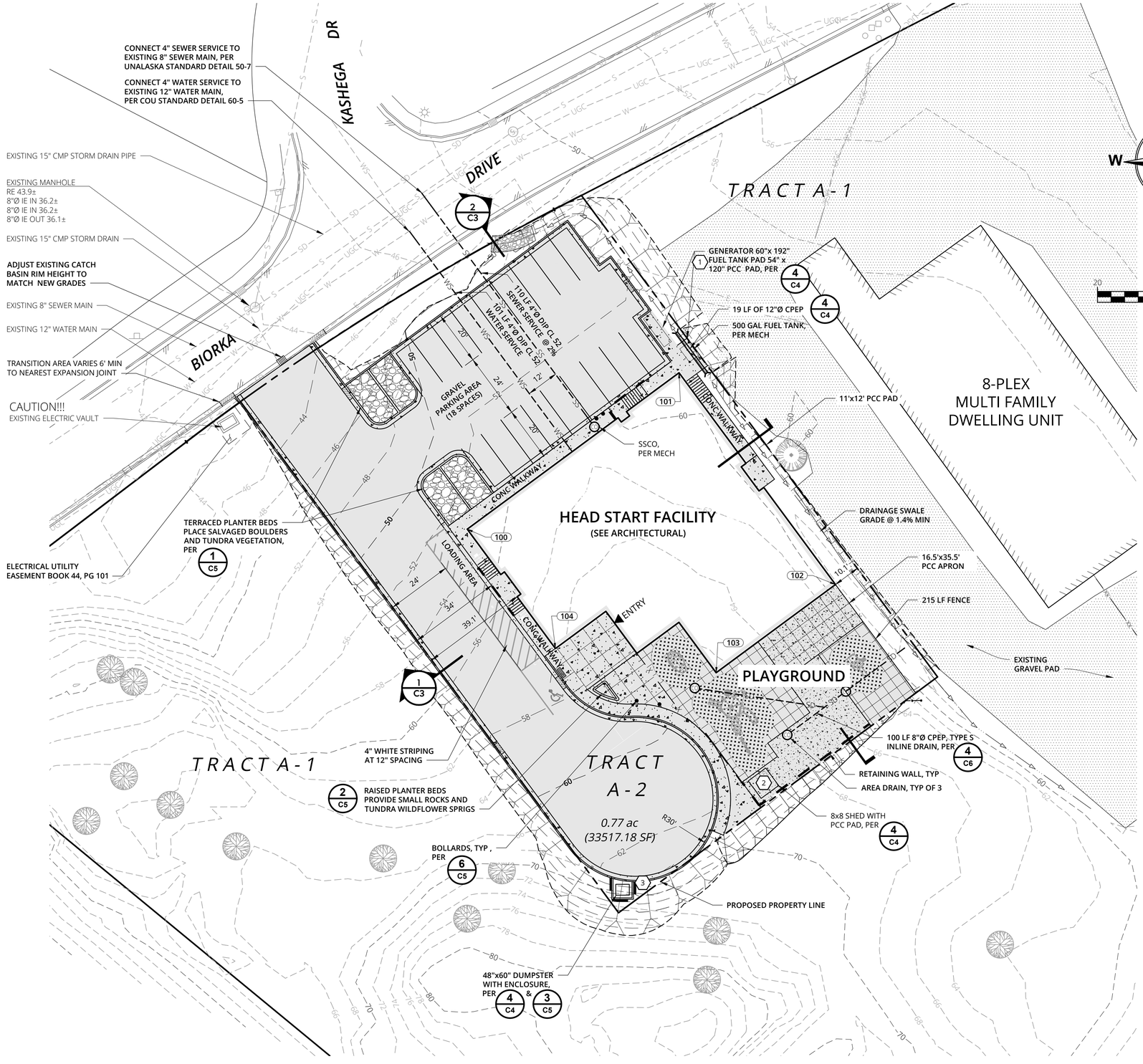
30" x 21" BORDER



1/C1 **SITE PLAN**

NOTES

1. ALL UNUSABLE AND UNSUITABLE EXCAVATION MATERIAL (I.E., ORGANICS, DEBRIS, MUCK, OR CONTAMINATED SOIL) SHALL BE DISPOSED OF OFFSITE AT A CONTRACTOR FURNISHED DISPOSAL SITE.
2. DEPTH AND LIMITS OF EXCAVATION BELOW BUILDING SHALL BE APPROVED BY ENGINEER PRIOR TO BACKFILL. EXCAVATION, SUBGRADE PREPARATION AND BACKFILL SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS.
3. CONSTRUCT WATER SERVICE IN ACCORDANCE WITH COU STANDARD DETAIL 60-5.
4. CONSTRUCT SEWER SERVICE IN ACCORDANCE WITH COU STANDARD DETAILS 50-6 AND 50-7.
5. CONTRACTOR SHALL COORDINATE WITH CITY OF UNALASKA (COU) PUBLIC WORKS FOR CONNECTION TO EXISTING STUB TAP A MINIMUM OF 72 HOURS IN ADVANCE. OBTAIN SERVICE CONNECT PERMIT FROM LOCAL AUTHORITY.
6. CONNECT SEWER SERVICE PER COU STANDARD DETAIL 50-6. SEWER SERVICE PIPE MATERIAL OUTSIDE THE PROPERTY LINE SHALL BE 4"Ø DUCTILE IRON CLASS 52.

COORDINATE TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
100	4591.64	5781.36	BUILDING CORNER
101	4649.29	5859.37	BUILDING CORNER
102	4571.24	5917.01	BUILDING CORNER
103	4538.76	5873.04	BUILDING CORNER
104	4547.66	5813.84	BUILDING CORNER

BID DRAWINGS

STATE OF ALASKA 49TH DAVID R. GOULDICE CE-8474 REGISTERED PROFESSIONAL ENGINEER 10.22.20

1" ONE INCH

NO	DATE	BY	REVISION

10/22/2020 2:27 PM

250 H Street
Anchorage, AK 99501
P: (907) 243-8985
F: (907) 243-5629
W: LCGAK.com

ICG Lantech Inc
architecture · engineering · surveying

ALEUTIAN PRIBILOF ISLANDS ASSOCIATION

UNALASKA HEAD START FACILITY

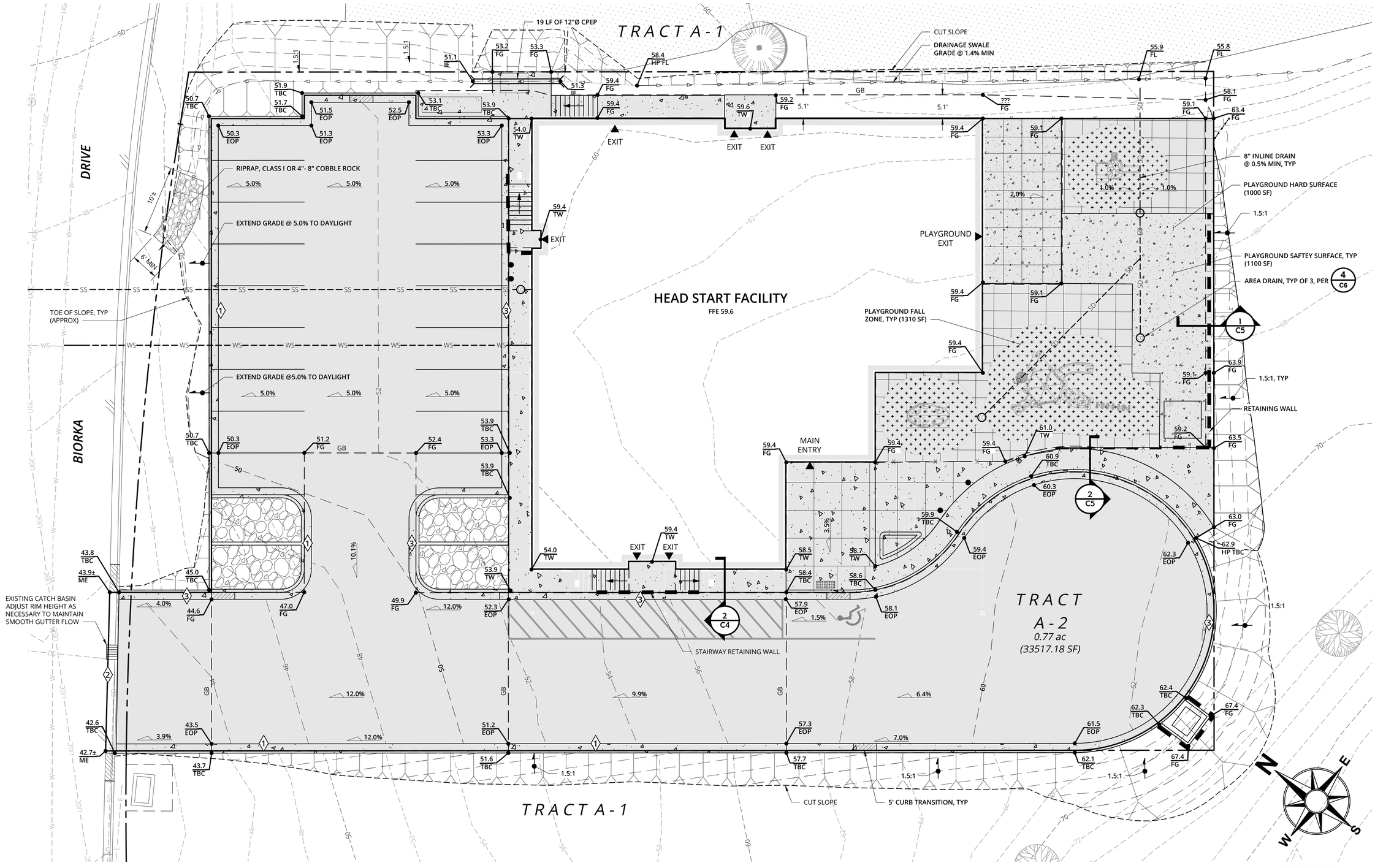
SITE PLAN'

P:\1250-1299\1274.01 Unalaska Head Start Facility_Civil\DWG\1274.01-DUT-DSI-Head Start Facility Site Design.dwg

1" ONE INCH

SHEET SIZE:	34x22
DESIGNED BY:	DC
DRAWN BY:	CS
CHECKED BY:	DC
DATE:	10.22.2020
FILE NO.	1274.01
SHEET NUMBER	
C1	OF 7

30" x 21" BORDER



1/C2 SITE PLAN

GRAPHIC SCALE
10 0 5 10 20
1" = 10'
(FULL SIZE, IN FEET)

BID DRAWINGS

STATE OF ALASKA 49TH
DAVID R. CODLIDGE CE-8474
10.22.20
REGISTERED PROFESSIONAL ENGINEER

1" ONE INCH

NO	DATE	BY	REVISION

10/22/2020 2:27 PM

250 H Street
Anchorage, AK 99501
P: (907) 243-8985
F: (907) 243-5629
W: LCGAK.com

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LCG Lantech Inc
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ALEUTIAN PRIBILOF ISLANDS ASSOCIATION

UNALASKA HEAD START FACILITY

GRADING PLAN

SHEET SIZE:	34x22
DESIGNED BY:	DC
DRAWN BY:	CS
CHECKED BY:	DC
DATE:	10.22.2020
FILE NO.	1274.01

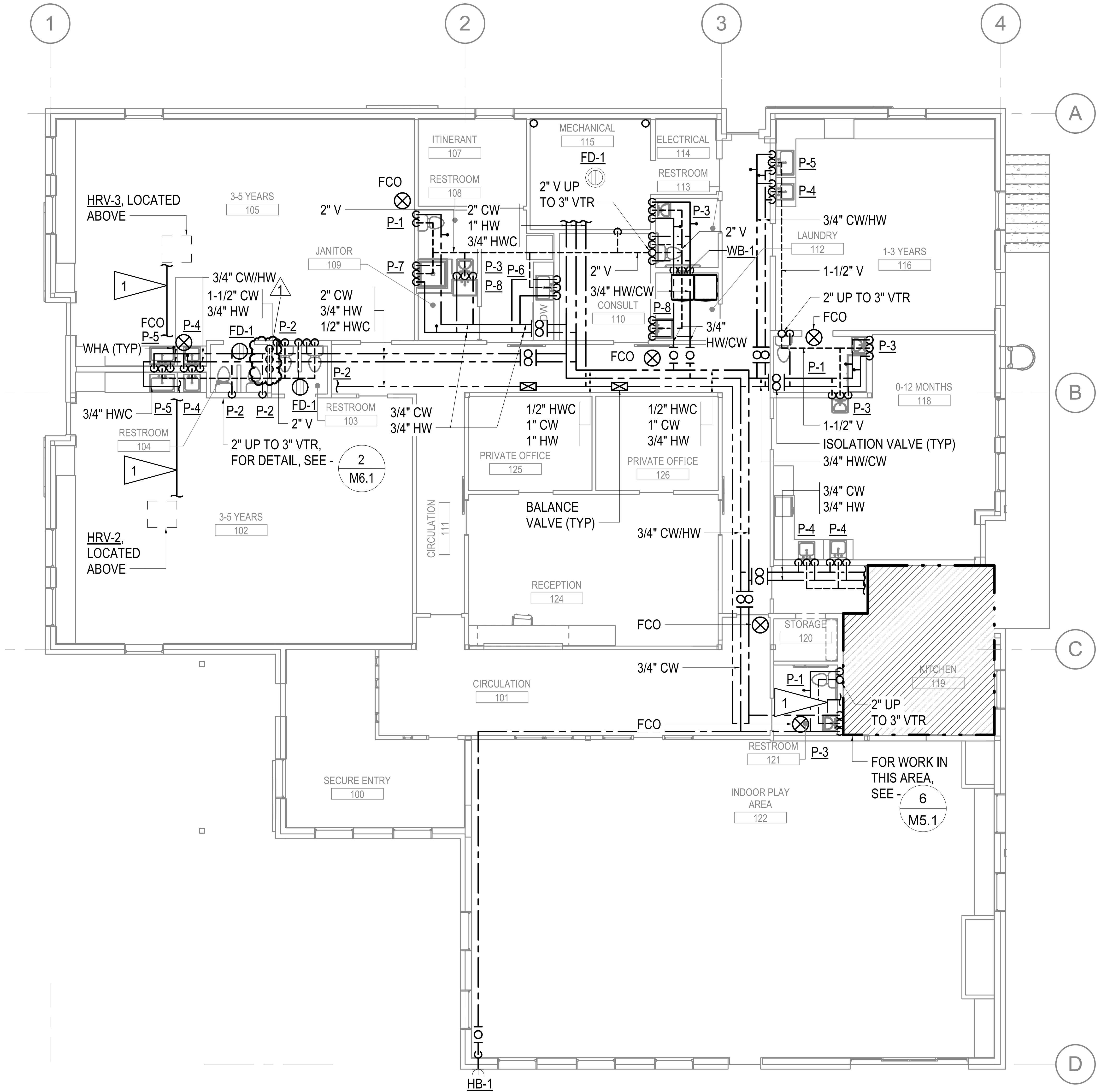
SHEET NUMBER
C2 OF 7

1" ONE INCH

30" x 21" BORDER

SHEET NOTES:

1 ROUTE HRV CONDENSATE TO SINK TAILPIECE. FOR DETAIL, SEE - 3 / M6.1



1 PLUMBING PLAN
1/8" = 1'-0"

BID DRAWINGS

C:\Users\Dustin McCleskey\Documents\M0003_Mseries_R20 (2)_dmccleskey@rsa-ak.com.rvt

11/20/2020 4:15:24 PM

STATE OF ALASKA — 49TH — DUSTIN MCCLESKEY — ME-124904 — 11/20/20 — REGISTERED PROFESSIONAL ENGINEER

1" ONE INCH

NO	DATE	BY	REVISION
1	11/20/20		ADDENDA

RSA Mechanical and Electrical Consulting Engineers

LCG Lantech Inc — architecture · engineering · surveying

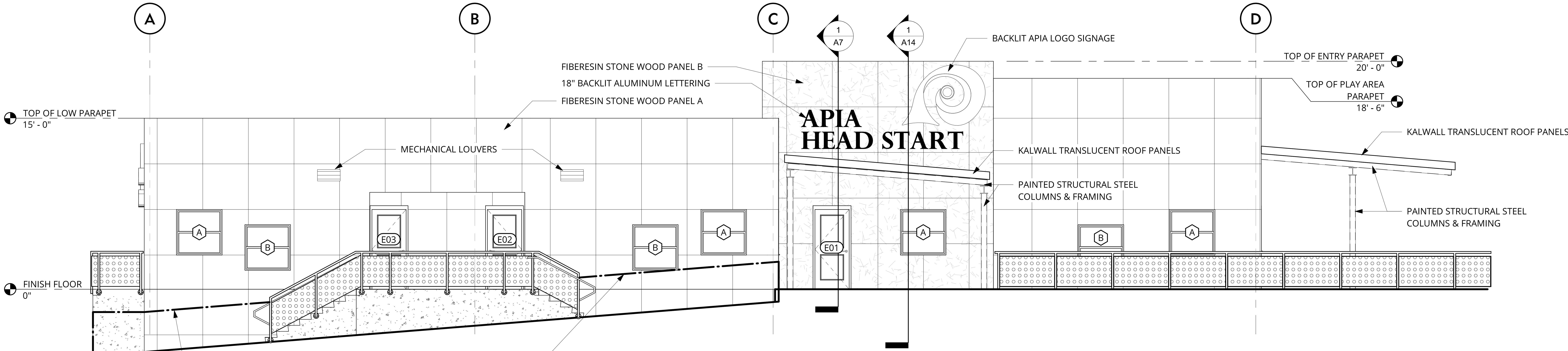
ALEUTIAN PRIBILOF ISLANDS ASSOCIATION

UNALASKA HEAD START FACILITY

PLUMBING PLAN

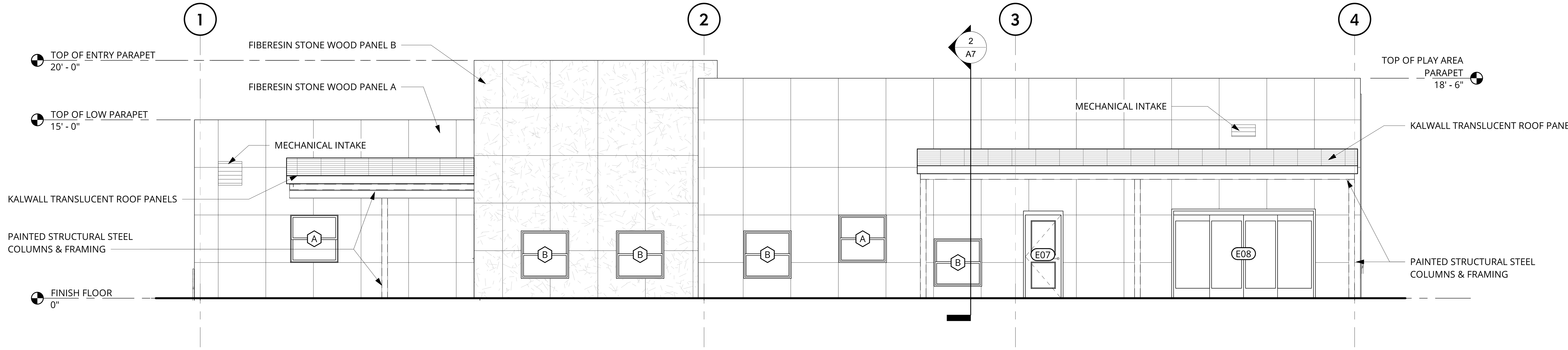
SHEET SIZE:	
DESIGNED BY:	DRM
DRAWN BY:	CAA
CHECKED BY:	RRD
DATE	10/23/20
FILE NO.	M0003
SHEET NUMBER	M2.2

30" x 21" BORDER



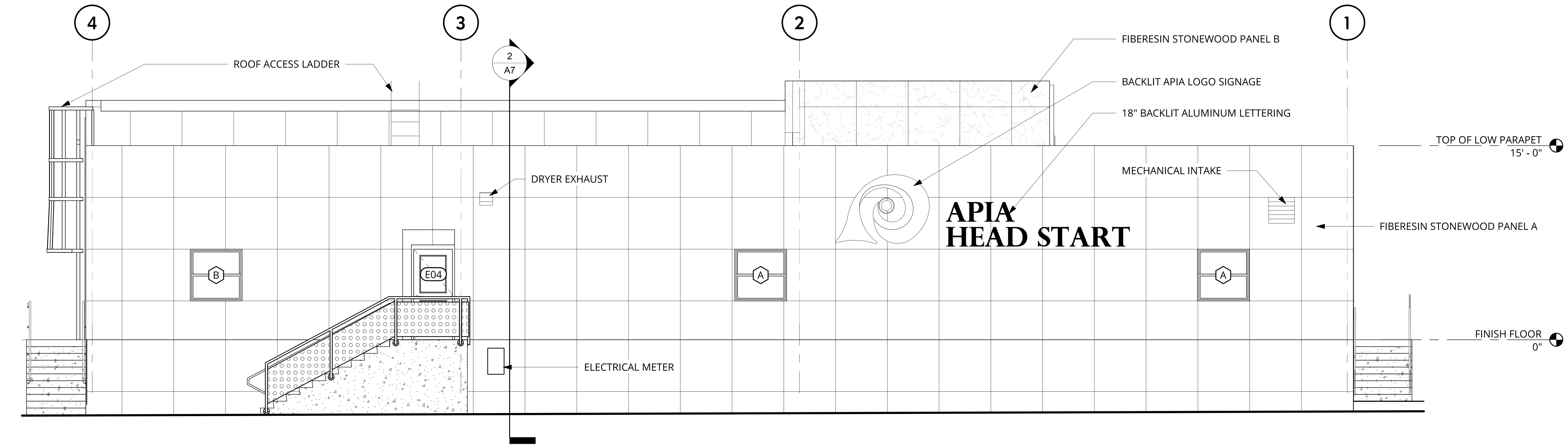
1 A5 **ENTRANCE ELEVATION**

3/16" = 1'-0"



2 A5 **PLAYGROUND ELEVATION**

3/16" = 1'-0"



3 A5 **STREETFRONT ELEVATION**

3/16" = 1'-0"

BID DRAWINGS

STATE OF ALASKA — 49TH — Ryan E. Wnookage No. A11803 — REGISTERED PROFESSIONAL ARCHITECT — 10.23.2020

1" ONE INCH

NO	DATE	BY	REVISION

10/22/2020 1:20:46 PM

LCG Lantech Inc
architecture · engineering · surveying
250 H Street
Anchorage, AK 99501
P: (907) 243-8985
F: (907) 243-5629
W: LCGAK.com

ALEUTIAN PRIBILOF ISLANDS ASSOCIATION

UNALASKA HEAD START FACILITY

EXTERIOR ELEVATIONS

P:\1250-1299\1274.01 Unalaska Head Start Facility_Architecture\1274.01 Unalaska Head Start Facility - A2.rvt

SHEET SIZE:	34x22
DESIGNED BY:	RW
DRAWN BY:	UMD
CHECKED BY:	RW
DATE:	10/23/20
FILE NO.	1274.01
SHEET NUMBER	
A5	OF 20

ONE INCH

City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2020-03

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO PLACE A HEAD START FACILITY ON A LOT ZONED HIGH-DENSITY RESIDENTIAL AT TRACT A-2, TIGLAX SUBDIVISION ADDITION NUMBER 1, PLAT _____, AIRD

WHEREAS, UCO §8.12.200 sets forth the procedures for taking action on a conditional use application; and

WHEREAS, the applicant, Ounalashka Corporation is the owner of Tract A-2, Tiglax Subdivision Addition Number 1, Plat _____, filed in the Aleutian Islands Recording District, addressed as __ Biorka Drive; and

WHEREAS, the property is zoned High Density Residential; and

WHEREAS, UCO §8.12.060(D)(1) specifies Schools; and

WHEREAS, the applicant has submitted a conditional use permit application to allow for a Head Start School; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the request; and

WHEREAS, providing the highest level of education is a goal of the Unalaska Comprehensive Plan 2020; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on February 18, 2021 to consider this request and to hear testimony of the public, and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request satisfies the three part test set forth in UCO §8.12.200(C):

1. Furthers the goals and objectives of the Comprehensive Plan;
2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

THEREFORE, BE IT RESOLVED, that the Planning Commission approves the conditional use permit for a temporary work camp on Tract A-2, Tiglax Subdivision Addition Number 1, Plat _____, filed in the Aleutian Islands Recording District, addressed as __ Biorka Drive, with the following conditions of approval:

1. A two-foot no access easement should be platted across the South-East lot line of Tract A-2.

This resolution approves the conditional use only as it applies to the site plan submitted and shown in Attachment A, and becomes effective once the Planning Department issues the conditional use permit. Issuance of the conditional use permit is contingent upon 1) that there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.200(E); and 2) that all conditions listed above are satisfied by the applicant. Following its issuance, the applicant has the responsibility to maintain compliance with all conditions, and for any failure to abide by these conditions, the Planning Department may revoke the conditional use permit and enforce abatement proceedings on the property as a public nuisance, according to UCO §8.12.220(F), 8.12.220(H), and Chapter 11.12.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2021, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

_____ _____

Commission Chair

Bil Homka, AICP, Planning Director
Secretary of the Commission

LEGEND

- ● 5/8" REBAR FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT SET THIS SURVEY
- ( ) RECORD DATUM PLAT 97–5 A.I.R.D.

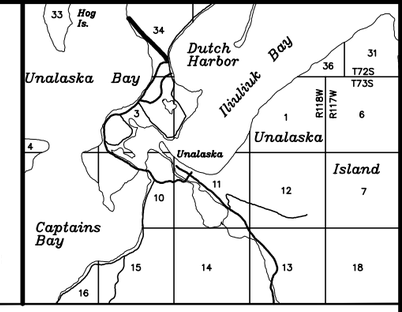
LS8859
TR A2
TR A3
2021

TYPICAL MONUMENT SET

North

93–6 A.I.R.D.
Tr. 1–A–3

VICINITY MAP
1" = 1 MILE



NOTES:

1) The Basis of bearing for this survey is S83°47'01"W and is based on the South right of way line of Lear Road as shown on the plat Blueberry Hill Subdivision No. 3 Plat No. 97–5, and filed in the Aleutian Islands Recording District.
2) As of the date of survey, all public utilities are within the Right of Ways or have dedicated easements provided and the Right of Ways encompass the travelways.
3) No Alaska Department of Environmental Conservation approval is required for this plat.
4) Developers may not alter existing natural drainage without providing alternatives and/or drainage easements, if necessary.

Lear Road
Basis of Bearing (S83°47'01"W) 195.57'
40' ROW
S83°47'01"W 125.48'
Plat 97–5 A.I.R.D.
Lot 2
Lot 3
Lot 4
Lot 5
Lot 1
Tract A4
33023 s.f.
S58°50'31"W 96.06'
S78°36'00"W 85.04'
N06°12'59"W 90.00'
S06°12'59"E 110.00'
S83°47'01"W 120.00'
S51°45'52"E 2786.60' To city control pt. HV 340
N55°18'47"W 49.93'
S41°29'21"E 156.99'
N50°30'16"E 210.18'
S48°32'19"W 144.20'
S41°27'40"E 85.21'
N41°27'33"W 60.72'
N23°42'16"E 185.21'
S37°15'15"W 514.56'
N66°19'09"W 304.33'
S74°36'06"W 70.68'
10' Drainage buffer
S70°42'30"W 123.45'
S44°38'42"W 110.93'

Line Table		
Line #	Direction	Length
L1	S06°12'59"E	14.55'
L2	N83°47'01"E	80.00'
L3	N06°12'59"W	45.34'
L4	N64°55'37"W	35.09'

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	24.44	20.00'	24.44'	14.01'	22.95'	N76°28'10"W
C2	67.33	96.34'	67.33'	35.10'	65.97'	N48°20'22"E
C3	24.33	20.00'	24.33'	13.93'	22.86'	S06°16'23"E
C4	88.82	60.00'	88.82'	54.80'	80.93'	N36°11'31"E
C5	31.42	20.00'	31.42'	20.00'	28.29'	N51°12'38"W
C6	31.42	20.00'	31.42'	20.00'	28.29'	S38°47'22"W
C7	128.50	180.00'	128.50'	67.13'	125.79'	N75°45'52"W

Plat 99–11 A.I.R.D. Tract A1

Tract A3
232225 s.f.
5.331 Ac.

Plat 2018–1 A.I.R.D.
Tract B–2

Plat 96–9 A.I.R.D.
Lot 1

CERTIFICATE of OWNERSHIP and DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS–OF–WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

COE A. WHITTERN _____ PHYLLIS WHITTERN _____

P.O. BOX 188
UNALASKA, ALASKA 99685

NOTARY'S ACKNOWLEDGEMENT

FOR _____

ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ 20___.

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CITY APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE CITY OF UNALASKA, SAID PLAT HAS BEEN APPROVED BY THE CITY OF UNALASKA.

_____
CITY CLERK

_____
PLATTING ADMINISTRATOR

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS____DAY OF_____ ,

FOR _____

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS____DAY OF_____ ,

FOR _____

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS DRAWING REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA. I FURTHER CERTIFY THAT ALL KNOWN PUBLIC UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS–OF–WAY OR WITHIN UTILITY EASEMENTS DEDICATED BY THIS PLAT.

STATE OF ALASKA 49TH
JOHN F. SEGESSER No. LS 8859
REGISTERED PROFESSIONAL LAND SURVEYOR

_____ _____
REGISTERED LAND SURVEYOR REGISTRATION NO.

_____
DATE

NOTARY'S ACKNOWLEDGEMENT

FOR _____

ACKNOWLEDGED BEFORE ME THIS_____ DAY OF _____ 20___.

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

TAX CERTIFICATE

I HEREBY CERTIFY THAT NO TAX PAYMENT IS CURRENTLY DUE FOR THE PROPERTY SHOWN HEREON.

_____ _____
TAX OFFICIAL, CITY OF UNALASKA DATE

Blueberry Hill Subdivision Number 6

A resubdivision of Tract A2 Blueberry Hills Subdivision No.5 Plat 99–11, Aleutian Islands Recording District

Located within protracted Section 13, T73S, R118W, S.M., City of Unalaska, Alaska.

Containing 6.089 Ac.

Surveyor	Owner
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262–3909	Coe A and Phyllis Whittern P.O. Box 188 Unalaska, Alaska 99685
JOB NO. 20190	DRAWN: 302–10–2020
SURVEYED: August, 2020	SCALE: 1"=50'
FIELD BOOK: 20–4	SHEET: 1 of 1

	A	B	C	D	E	F
3	**Requested Funds**	**Year**				
4		**2022**	**2022**	**2022**	**2022 Total**	**2023**
5		**General**	**Grant**	**Proprietary**		**General**
6	**Electric**	**$5,720,000**		**$4,264,938**	**$9,984,938**	
7	34.5 kV Submarine Cable Replacement			$60,000	**$60,000**	
8	Electric Energy Storage System			$3,549,938	**$3,549,938**	
9	Electrical Breakers Maintenance and Service					
10	Electrical Distribution Equipment Replacement			$115,000	**$115,000**	
11	Electrical Intermediate Level Protection Installation					
12	Generator Sets Rebuild			$500,000	**$500,000**	
13	Install New 4 Way Switch at Town Substation					
14	Large Transformer Maintenance and Service					
15	Makushin Geothermal Project	$5,720,000			**$5,720,000**	
16	Powerhouse Cooling Water Inlet Cleaning and Extension			$40,000	**$40,000**	
17	Town Substation SCADA Upgrade					
18	Wartsila Modicon PLC Replacement					
19						
20	**Fire**					
21	Fire Station Remodel					
22	Fire Training Center					
23						
24	**Other**	**$2,570,324**			**$2,570,324**	
25	Communications Infrastructure (citywide)	$2,570,324			**$2,570,324**	
26						
27	**PCR**	**$30,000**			**$30,000**	**$230,000**
28	Aquatics Center Mezzanine and Office Space Expansion					$80,000
29	Burma Road Chapel Kitchen Improvement					$150,000
30	Community Center Playground Replacement					
31	Community Center Technology Upgrades					
32	Community Park Replacement Playground					
33	Cybex Room Replacement					
34	Dog Park					
35	Gymnasium Floor					
36	Kelty Field Improvement Project					
37	Kelty Field SW Access					
38	Kiddie Pool/Splash Pad					
39	Library Outdoor Patio	$30,000			**$30,000**	
40	Library Rear Parking					
41	Multipurpose Facility					
42	Park Above the Westward Plant					
43	Pool Expansion					
44	Pump Track					
45	Rebar Restoration and Re-plastering					
46	Repairing the Library Parking Entrance					
47	Spa					
48						
49	**Planning**					
50	Unalaska Public Transportation Study					
51						
52	**Ports**	**$4,494,500**	**$16,733,500**	**$6,045,000**	**$27,273,000**	**$4,494,500**
53	Entrance Channel Dredging	$4,494,500	$13,483,500		**$17,978,000**	$4,494,500
54	LCD & UMC Dredging					
55	Restroom Unalaska Marine Center					
56	Robert Storrs Small Boat Harbor Improvements (A & B Floats)		$3,250,000	$6,045,000	**$9,295,000**	
57	UMC Cruise Ship Terminal					
58						
59	**Public Safety**					**$22,090,000**
60	Police Station PS19C					$22,090,000
61						
62	**Public Works**	**$7,112,755**		**$499,166**	**$7,611,921**	**$11,328,580**
63	Aquatics Center Roof Replacement	$500,500			**$500,500**	
64	Burma Road Chapel Upgrades					
65	Captains Bay Road & Utility Improvements					$9,977,750
66	DPW Inventory Room - High Capacity Shelving	$150,000			**$150,000**	
67	DPW/U Roof Replacement					
68	DPW/U Warehouse Roof Replacement					
69	Equipment Storage Building	$195,000			**$195,000**	$1,350,830
70	HVAC Controls Upgrades - 11 City Buildings	$433,827			**$433,827**	
71	Old Powerhouse Roof Repairs					
72	Pavement Preservation - Sealcoating	$5,000,000			**$5,000,000**	
73	Public Trails System					
74	Rolling Stock Replacement Plan	$833,428		$499,166	**$1,332,594**	
75						
76	**Solid Waste**			**$1,171,100**	**$1,171,100**	
77	Oil Separator and Lift Station Replacement			$971,100	**$971,100**	
78	Solid Waste Gasifier			$200,000	**$200,000**	
79						
80	**Wastewater**					
81	Scum Decant Tank Wet Well Improvements					
82	Wastewater Clarifier Baffling Improvements					
83	Wastewater Sludge Pump Check Valve Replacement					
84						
85	**Water**			**$2,034,500**	**$2,034,500**	
86	Biorka Drive Cast Iron Waterline Replacement					
87	CT Tank Interior Maintenance and Painting			$953,000	**$953,000**	
88	East Point Crossing Water Line Inspection					
89	Icy Lake Capacity Increase & Snow Basin Diversion					
90	Icy Lake Hydrographic Survey					
91	Icy Lake Road Reconstruction			$100,000	**$100,000**	

	G	H	I	J	K	L	M	N	O
3									
4	2023	2023	2023 Total	2024	2024	2024 Total	2025	2025	2025 Total
5	Grant	Proprietary		General	Proprietary		General	Proprietary	
6		**$1,372,662**	**$1,372,662**		**$3,355,000**	**$3,355,000**		**$1,150,000**	**$1,150,000**
7		$120,000	**$120,000**		$2,160,000	**$2,160,000**			
8									
9									
10									
11									
12		$750,000	**$750,000**		$1,000,000	**$1,000,000**		$500,000	**$500,000**
13								$650,000	**$650,000**
14					$195,000	**$195,000**			
15									
16		$372,662	**$372,662**						
17		$130,000	**$130,000**						
18									
19									
20				**$3,501,500**		**$3,501,500**			
21				$2,000,000		**$2,000,000**			
22				$1,501,500		**$1,501,500**			
23									
24									
25									
26									
27			**$230,000**	**$1,638,900**		**$1,638,900**	**$5,777,100**		**$5,777,100**
28			**$80,000**	$850,000		**$850,000**			
29			**$150,000**						
30							$300,000		**$300,000**
31									
32									
33				$75,000		**$75,000**			
34									
35				$51,000		**$51,000**	$221,000		**$221,000**
36				$100,000		**$100,000**			
37									
38									
39									
40							$50,000		**$50,000**
41				$562,900		**$562,900**	$5,066,100		**$5,066,100**
42									
43									
44							$100,000		**$100,000**
45									
46							$40,000		**$40,000**
47									
48									
49							**$200,000**		**$200,000**
50							$200,000		**$200,000**
51									
52	**$13,483,500**	**$3,504,495**	**$21,482,495**		**$480,160**	**$480,160**		**$17,290,000**	**$17,290,000**
53	$13,483,500		**$17,978,000**						
54		$2,544,495	**$2,544,495**						
55		$50,000	**$50,000**		$480,160	**$480,160**			
56									
57		$910,000	**$910,000**					$17,290,000	**$17,290,000**
58									
59			**$22,090,000**						
60			**$22,090,000**						
61									
62	**$12,977,750**	**$3,000,000**	**$27,306,330**	**$10,481,750**	**$3,050,000**	**$13,531,750**	**$11,073,250**	**$3,951,000**	**$15,024,250**
63									
64				$479,000		**$479,000**			
65	$12,977,750	$3,000,000	**$25,955,500**	$9,977,750	$3,000,000	**$12,977,750**	$9,977,750	$3,000,000	**$12,977,750**
66									
67					$25,000	**$25,000**		$475,500	**$475,500**
68				$25,000		**$25,000**	$995,500		**$995,500**
69			**$1,350,830**						
70									
71					$25,000	**$25,000**		$475,500	**$475,500**
72									
73							$100,000		**$100,000**
74									
75									
76		**$400,000**	**$400,000**					**$7,620,000**	**$7,620,000**
77									
78		$400,000	**$400,000**					$7,620,000	**$7,620,000**
79									
80								**$20,000**	**$20,000**
81									
82									
83								$20,000	**$20,000**
84									
85		**$1,966,250**	**$1,966,250**		**$7,978,993**	**$7,978,993**			
86									
87									
88		$162,500	**$162,500**						
89									
90					$72,800	**$72,800**			
91		$1,200,000	**$1,200,000**						

	P	Q	R	S	T	U	V	W	X	Y	Z
4	2026	2026	2026 Total	2027	2027 Total	2028	2028	2028 Total	2029	2029	2029 Total
5	General	Proprietary		Proprietary		General	Proprietary		General	Proprietary	
6				**$884,000**	**$884,000**						
9				$234,000	**$234,000**						
11				$650,000	**$650,000**						
27	**$530,000**		**$530,000**			**$500,000**		**$500,000**	**$500,000**		**$500,000**
31	$80,000		**$80,000**								
32						$500,000		**$500,000**			
34	$200,000		**$200,000**								
37									$500,000		**$500,000**
45	$250,000		**$250,000**								
80		**$71,000**	**$71,000**	**$50,000**	**$50,000**		**$145,500**	**$145,500**		**$50,000**	**$50,000**
81				$50,000	**$50,000**		$145,500	**$145,500**			
82										$50,000	**$50,000**
83		$71,000	**$71,000**								
85		**$650,000**	**$650,000**				**$396,500**	**$396,500**		**$70,000**	**$70,000**
86							$396,500	**$396,500**			

	AA	AB	AC	AD	AE	AF	AH	AI
3								
4	2030	2030	2030 Total	2031	2031 Total	Requested Total	Appropriated Tot	Grand Total
5	General	Proprietary		Proprietary				
6				**$455,000**	**$455,000**	**$17,201,600**	**$650,062**	**$17,851,662**
7						$2,340,000		$2,340,000
8						$3,549,938	$650,062	$4,200,000
9						$234,000		$234,000
10						$115,000		$115,000
11						$650,000		$650,000
12						$2,750,000		$2,750,000
13						$650,000		$650,000
14						$195,000		$195,000
15						$5,720,000		$5,720,000
16						$412,662		$412,662
17						$130,000		$130,000
18				$455,000	**$455,000**	$455,000		$455,000
19								
20						**$3,501,500**	**$12,000**	**$3,513,500**
21						$2,000,000		$2,000,000
22						$1,501,500	$12,000	$1,513,500
23								
24						**$2,570,324**		**$2,570,324**
25						$2,570,324		$2,570,324
26								
27	**$5,900,000**		**$5,900,000**			**$15,106,000**		**$15,106,000**
28						$930,000		$930,000
29						$150,000		$150,000
30						$300,000		$300,000
31						$80,000		$80,000
32						$500,000		$500,000
33						$75,000		$75,000
34						$200,000		$200,000
35						$272,000		$272,000
36						$100,000		$100,000
37						$500,000		$500,000
38	$500,000		**$500,000**			$500,000		$500,000
39						$30,000		$30,000
40						$50,000		$50,000
41						$5,629,000		$5,629,000
42	$3,200,000		**$3,200,000**			$3,200,000		$3,200,000
43	$2,000,000		**$2,000,000**			$2,000,000		$2,000,000
44						$100,000		$100,000
45						$250,000		$250,000
46						$40,000		$40,000
47	$200,000		**$200,000**			$200,000		$200,000
48								
49						**$200,000**		**$200,000**
50						$200,000		$200,000
51								
52						**$66,525,655**	**$3,649,650**	**$70,175,305**
53						$35,956,000	$2,500,000	$38,456,000
54						$2,544,495	$109,650	$2,654,145
55						$530,160		$530,160
56						$9,295,000	$650,000	$9,945,000
57						$18,200,000	$390,000	$18,590,000
58								
59						**$22,090,000**		**$22,090,000**
60						$22,090,000		$22,090,000
61								
62						**$63,474,251**	**$2,010,000**	**$65,484,251**
63						$500,500		$500,500
64						$479,000	$10,000	$489,000
65						$51,911,000	$2,000,000	$53,911,000
66						$150,000		$150,000
67						$500,500		$500,500
68						$1,020,500		$1,020,500
69						$1,545,830		$1,545,830
70						$433,827		$433,827
71						$500,500		$500,500
72						$5,000,000		$5,000,000
73						$100,000		$100,000
74						$1,332,594		$1,332,594
75								
76						**$9,191,100**		**$9,191,100**
77						$971,100		$971,100
78						$8,220,000		$8,220,000
79								
80		**$275,000**	**$275,000**			**$611,500**		**$611,500**
81						$195,500		$195,500
82		$275,000	**$275,000**			$325,000		$325,000
83						$91,000		$91,000
84								
85		**$320,000**	**$320,000**	**$2,860,000**	**$2,860,000**	**$16,276,243**	**$725,000**	**$17,001,243**
86						$396,500		$396,500
87						$953,000	$100,000	$1,053,000
88						$162,500		$162,500
89				$2,860,000	**$2,860,000**	$2,860,000		$2,860,000
90						$72,800		$72,800
91						$1,300,000		$1,300,000

Department	Name	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Electric	34.5 kV Submarine Cable Replacement										
	Electric Energy Storage System										
	Electrical Breakers Maintenance and Service										
	Electrical Distribution Equipment Replacement										
	Electrical Intermediate Level Protection Installation										
	Generator Sets Rebuild										
	Install New 4 Way Switch at Town Substation										
	Large Transformer Maintenance and Service										
	Makushin Geothermal Project										
	Powerhouse Cooling Water Inlet Cleaning and Extension										
	Town Substation SCADA Upgrade										
	Wartsila Modicon PLC Replacement										
Fire	Fire Station Remodel										
	Fire Training Center										
Other	Communications Infrastructure (citywide)										
PCR	Aquatics Center Mezzanine and Office Space Expansion										
	Burma Road Chapel Kitchen Improvement										
	Community Center Playground Replacement										
	Community Center Technology Upgrades										
	Community Park Replacement Playground										
	Cybex Room Replacement										
	Dog Park										
	Gymnasium Floor										
	Kelty Field Improvement Project										
	Kelty Field SW Access										
	Kiddie Pool/Splash Pad										
	Library Outdoor Patio										
	Library Rear Parking										
	Multipurpose Facility										
	Park Above the Westward Plant										
	Pool Expansion										
	Pump Track										
	Rebar Restoration and Re-plastering										
	Repairing the Library Parking Entrance										
	Spa										
Planning	Unalaska Public Transportation Study										
Ports	Entrance Channel Dredging										
	LCD & UMC Dredging										
	Restroom Unalaska Marine Center										
	Robert Storrs Small Boat Harbor Improvements (A & B Floats)										
	UMC Cruise Ship Terminal										
Public Safety	Police Station PS19C										
Public Works	Aquatics Center Roof Replacement										
	Burma Road Chapel Upgrades										
	Captains Bay Road & Utility Improvements										
	City Hall Exterior Painting										
	DPW Inventory Room - High Capacity Shelving										
	DPW Paint Booth / Body Shop										
	DPW/U Roof Replacement										
	DPW/U Warehouse Roof Replacement										
	Equipment Storage Building										
	HVAC Controls Upgrades - 11 City Buildings										
	High School Exterior Painting										
	Old Powerhouse Roof Repairs										
	PCR Exterior Painting										
	Pavement Preservation - Sealcoating										
	Public Trails System										
	Rolling Stock Replacement Plan										
	Underground Fuel Tank Removal / Replacement										
Solid Waste	Oil Separator and Lift Station Replacement										
	Solid Waste Gasifier										
Wastewater	Scum Decant Tank Wet Well Improvements										
	Wastewater Clarifier Baffling Improvements										
	Wastewater Sludge Pump Check Valve Replacement										
Water	Biorka Drive Cast Iron Waterline Replacement										
	CT Tank Interior Maintenance and Painting										
	East Point Crossing Water Line Inspection										
	Icy Lake Capacity Increase & Snow Basin Diversion										
	Icy Lake Hydrographic Survey										
	Icy Lake Road Reconstruction										
	Installation of Meter and Booster Pump at Agnes Beach PRV Station										
	Mainline and Service Valve Maintenance Program										
	Pyramid Water Storage Tank										
	Pyramid Water Treatment Plant Chlorine Upgrade										
	Sediment Traps Between Icy Lake and Icy Creek Resevoir										

Totals	**FY_PreDesign**	3	3	2	1						1
	FY_Engineering	6	8	9	8	1	3	1	7		
	FY_Construction	13	8	13	11	7	2	8	1	6	1
	Grand Total	22	19	24	20	8	5	9	8	6	2

Electric

34.5 kV Submarine Cable Replacement

Pre-Design: 2022 **Engineering: 2023**
Construction: 2024

Descprition: The Electric Utility relies on the 34.5 kV sub transmission system to deliver power to major Industrial loads and to the Town Substation using two existing feeders.One feeder crosses Iliukiuk Bay between East Point Road and Bay View Avenue. This feeder is nearing the end of its lifespan and replacement will be required.

Need: The submarine cable crossing is understood to be approximately 30 years old and was originally installed by the City line-crew. At the East Point Road entrance point, the cable is no longer buried completely and is easily approachable at low tide. Furthermore, large rocks have been moved by waves over the years are now sitting directly on the cable. While undersea cable has a durable outer jacketing and is more protected by its construction than a typical 15 kV cable, the current condition does represent a safety problem and should be corrected as soon as feasible.

Project Plan and Funding: Once a preliminary design is completed, then the Section 10 permit package can be developed and filed with the Army Corps of Engineers. The project assumes the Corps will determine that the cable project will qualify for a Nationwide permit, which a streamlined version of an individual permit. The Corps will coordinate with federal and state resource agencies during the review process. The agencies will consider project impacts to endangered species, impaired waterbodies, and fish habitats. The Corps usually issue a Nationwide Section 10 permit within three months of receiving a completed application. It is assumed that the new submarine cable will be installed in the same location and with the same points of connection as the existing line. However, the capacity of this line should be updated during the engineering planning phase of this project in order to better serve the current and future loads. Engineering coordination with the express feeder project will be required. Additionally, a cable condition assessment and inspection should occur very soon. The results of this inspection may affect the replacement schedule of the submarine cable.The money for this project will come from the Electrical Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	60,000	120,000	2,160,000	0	0	0	0	0	0	0	2,340,000
Total	0	60,000	120,000	2,160,000	0	0	0	0	0	0	0	2,340,000

Electric Energy Storage System

Pre-Design: 2019 **Engineering: 2020**
Construction: 2022

Descprition: 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.

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.

Project Plan and Funding: Design will be accomplished in FY2019 and FY2020. Installation of the Flywheel equipment will be in FY2021. Permitting is not expected for this project. Money for this project will come from the Electrical Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	650,062	3,549,938	0	0	0	0	0	0	0	0	0	4,200,000
Total	650,062	3,549,938	0	0	0	0	0	0	0	0	0	4,200,000

Electrical Breakers Maintenance and Service

Pre-Design: 2027 **Engineering: 2027**
Construction: 2027

Descprition: A qualified industry service company who specializes in in the maintenance of utility electrical equipment will service all Generation and distribution/feeder breakers at the New and Old Powerhouse and Town Substation. Breakers will be assessed and serviced. A detailed report indicating condition of the specific breakers would be provided along with recommended service maintenance intervals per the relevant industry codes.

Need: The City operates two powerhouses, New and Old Powerhouse, and one substation. Each of these facilities has at least one if not two primary electrical switchgear line-ups within each. Electrical switchgear require maintenance and cleaning to ensure proper operation. Safe operation switchgear reduces risks of arc-flash issues and improves operator's safety. In the last five years, there has been very little major maintenance and testing activities performed at either

powerhouses or Town Substation switchgear line-ups. Only general visual maintenance has been performed with one exception. During the installation of the Unit 12 (CAT C280) project, a modification at the Town Substation was made as part of the project. During the implementation of the modification, the Contractor found that one of the substation breakers would not open/close properly. EPC onsite technician working with EPC electrical maintenance leads in Anchorage were able to provide repairs to the breaker so that it could function properly. However, no other maintenance on this breaker or others was performed. Breaker maintenance recommendations are listed in the NFPA 70B, Recommended Practice for Maintaining Safe Electrical Equipment, Annex L.This project is part of the Electrical master Plan.

Project Plan and Funding: Funding for this project will come from the Electric Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	0	0	0	234,000	0	0	0	0	234,000
Total	0	0	0	0	0	0	234,000	0	0	0	0	234,000

Electrical Distribution Equipment Replacement

Pre-Design: 0 **Engineering: 0** **Construction: 0**

Descprition: This project consists of funding the purchase of ongoing replacement of electrical distribution system equipment. This equipment consists of electrical switches, section cans, transformers, and cables. Through this project, electrical equipment will also be purchased for new customers and the needed upgrade of existing customer's electrical services.

Need: Ongoing replacement of the distribution system equipment is necessary in order to maintain the reliability of the distribution system and to protect the assets of the City and ensure the safe distribution of electricity. When this project is funded it will correctly capture and capitalize the expenditures made in keeping the system operational as well as in expanding the system where needed

Project Plan and Funding: Funding for this project will come from the Electrical Proprietary Fund retained earnings.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	115,000	0	0	0	0	0	0	0	0	0	115,000
Total	0	115,000	0	0	0	0	0	0	0	0	0	115,000

Electrical Intermediate Level Protection Installation

Pre-Design: 0 **Engineering: 2027**
Construction: 2028

Descprition: This project adds protective devices at the major industrial services, including APL and Horizon and at radial taps in the 35 kV system. Vacuum circuit re-closers will be used in order to properly coordinate clearing times in the event of a system disturbance. This will enable the rest of the system to stay on line and remove only the faulted service or radial feeder. Each location will require one recloser with dedicated relay control. The re-closer will also require provisions for communications back to the NPH either via radio link or fiber optic cable if feasible. An updated short circuit study and new protective relay settings will be required in order to properly complete the system coordination work. Engineering and installation of re-closers at five locations are assumed for this project.

Need: The 35 kV system does not have any intermediate level protective devices that would minimize power disruptions to customers. The system is only protected from faults via two main 35 kV re-closers at the powerhouse, two main 35 kV town substation breakers, Alyeska Seafoods re-closer, Westward Seafoods re-closer, Captains Bay Road tap re-closer, and four main 12 kV town substation breakers. Other than primary fusing on customer transformers, there is no coordinated protection scheme currently employed. Some under frequency and under voltage load shed schemes are currently employed in the system but still are limited in their ability to isolate the system in smaller manageable pieces that would minimize disturbances to as few customers as possible. The lack of adequate coordinated protection schemes and apparatus has resulted system wide outages during to a fault or disturbance event most often induced by a single large industrial customer.

Project Plan and Funding: Areas where intermediate level protection apparatus should be incorporated are as follows: 1. Ballyhoo Tap 2. APL 3. Horizon 4. Submarine Crossing 5. Bridge Crossing

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	0	0	0	650,000	0	0	0	0	650,000
Total	0	0	0	0	0	0	650,000	0	0	0	0	650,000

Generator Sets Rebuild

Pre-Design: 0 **Engineering: 0** **Construction: 0**

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

Need: These Generator Set rebuilds are needed to maintain our equipment and the reliability of our electrical producon. Our Cerficate of Fitness from Alaska Energy Authority states that we must keep all electrical generang equipment in good running condion.

Project Plan and Funding: Due to the cost of the engine rebuilds, it has been determined that the cost will be capitalized. Costs for the Generator Sets rebuilds can fluctuate greatly according to what is determined by the maintenance inspecons. Costs for these rebuilds has been determined by the worst case scenario according to the history of the engines. A 2% inflaon 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.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	500,000	750,000	1,000,000	500,000	0	0	0	0	0	0	2,750,000
Total	0	500,000	750,000	1,000,000	500,000	0	0	0	0	0	0	2,750,000

Install New 4 Way Switch at Town Substation

Pre-Design: 0 **Engineering: 2025**
Construction: 2026

Descprition: This project adds a redundant switch for T12 at the substation. The project will provide switching to allow transformer T-1 or T-2 to be taken out of service more readily and without an outage. The project also includes reworking of the 34.5 kV cable/conduit system within the substation to incorporate a new switch in this location. Switches with remote visibility and operation capabilities should be considered during the planning and engineering stages.

Need: The Electric Utility relies on the 34.5 kV sub-transmission system to deliver power to major industrial loads and to the Town Substation. Both feeders that end at Town Substation pass through a single 4 way switch, T12. All of the town's 12 kV loads in Unalaska are fed from Town Substation. Switch T12 is the point where both 34.5 kV feeders can be joined to the substation and is a single point of failure for the sub-transmission system. The loss of this switch results in an outage for all facilities served by the Town Substation, including the school, clinic, and police station, as well as all residential loads on Unalaska Island.

Project Plan and Funding: The Budget for this project was derived from the Electric Master Plan. A more accurate budget will be realized during the design phase of this project. Funding for this project will come from the Electric Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	0	650,000	0	0	0	0	0	0	650,000
Total	0	0	0	0	650,000	0	0	0	0	0	0	650,000

Large Transformer Maintenance and Service

Pre-Design: 2024 **Engineering: 2024**
Construction: 2024

Descprition: A qualified industry service company who specializes in in the maintenance of utility electrical equipment will service all power transformers at the New Power House and Town Substation. Transformers will be assessed and serviced, as required. Transformer assessment includes insulation testing, dissolved gas analysis, sweep frequency response analysis and other tests. After testing is completed, a detailed report indicating condition and test results would be provided along with recommended service maintenance intervals per the relevant industry codes. It is also understood that components on the transformers are failing due to long term exposure to the corrosive environment due to the marine atmosphere. This will necessitate a more thorough repair in order to ensure long term reliability of the power transformers.

Need: The City owns four power transformers at the NPH and two at the Town Substation. Three of the NPH transformers are approximately 12 years old, with the fourth only 3 years old. The transformers at the Town Substation are original from the substation construction approximately 20 years ago. While these transformers should have many more years of service, proper and timely maintenance will help prolong their lives. Testing transformers over a period of many years also allows a utility to develop a baseline for each unit, which in turn can identify a developing problem that may not otherwise be discovered until the transformer fails. Replacement of failing monitoring devices is also critical as these are often the utility's first indication of a problem. The devices can also operate to quickly deenergize a transformer should a more serious condition become present. Without operating protective devices, the utility experiences a higher risk of significant damage if a transformer fails.

Project Plan and Funding: Funding for this project will come from the Electric Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	195,000	0	0	0	0	0	0	0	195,000
Total	0	0	0	195,000	0	0	0	0	0	0	0	195,000

Makushin Geothermal Project

Pre-Design: 2022 **Engineering: 2022**
Construction: 2023

Descprition: This project will fund the City of Unalaska's estimated portion of reliability upgrades required for the City electrical distribution system to accept energy from the Makushin Geothermal Plant. This will require connecting multiple self-generating industrial customers onto the current distribution system, installing more robust intermediate level protections, replacing the aging submarine cable at Illiuliuk Bay, numerous feeder connection and substation upgrades, and improvements and additions to the current SCADA system and automated controls. Other funds will be set aside for legal and consulting fees associated with implementing the project.

Need: On August 31, 2020, the City entered into a Power Purchase Agreement (PPA) with Ounalashka Corporation / Chena Power. Section 11, Paragraph (c) of this PPA stipulates the City will be responsible for half of the next ten million dollars ($5,000,000) after the first two million dollar cost of reliability upgrades and distribution additions required to supply energy from the geothermal plant to Unalaska residents and businesses, and the entirety of the interconnection costs beyond 12 million dollars, if required. This project represents a community partnership to bring renewable energy to Unalaska.

Project Plan and Funding: The budget for this project was estimated from required funding commitments outlined in the Power Purchase Agreement. A more accurate budget will be determined upon completion of the Intertie Study currently in progress, and based on Study findings there may be a Phase II project to accomplish the required upgrades. Funding for this project will come from the General Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	5,720,000	0	0	0	0	0	0	0	0	0	5,720,000
Total	0	5,720,000	0	0	0	0	0	0	0	0	0	5,720,000

Powerhouse Cooling Water Inlet Cleaning and Extension

Pre-Design: 2020 **Engineering: 2022**
Construction: 2023

Descprition: This project consists of cleaning the Powerhouse seawater cooling line from the intake to the Powerhouse, and extending the intake to deeper water.

Need: The seawater cooling line for the Powerhouse needs cleaned out every five years due to marine growth inside the line. Due to the seawater temperatures increasing and congestion from local construction, the cooling water intake needs to be lengthened to a deeper location where the water will be colder. An estimated depth of 20 feet is recommended by the Electrical Masterplan.

Project Plan and Funding: The existing pipe runs inside a square concrete utilidoor that terminates with a concrete gate support structure. The gate was actually a strainer grate that could be raised and lowered from the support structure for maintenance and cleaning. Only the concrete guides for the gate remain of this system. It is suggested that the gate be replaced at the end of a 200 linear foot pipe extension out into Unalaska Bay. The pipe would be 30 inch pipe and terminate at a -20 foot MLLW. The gate would be constructed of 316 stainless steel and the pipe extension would be constructed of SDR 32.5 (.923 inch wall) HDPE pipe to eliminate the need for corrosion maintenance. The extension would be attached to the gate with a 45° elbow to swing the direction of the pipeline to the north, away from the fuel dock and in the shortest direction to deeper water. The terminus would be connected to a steel box, the top of which would have a removable grate. There would be a flanged connection at the 45° elbow and another flange connection 20 feet from the elbow to allow a removable section for cleaning and maintenance. There would be another flange connection 100 feet from the terminus to facilitate handling in construction. To prevent any movement of the extension pipe or suction box, pairs of short wide flange beam anchors would be driven into the bay. The first set just out from the 20’ section, the second pair would be to one side of the center connection, the third pair would be 50 feet from the box and the fourth pair would be driven through guide bars welded to the side of the box. These anchor beams would be 10 feet long of 12” 53 lb./ft. WFB that would be driven approximately 6 feet into the gravel substrate. A heavy chain going over the pipe would be shackled to the beam flanges to prevent excessive vertical movement in the event that air would be trapped in the pipeline. Prior to installation the existing intake pipe would be cleaned again by drawing the cleanout pig through the line, pumping the mud and any debris from the sump and scraping the marine growth from the inside of the concrete gate support structure.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	40,000	372,662	0	0	0	0	0	0	0	0	412,662
Total	0	40,000	372,662	0	0	0	0	0	0	0	0	412,662

Town Substation SCADA Upgrade

Pre-Design: 0 **Engineering: 0** **Construction: 2023**

Descprition: This project will update the SCADA at the Town Substation. To accomplish this effort, the Town Substation would be updated with the following: • Addition of a station PLC to replace the Real Time Automation Controller (RTAC) and collect SCADA data from all meters and relays. The PLC will calculate metering data. • Addition of a small server which includes VM Ware for development and interfacing with existing substation equipment controls such that substation operation would not rely on the existing wireless communication system. The server will also run the power plant SCADA system Wonderware Intouch application so the HMI will display data from the power plant. • Addition of a thin client (HMI) for local connection and system overview. • Adding port servers and network switches for engineering access to relays and meters to reliably collect event reports and settings.

Need: This project would improve the Town Substation efficiency and reliability. In the past, the Utility has known there have been many issues with the substation communications and moving data, data resolution, lost commands to breakers, and lag in reported data between the powerhouse and the Town Substation. The existing SEL Embedded PC and RTAC at the Town substation are one of the first generation made, and the PC is running a standalone HMI application displaying the substation breakers and transformer data along with control of the breakers. However, these components are nearing the end of their useful life, and will be soon unsupported. Communication between the Powerhouse and the Town Substation is paramount for safe operations, to know the condition and status of the entire utility system for accurate reporting.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	130,000	0	0	0	0	0	0	0	0	130,000
Total	0	0	130,000	0	0	0	0	0	0	0	0	130,000

Wartsila Modicon PLC Replacement

Pre-Design: 0 **Engineering: 0** **Construction: 2031**

Descprition: Through this project the Wartsila Modicon PLC will be upgraded to the GE PACS RX3i controllers, which are the majority of the PLCs on the Utility's electrical SCADA system. Because the new PLCs will be on the same platform, no new PLC software licenses will need to be purchased and additional spare PLC hardware will not be necessary. When the PLCs are reprogrammed, all of the logic shall be unlocked and become the property of the Utility so that

Utility personnel can make modifications. The SCADA system human machine interface (HMI) screens will be updated with the new screens and points for the generators. All of the drawings provided by Wartsila for the original controllers shall be updated with the new controllers and I/O modules. Wartsila did not provide AutoCAD files of the as-built drawings after the construction of the new power plant. All of the Wartsila drawings affecting the PLC's will be converted to AutoCAD.

Need: Schneider Electric's Modicon Quantum PLCs control the Wartsila generators (Units 10 and 11) at the NPH. The PLC models installed are no longer produced and difficult to find the same replacement parts. The Concept PLC software, used to program the Quantum PLCs, is not supported on newer operating systems and the logic in the PLC programs are proprietary and locked, which makes it very difficult to troubleshoot and modify.

Project Plan and Funding: Funding for this project will come from the Electric Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	0	0	0	0	0	0	0	455,000	455,000
Total	0	0	0	0	0	0	0	0	0	0	455,000	455,000

Fire

Fire Station Remodel

Pre-Design: 2021 **Engineering: 2022**
Construction: 2024

Descprition: Remodel existing DPS building after new DPS building is constructed and Police move to new facility.

Need: Constructed in 1987, the present structure is in need to mechanical, architectural, and electrical upgrades. Fire apparatus garage houses EMS supplies, turnout gear, air compressor and gym due to lack of space and creates potential contamination from garage fumes.

Project Plan and Funding: After the Police move to a new facility, the existing structure will be extensively renovated for use by Fire / EMS. Architectural firm JYL produced an initial cost estimate of $8,970,000 dated February 28, 2020. Funding will come from the General Fund and/or the 1% Capital Projects Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	2,000,000	0	0	0	0	0	0	0	2,000,000
Total	0	0	0	2,000,000	0	0	0	0	0	0	0	2,000,000

Fire Training Center

Pre-Design: 2019 **Engineering: 2023**
Construction: 2024

Descprition: 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 the are instructed on the didactic portion of the lesson.

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 $30,000 each; the training requires 10-12 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.

Project Plan and Funding: Development Plan & Status (Include Permit and Utility Requirements): At present, only a concept plan exists, shown on the right side of this page. The current proposed site is out in the valley by the old chlorine building. There is an opportunity for this site to move up to the current public safety building pending action on the new proposed police station. 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 $350,000 plus $85,000 shipping. The other cost associated with this project would include running

electrical and water lines to the site and construction cost for the building. Total budgeted cost is $1,513,500

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	12,000	0	0	1,501,500	0	0	0	0	0	0	0	1,513,500
Total	12,000	0	0	1,501,500	0	0	0	0	0	0	0	1,513,500

Other

Communications Infrastructure (citywide)

Pre-Design: 2021 **Engineering: 2022**
Construction: 2022

Descprition: Create a citywide communications infrastructure (underground cable network) between all departments and associated facilities. The Information Systems department currently networks all facilities together using outdoor wireless point to point equipment. These technologies are subject to bandwidth limitations, interference, weather, and significant annual maintenance. As GCI intends to install fiber optic cabling to nearly every facility on the island over the next two years it would be advantageous for the City to install it's own underground cable network between its facilities while the ground is open. This will result in a significant increase of network quality (bandwidth, latency, etc.), reliability, and security. This infrastructure would also alleviate hours of internal labor associated with maintaining over 100 existing wireless devices in the field. The underground network would serve all City departments, and all services provided and supported by the Information Systems division, including, but not limited to, SCADA, VoIP (phone system), Security Camera Systems, DR (disaster recovery), Email, GIS, and Network Applications (e.g Munis, Sleuth, RecTrac, Cartegraph, Meter Reading Systems, RMS, WatchGuard, etc.).

Need: As the City becomes increasing more reliant upon and demanding of the services provided by the Information Systems division, we need a viable path forward that will enable us to accommodate the growing demands for more bandwidth (e.g. GIS, Security Cameras, Disaster Recovery, etc.), greater reliability (e.g. SCADA monitoring/control systems), and future scalability (services growth). While most municipalities have had access to high-speed underground cable networks for decades, we have repeatedly missed opportunities to install our own underground, high-speed networks (e.g. during road construction projects). However, in light of GCI potentially trenching miles of underground cabling of their own, it would make a lot of sense to take the opportunity to install our own network, both to upgrade our infrastructure and to save significantly on installation costs by leveraging the timing of GCI"s own project to open up the ground.

Project Plan and Funding: General Fund & Potential allocation across Enterprise Funds if seen as warranted since the communications infrastructure would provide service support to all enterprise to one degree or another.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	2,570,324	0	0	0	0	0	0	0	0	0	2,570,324
Total	0	2,570,324	0	0	0	0	0	0	0	0	0	2,570,324

PCR

Aquatics Center Mezzanine and Office Space Expansion

Pre-Design: 0 **Engineering: 2023**
Construction: 2024

Descprition: Expand the Aquatics Center Mezzanine and Office space to the walls over the loft area in the lobby. As of now the Mezzanine consists of a multi-use open area, one office, a server room and a janitors closet. This expansion project will allow for more usable space in the Mezzanine (approximately an additional 500 sqft), more offices and a bank of windows that will allow natural light and air circulation in an otherwise very stuffy and hot room.

Need: With the addition of the Aquatics Center new Coordinator and Head Lifeguard position there is currently no office space for them at the Aquatics Center. As of now the Coordinator's office is at the PCR and the head lifeguard uses the lifeguard office downstairs during nonoperational hours. Programming has also increased with the new coordinator and the size of our upstairs facility makes large events such as the Pumpkin Plunge and Youth Swim League's Award Ceremony packed and standing room only with people filtering down the stairs. Also, after many requests from the public, free weights will be put in the Mezzanine which will take up even more space.

Project Plan and Funding: In October 2018 the City Engineer, Information Systems and Maintenance did a walk through the Mezzanine and Offices with the Aquatics Manager to see what the Aquatics Managers plan was and if it was possible to accomplish. There are currently no obstacles that would not allow this expansion project.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	80,000	850,000	0	0	0	0	0	0	0	930,000

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	0	0	80,000	850,000	0	0	0	0	0	0	0	930,000

Burma Road Chapel Kitchen Improvement

Pre-Design: 2024 **Engineering: 2024**
Construction: 2024

Descprition: Renovating the kitchen in Burma Road Chapel and making it a commercial kitchen.

Need: We hold many events and programs in that space. Having a commercial kitchen in the building would greatly improve the quality and quantity of programming PCR could offer. In addition, that space is frequently rented for patrons to host parties of many kind. A commercial kitchen would also improve their experience in that space.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	150,000	0	0	0	0	0	0	0	0	150,000
Total	0	0	150,000	0	0	0	0	0	0	0	0	150,000

Community Center Playground Replacement

Pre-Design: 2022 **Engineering: 2022**
Construction: 2023

Descprition: New playground equipment is needed to replace the outdated playground equipment in front of the Community Center.

Need: The current play structures are too close to the railing that encloses the playground from the parking lot and sidewalk.

Project Plan and Funding: Planning for the replacement play structures will be done while the Operations Manager is at the National Parks and Recreation Association Conference in the fall of 2021. The project will be funded in FY23.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total

Source Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund Source	0	0	0	0	300,000	0	0	0	0	0	0	300,000
Total	0	0	0	0	300,000	0	0	0	0	0	0	300,000

Community Center Technology Upgrades

Pre-Design: 2025 **Engineering: 2025**
Construction: 2026

Descprition: Upgrading technology in the Community Center.

Need: As the world increasingly advances in technology and locally Unalaska becomes more connected via better internet access the Community Center will become a place where residents and visitors will seek to connect to these services in increasing ways. In light of this exciting reality the meeting and exercise spaces in the Community Center need upgrades to available technological resources to accommodate this increased demand. Examples of upgrades would include: Projectors and display monitors in the conference room and Multipurpose Room along with substantial audio/visual upgrades to those spaces, WIFI access in the building, technological improvements to the Teen Room.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	80,000	0	0	0	0	0	80,000
Total	0	0	0	0	0	80,000	0	0	0	0	0	80,000

Community Park Replacement Playground

Pre-Design: 2027 **Engineering: 2027**
Construction: 2028

Descprition: Replacing the playground at Community Park.

Need: Playgrounds are designed to last between 20 and 30 years. The playground at Community Park was built in 1999 and will be reaching the end of it's life by FY28. Several structures have already started to show their age and tiles can now easily be dragged up and stacked.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	0	0	500,000	0	0	0	500,000
Total	0	0	0	0	0	0	0	500,000	0	0	0	500,000

Cybex Room Replacement

Pre-Design: 2024 **Engineering: 2024**
Construction: 2024

Descprition: Replacing all the cable machines in the Cybex Room at the Community Center.

Need: The equipment in the Cybex Room at the Community Center is as old as the building and is starting to show it's age. In many cases, Lifefitness no longer carries replacement parts. When something breaks now the maintenance department frequently has to create something from scratch to make the machine usable.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	75,000	0	0	0	0	0	0	0	75,000
Total	0	0	0	75,000	0	0	0	0	0	0	0	75,000

Dog Park

Pre-Design: 2025 **Engineering: 2025**
Construction: 2026

Descprition: With the new park at UCSD, Tutiakoff Park could be an ideal place for a dog park. Many community members already bring their dogs to the park for recreation so including some obstacles for dogs to play and jump on would greatly benefit dog owners.

Need: There is no dog park on the island and it's a request PCR receives frequently.

Project Plan and Funding: We are hopeful to plan the park in FY 25 and build in FY26.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	200,000	0	0	0	0	0	200,000
Total	0	0	0	0	0	200,000	0	0	0	0	0	200,000

Gymnasium Floor

Pre-Design: 0 **Engineering: 2024**
Construction: 2025

Descprition: The gymnasium floor was installed when the building was built in 1996 and provides lines for a full size basketball court, volleyball court and badminton court. A replacement floor would include lines for the same sports. The new floor would be made of a synthetic material so it would no longer need to be covered during special events.

Need: The current wooden floor has received a recoat once a year to improve it's appearance and correct any scratches. However, over the past 20 years scratches have become more significant and the floor is beginning to show it's age. A replacement floor would not only provide a better experience for patrons but would also greatly improve staff's ability to deliver quality programming. Currently any special event held in the Community Center requires PCR staff to roll out tarps to protect the gymnasium floor. Those tarps then need to be cleaned and mopped which can take a great deal of time. The planned replacement floor could be mopped and would be cared for much like the Multipurpose Room floor.

Project Plan and Funding: During FY24 PCR staff will identify the floor that best meets the needs for the community. The estimated coast is $221,000 which means that $51,000 or 10% is planned to be spent in FY24 for design and scoping. These numbers are WAG numbers and may change as FY24 approaches.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	51,000	221,000	0	0	0	0	0	0	272,000
Total	0	0	0	51,000	221,000	0	0	0	0	0	0	272,000

Kelty Field Improvement Project

Pre-Design: 2023 **Engineering: 2023**
Construction: 2024

Descprition: Improving the drainage and infield of the softball field.

Need: The outfield no longer drains after a decent amount of rain and is nearly impossible to play softball on. We frequently postpone softball events because the field needs the first summer months to dry as much as possible. Even as late as August and September the field is very damp and unplayable.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	100,000	0	0	0	0	0	0	0	100,000
Total	0	0	0	100,000	0	0	0	0	0	0	0	100,000

Kelty Field SW Access

Pre-Design: 2028 **Engineering: 2029**
Construction: 2028

Descprition: Providing access to Community Park from the southwest side.

Need: Many children in the neighborhood adjacent to the south side of Kelty Field cross the stream to access the park. It is proposed to create walking access to the park in the southwest side to allow these children to safely cross the stream and gain access to the park.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	0	0	0	500,000	0	0	500,000
Total	0	0	0	0	0	0	0	0	500,000	0	0	500,000

Kiddie Pool/Splash Pad

Pre-Design: 2029 **Engineering: 2029**
Construction: 2030

Descprition: Turing the area in the Aquatic Center where the slide is into a Kiddie Pool/Splash Pad.

Need: The slide is currently the Aquatic Center's only attraction. We are not able to run it often because it takes extra staffing and three swimming lanes when running. Patrons must go down one at a time and lifejackets are not allowed. If a child cannot reach the bottom of the pool where the slide comes out or they cannot swim to the side they are not able to use the slide. A kiddie pool with fountains and smaller slides will be able to run continuously during our operations hours with no additional staffing. Children who are not able to swim will be able to use this facility as a safe introduction to water. This also will be able to be utilized on its own and not take up additional pool space as the slide does.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	0	0	0	0	500,000	0	500,000
Total	0	0	0	0	0	0	0	0	0	500,000	0	500,000

Library Outdoor Patio

Pre-Design: 2024 **Engineering: 2024**
Construction: 2025

Descprition: Creating a patio near the front of the library.

Need: Especially during the summer months, patrons like to sit at picnic tables and benches in order to use the internet. This project would provide them an area better suited for that then the current set up. Could also be tied to other library projects.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	30,000	0	0	0	0	0	0	0	0	0	30,000
Total	0	30,000	0	0	0	0	0	0	0	0	0	30,000

Library Rear Parking

Pre-Design: 2024 **Engineering: 2024**
Construction: 2025

Descprition: Replacing the back gravel parking lot with a paved parking lot.

Need: The rear parking lot of the library is currently used by staff, but with paving and striping, it could also be used for overflow library and Senior Center parking. A free-standing light should also be added to this area for safety. Note: this project should be discussed with Senior Center before proceeding. Could potentially be combined with other library projects.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	50,000	0	0	0	0	0	0	50,000
Total	0	0	0	0	50,000	0	0	0	0	0	0	50,000

Multipurpose Facility

Pre-Design: 0 **Engineering: 2024**
Construction: 2025

Descprition: Ounalashka Park was built in 1999 and is located in Unalaska valley. It is the department's largest park and includes a softball field, outdoor basketball/tennis court, and a paved trail with some permanent exercise stations. In addition to the athletic equipment, it also has a playground, pavilion, and a snack shack which is occasionally used during PCR events. This project would build a covered multipurpose facility where the current tennis court is or somewhere close to it.

Need: In 2012, the court was resurfaced with plastic tiles in the hopes that they would be an improvement over the worn out court. However, they do not offer a particularly realistic tennis surface and the court is two feet too short. The purpose of this project is to:Improve the quality of the park and what it has to offer.Evaluate the current and future facility in an effort to best accommodate Unalaska residents for the next 20 to 30 years.Raise Council awareness of the need to bring a facility that can offer more recreational activities such as hockey, tennis, indoor soccer, or an indoor playground.Provide a multipurpose covered facility.Provide an emergency shelter for the island.

Project Plan and Funding: During FY19 and FY20 PCR staff and the Advisory Board will gauge public interest in bringing a covered facility with two regulation tennis courts. The estimated cost is $5,629,000 which means that $562,000 or 10% is planned to be spent in FY24 for design and scoping. These numbers came from Lose Design.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total

Source Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund	0	0	0	562,900	5,066,100	0	0	0	0	0	0	5,629,000
Source Total	0	0	0	562,900	5,066,100	0	0	0	0	0	0	5,629,000

Park Above the Westward Plant

Pre-Design: 2029 **Engineering: 2029**
Construction: 2030

Descprition: Creating a city park in the area above Westward Plant.

Need: Park development on west/southwest area of the city above Westward, build a park on city property. The road system and utilities are already in place reducing the costs of construction. It is a natural place of a park serving an under developed area of the city.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	0	0	0	0	3,200,000	0	3,200,000
Total	0	0	0	0	0	0	0	0	0	3,200,000	0	3,200,000

Pool Expansion

Pre-Design: 2029 **Engineering: 2029**
Construction: 2030

Descprition: Expanding the pool towards the road in order to provide space for bleachers.

Need: Four years ago we purchased a Colorado Timing System so our Aquatic Center can accommodate larger swim meets. However, the size of our Natatorium is barely able to hold two swim teams and spectators and definitely not comfortable. I am proposing that we expand the Aquatic Center on the south side to allow for bleachers for both spectators and teams and expand on the east side to install a small warm-up cool-down, 2 lane, 15 yard, 3 foot deep pool. This will make our pool competition ready and even open up the possibilities to having Regionals.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	0	0	0	0	2,000,000	0	2,000,000
Total	0	0	0	0	0	0	0	0	0	2,000,000	0	2,000,000

Pump Track

Pre-Design: 2024 **Engineering: 2024**
Construction: 2025

Descprition: Installing a pump track next to Kelty Field.

Need: The current Skate Park is old and needs to be replaced. It's had many different paint jobs and rust has made certainly areas dangerous. The police department has discussed a few different areas around the island to build a new police facility and the current location of the Skate Park has been a popular choice. If that location is chosen as the new area for the police facility we'll lose the park and won't have any area for wheeled recreation. Adding a pump track to Community Park would greatly increase what that park can offer and increase usage. The timing of this project largely depends on when construction of the police facility will begin.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	100,000	0	0	0	0	0	0	100,000
Total	0	0	0	0	100,000	0	0	0	0	0	0	100,000

Rebar Restoration and Re-plastering

Pre-Design: 2025 **Engineering: 2025**
Construction: 2026

Descprition: Repairing and replacing the rebar that has rusted through the bottom of the pool. Then replacing the plaster in order to complete the project.

Need: A pool should be re-plastered every 10 years and even sooner with a salt water pool. Our pool has had the same plaster on it for over 20 years. Due to the life of our current plaster and Gunite corrosion the rebar underneath has become corroded and needs restoration.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	250,000	0	0	0	0	0	250,000
Total	0	0	0	0	0	250,000	0	0	0	0	0	250,000

Repairing the Library Parking Entrance

Pre-Design: 2024 **Engineering: 2024**
Construction: 2025

Descprition: Repairing the curb at the library entrance.

Need: The entrance/exit to the library's parking lot has a tight turning radius and causes many drivers to hit the curb when entering and exiting. This project would widen the turning radius, making the parking lot easier to enter.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	40,000	0	0	0	0	0	0	40,000
Total	0	0	0	0	40,000	0	0	0	0	0	0	40,000

Spa

Pre-Design: 2029 **Engineering: 2029**
Construction: 2030

Descprition: Turning our current warming pool into a spa.

Need: The warming pool at the Aquatic Center currently has a jet system and filters that go through our sanitation system. We could easily build a wall between the jets and the entrance of heh pool to create an overfill spa. The only additions that would be required is a wall and a separate heating unit. The pool

needs rebar restoration and re-plastering, building a wall in the warming pool during that project would be easily done. This would provide heated hydrotherapy to our community members who need it.

Project Plan and Funding: nan

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	0	0	0	0	0	200,000	0	200,000
Total	0	0	0	0	0	0	0	0	0	200,000	0	200,000

Planning

Unalaska Public Transportation Study

Pre-Design: 2025 **Engineering: 0**
Construction: 0

Descprition: In 2017 the Planning Department initiated a study of the city's need for public transit. The island population of about 4,500 residents more than doubles to 11,000 during processing seasons. The study collected surveys from riders during two bus simulation periods and the results indicated a high probability of ridership. This CMMP project is to prepare a second study by professional transportation planners and engineers to review the first study and conduct a more thorough analysis of how a public transportation system could benefit Unalaska, funding sources for the system, service area and route design and capital equipment needed for the system. This project includes placeholder WAGs for design and implementation to keep the project active after the study is completed.

Need: A predominantly large percentage of people on the island lack a mode of transportation that is prudent to year round use in Unalaska's harsh climate. The population that would use the system include the elderly, youth, processors, and those seeking alternatives to the high cost of vehicle ownership and maintenance on the island. The Planning Department's 2018 Transportation Study highlighted several transportation grants that could fund up to 80% of the cost annually. This project should also explore partnership opportunities Q-Tribe, OC, and private island corporations to effectively leverage investment and grant opportunities. Furthermore, the project should explore the structure of such a system, whether it is a Transit Authority, a department of one of the major investors, a city or tribal department, or otherwise.

Project Plan and Funding: • FY 2021 expenditure is $200,000 (because this is a study, there is no slated contingency) from the General Fund for the study itself.• Based on the 2021 study, the expectation is to identify grants available to further lower the cost, potentially up to 80% with the correct partners taking the wheel.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	200,000	0	0	0	0	0	0	200,000
Total	0	0	0	0	200,000	0	0	0	0	0	0	200,000

Ports

Entrance Channel Dredging

Pre-Design: 2019 **Engineering: 2020**
Construction: 2022

Descprition: This project will remove material from the channel bar that crosses the entrance of lliuliuk 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 locaton. 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

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 Plan and Funding: The City is working through the Cost Benefit Analysis of the project. This is necessary to show the Corps that this project has benefit to the naon and worthy of the Corps of Engineers me and expenses. We continue to move forward with understanding some of the other key pieces of the project that will keep it moving forward efficiently. Some of the pieces will be the biological assessment and impacts of dredging and any impacts dredging may have on the inner harbor. The overall cost is to be evaluated. The City intends on working with the Corps of Engineers to accomplish this project. The immediate funding request is for feasibility and biological information required for the Corps of Engineers applications. We will also need to understand if the

change in the contour of the channel entrance as any impact inside the harbor including beachfront.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	2,500,000	4,494,500	4,494,500	0	0	0	0	0	0	0	0	11,489,000
Grant	0	13,483,500	13,483,500	0	0	0	0	0	0	0	0	26,967,000
Total	2,500,000	17,978,000	17,978,000	0	0	0	0	0	0	0	0	38,456,000

LCD & UMC Dredging

Pre-Design: 2019 **Engineering: 2023**
Construction: 2023

Descprition: This project includes the engineering, permitting, and dredging at the faces of the Light Cargo Dock and the Unalaska Marine Center positions 17.This project is proposed to complement 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 and -45 at MLLW. Dredging at the face of the Unalaska Marine Center would create a constant -45 from Positions 1-7. This will accommodate deeper draft vessels throughout the facility. The existing sheet pile is driven to approximately -58 . and dredging to -45 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 22. must place another vessel between the dock face and their vessel in order to get enough water under the keel.

Need: The completion of this dredging will enhance current and future operations by creating usable industrial dock face that is designed for vessels in varying lengths and tonnage

Project Plan and Funding: 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.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total

Source Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Ports Proprietary Fund	109,650	0	2,544,495	0	0	0	0	0	0	0	0	2,654,145
Source												
Total	109,650	0	2,544,495	0	0	0	0	0	0	0	0	2,654,145

Restroom Unalaska Marine Center

Pre-Design: 2022 **Engineering: 2023**
Construction: 2024

Descprition: This will purchase and install a restroom for the Unalaska Marine Center. Water and Sewer have been stubbed in at UMC for the purpose of installation of public restrooms for dock workers and passengers. By Unalaska Code requires us to plumb into City services if available. These services are available at UMC

Need: For years dock workers have used portable toilets and these outhouses require service from the Waste Water Treatment Staff. This will provide a minimum of four toilets and keep us compliant with City Code and provide reasonable facilities and better working conditions for the employees.

Project Plan and Funding: This is a that will be based off of a preexisting design and the restroom will tie into a pre-poured foundation connect into existing utility services. The current cost assumption is from Public Works, at approximately $700 per square foot. This would be a from-scratch creation, a worst case scenario for funding. Ports is sourcing pre-designed and built options to lower the cost.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Ports Proprietary Fund	0	0	50,000	480,160	0	0	0	0	0	0	0	530,160
Total	0	0	50,000	480,160	0	0	0	0	0	0	0	530,160

Robert Storrs Small Boat Harbor Improvements (A & B Floats)

Pre-Design: 2019 **Engineering: 2020**
Construction: 2022

Descprition: 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

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.

Project Plan and 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.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Grant	0	3,250,000	0	0	0	0	0	0	0	0	0	3,250,000
Ports Proprietary Fund	650,000	6,045,000	0	0	0	0	0	0	0	0	0	6,695,000
Total	650,000	9,295,000	0	0	0	0	0	0	0	0	0	9,945,000

UMC Cruise Ship Terminal

Pre-Design: 2020 **Engineering: 2023**
Construction: 2025

Descprition: 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.

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 call s 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.

Project Plan and Funding: ROM for geotechnical is about $300 and ROM for design is $600.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Ports Proprietary Fund	390,000	0	910,000	0	17,290,000	0	0	0	0	0	0	18,590,000
Total	390,000	0	910,000	0	17,290,000	0	0	0	0	0	0	18,590,000

Public Safety

Police Station PS19C

Pre-Design: 2020 **Engineering: 2021**
Construction: 2023

Descprition: This project constructs a new modern Public Safety facility on the Skate Park site between the Clinic and City Hall.

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.

Project Plan and Funding: May 22, 2018: Council funded the DPS Building Assessment project in the amount of $100,000 via the FY2019 Capital &

Operating Budget Ordinance No. 2018-04. December 11, 2018: Council passed Resolution 2018-63 which authorized the City Manager to enter into an agreement with Jensen Yorba Lott, Inc (JYL) to perform the DPS Building Assessment Project for $97,000.December 11, 2018: Council approved Ordinance 2018-11, which effectively split the Department of Public Safety by creating the Department of Fire and Emergency Medical Services, thereby necessitating the furtherance of the DPS Building Assessment Project. March 12, 2019: Corey Wall, JYL's Principal Architect, gave a presentation to the Council on the Project's progress and provided options for remodeling the existing facility as well as possible locations to place a new facility. At the conclusion of the presentation, Council directed staff to investigate the subsurface conditions of the existing Skate Park site as a likely location for a new Police facility. It was agreed that the Skate Park site was prime City owned real estate and a site investigation was warranted regardless of what future development occurred there. April 23, 2019: Council approved the FY2020-2024 CMMP via Resolution 2019-18.JYL's original scope of work included a functional assessment of the existing DPS facility and to provide schematics for existing building expansion or new construction to serve both Police and Fire needs. The work performed by JYL under their current Agreement is approximately 75% complete. The remaining portion of JYL's work includes a new facility Pre-Design. The Pre-Design cannot be adequately accomplished until the subsurface conditions at the Skate Park site have been evaluated to determine if the DPS Facility can cost-effectively and feasibly be constructed there. The proposed FY20 scope of work for this project includes Site Survey and Geotechnical Investigation per JYL's cost proposal of $145,061 plus $43,939 contingency.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	22,090,000	0	0	0	0	0	0	0	0	22,090,000
Total	0	0	22,090,000	0	0	0	0	0	0	0	0	22,090,000

Public Works

Aquatics Center Roof Replacement

Pre-Design: 2023 **Engineering: 2024**
Construction: 2025

Descprition: Replace roof fabric on Aquatics Center.

Need: Roof fabric was damaged in a wind storm in 2019 which was subsequently repaired. Shortly thereafter the fabric was seen billowing in the wind. Car tires were placed on the white fabric to hold it down. Leaks have been detected.

Project Plan and Funding: General fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	500,500	0	0	0	0	0	0	0	0	0	500,500
Total	0	500,500	0	0	0	0	0	0	0	0	0	500,500

Burma Road Chapel Upgrades

Pre-Design: 2020 **Engineering: 2021**
Construction: 2024

Descprition: It became evident in 2019 that the PCR side of the Burma Road Chapel was showing signs of rotten siding along the lower portions of the exterior wall. Architect Corey Wall with JYL Architects, who are conducting the DPS Building Assessment Project, crawled under the Burma Road Chapel and took photos of the rim joists. Signs of rot are evident from inside below the building. The original scope of this project removes shingles, roof boards, damaged insulation, installs framing for eave soffit ventilation/increased depth for insulation, installs insulation to R-30, installs new roof boards, re-roofs the building, paints the new eaves and trim. That scope has not changed but the temporary repairs to the roof are holding up remarkably well and additional roof repairs will need to be executed in the future. A more imminent need is the repair of the rotten sill plate, rim joists, and exterior siding on the PCR side of the Burma Rd Chapel.

Need: As noted above in Project Description, the exterior siding, sill plates, and rim joists are showing signs of rot and need to be replaced. Also, 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 below the roof. The new roof will protect the facility for at least another 30 years.

Project Plan and Funding: 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. The rotten siding along the lower portions of the exterior wall and sill plate repair work began in November 2020 and will be completed by the end of FY21. The major roof repairs will be conducted in the future, possibly as soon as FY24.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	10,000	0	0	479,000	0	0	0	0	0	0	0	489,000

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	10,000	0	0	479,000	0	0	0	0	0	0	0	489,000

Captains Bay Road & Utility Improvements

Pre-Design: 2020 **Engineering: 2021**
Construction: 2022

Descprition: 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.

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

Project Plan and Funding: This project is grant dependent. Drainage and paving estimates are based on the Ballyhoo Road Drainage & Electrical Upgrades Project. The utility expansion estimate is based on the Henry Swanson Drive Road & Utilities Project's utility construction costs, and other recent materials and equipment costs. These are still very rough estimates that will be refined as the project commencement approaches. Costs are split between Grant Funding and General Fund for the paving and drainage portion and the three utility funds based on the costs for each of those portions. As of April 10, 2020, the State did not award grant funds via the STIP / CTP. Additional grant opportunities will be sought out.Preliminary Estimate by HDL Engineering for total project costs = $53,911,000

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	3,000,000	0	0	0	0	0	0	0	0	3,000,000

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	2,000,000	0	9,977,750	9,977,750	9,977,750	0	0	0	0	0	0	31,933,250
Grant	0	0	12,977,750	0	0	0	0	0	0	0	0	12,977,750
Wastewater Proprietary Fund	0	0	0	0	3,000,000	0	0	0	0	0	0	3,000,000
Water Proprietary Fund	0	0	0	3,000,000	0	0	0	0	0	0	0	3,000,000
Total	2,000,000	0	25,955,500	12,977,750	12,977,750	0	0	0	0	0	0	53,911,000

City Hall Exterior Painting

Pre-Design: 2028 **Engineering: 2028**
Construction: 2028

Descprition: Paint exterior of City Hall and remove moss from roof.

Need: Wood siding and trim need regular upkeep and preservation.

Project Plan and Funding: General Fund

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	0	0	0	0	0	0	0	0	0	0	0	0

DPW Inventory Room - High Capacity Shelving

Pre-Design: 2022 **Engineering: 2022**
Construction: 2022

Descprition: Rolling high capacity shelving in the DPW Supply Division will increase warehouse capacity by 50%. The carriage and rails system will enable shelves to move side to side and eliminate idle aisles.

Need: The DPW Supply Inventory Room is crowded and access to products, inventory, parts, and PPE is inefficient. Overflow is stored in the Warehouse or offsite which is subject to temperature variations and vermin contamination. The

rolling bulk shelving will enable us to store double the existing capacity by eliminating static access isles.

Project Plan and Funding: Price proposal includes materials and installation. Supplier will come here to install the units with some assistance from City staff.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	150,000	0	0	0	0	0	0	0	0	0	150,000
Total	0	150,000	0	0	0	0	0	0	0	0	0	150,000

DPW Paint Booth / Body Shop

Pre-Design: 2023 **Engineering: 2024**
Construction: 2025

Descprition: Construct paint booth / body shop at DPW to facilitate appropriate repairs on City vehicles.

Need: Presently body work is accomplished inside the mechanic shop. Employees are exposed to toxic dust particles and hazardous paint spray. A stand alone bay or building is very much needed to protect the health and well-being of employees in the shop as well as in the rest of the building. Air gets circulated throughout the building exposing all employees and visitors to toxic paint fumes.

Project Plan and Funding: General fund. Construct an add-on bay to the existing Wash Bay or construct the equipment storage building and include a body shop.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	0	0	0	0	0	0	0	0	0	0	0	0

DPW/U Roof Replacement

Pre-Design: 2024 **Engineering: 2025**
Construction: 2026

Descprition: Replace roof membrane on DPW/U building.

Need: The existing membrane roof is showing signs of wear and has developed leaks in 3 locations. The building is over 20 years old and the roof membrane is

near the end of its useful life. Patching will extend the roof membrane another few years.

Project Plan and Funding: General fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	25,000	475,500	0	0	0	0	0	0	500,500
Total	0	0	0	25,000	475,500	0	0	0	0	0	0	500,500

DPW/U Warehouse Roof Replacement

Pre-Design: 2024 **Engineering: 2025**
Construction: 2026

Descprition: Replace metal roof on DPW/U Warehouse.

Need: Metal roof is showing signs of rust on fasteners and ribs. If fasteners are left to rust the area around the fastener will rust and allow water to enter causing rot on trusses. Eventually the roof panels will blow off.

Project Plan and Funding: General fund. Replace this roof in concert with other city roofs such as the 4-Plex.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	25,000	995,500	0	0	0	0	0	0	1,020,500
Total	0	0	0	25,000	995,500	0	0	0	0	0	0	1,020,500

Equipment Storage Building

Pre-Design: 2022 **Engineering: 2023**
Construction: 2024

Descprition: Continuous exposure to the elements shortens the life of our rolling stock (dozers, dump trucks, graders, snow plows) and increases maintenance costs. Winter rain & slush build-up freezes on the equipment creating excessive morning prep time clearing hubs, hydraulics, windshields, lights, and back-up horns before equipment can be used. This new building will

have a heated slab keeping the temp at approximately 45F to keep equipment thawed out overnight and ready for next day use and/or emergency call-outs.

Need: The new building will improve winter emergency response time. It will expand and upgrade the capabilities of the Public Works facility as a whole. The new storage building will extend the life of trucks, trailers, graders, snow plows, and snow blowers. And, the building will decrease maintenance expense.

Project Plan and Funding: This is in the concept stage only. Land is available on the Public Works compound. A building permit and State Fire Marshall approval will need to be obtained. Project will require a new 1.5 inch water service and a new 6 inch sewer drain along with a new electrical service. Funding will come from the General Fund. Project costs are WAG and esmated to be $200 per square feet. For the 25,000 square foot building costs are then expect to be in the $5,000,000 range

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	195,000	1,350,830	0	0	0	0	0	0	0	0	1,545,830
Total	0	195,000	1,350,830	0	0	0	0	0	0	0	0	1,545,830

HVAC Controls Upgrades - 11 City Buildings

Pre-Design: 2022 **Engineering: 2022**
Construction: 2022

Descprition: Controls system upgrades to new N4 platform for 11 City owned buildings.

Need: New N4 upgrades necessary to stay current with technology.

Project Plan and Funding: In FY20, our HVAC controls contractor, Long Building Technologies, gave us an informal no cost quote. In FY22 we will work with Long to refine the scope and get a solid cost estimate. In FY22, Project implementation will occur.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	433,827	0	0	0	0	0	0	0	0	0	433,827
Total	0	433,827	0	0	0	0	0	0	0	0	0	433,827

High School Exterior Painting

Pre-Design: 2028 **Engineering: 2028**
Construction: 2028

Descprition: High School exterior painting.

Need: Harsh weather events cause deterioration of siding and trim necessitating regular maintenance.

Project Plan and Funding: General Fund. Combine this work with City Hall and PCR for economies of scale.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	0	0	0	0	0	0	0	0	0	0	0	0

Old Powerhouse Roof Repairs

Pre-Design: 2023 **Engineering: 2024**
Construction: 2025

Descprition: Repair cracks in Old Powerhouse roof.

Need: The 6' thick concrete roof on the Old Powerhouse has a few cracks that allow water to seep thru.

Project Plan and Funding: Electric fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	0	0	25,000	475,500	0	0	0	0	0	0	500,500
Total	0	0	0	25,000	475,500	0	0	0	0	0	0	500,500

PCR Exterior Painting

Pre-Design: 2028 **Engineering: 2028**
Construction: 2028

Descprition: Paint exterior siding and trim on PCR.

Need: Harsh weather events deteriorate the paint on siding and trim necessitating regular upkeep.

Project Plan and Funding: General fund. Can be combined with City Hall and High School for economies of scale.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	0	0	0	0	0	0	0	0	0	0	0	0

Pavement Preservation - Sealcoating

Pre-Design: 2021 **Engineering: 2021**
Construction: 2022

Descprition: Preserve asphalt roads with the application of slurry coat / aka seal coat. Possibility to install new pavement on some streets.

Need: City roads were paved in 2016 and have not been coated or protected since. It's highly recommended by the State DOT and AASHTO to apply seal coat, slurry seal, chip seal, or some other means to preserve asphalt roads to extend their useful life and diligently protect a major financial investment.

Project Plan and Funding: There has not been a paving contractor in Unalaska / Dutch Harbor since 2016. The DOT will be conducting paving at the Unalaska Airport runway in the summer of 2021 (FY22). It is a golden opportunity to tag onto the availability of paving equipment and coat our asphalt roads. Funding will come from the General Fund. Approximate cost is $5,000,000.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	5,000,000	0	0	0	0	0	0	0	0	0	5,000,000
Total	0	5,000,000	0	0	0	0	0	0	0	0	0	5,000,000

Public Trails System

Pre-Design: 2021 **Engineering: 2025**
Construction: 0

Descprition: Phase 1 Master Plan: This project formally establishes an Unalaska Public Trails System Master Plan by identifying and mapping existing network of sidewalks, trails, paths, former Jeep trails, 17B Easements, and gravel

walkways. Consistent signage with logo is designed along with project wide plans & specifications.Phase 2 Construction: This project provides consistent signage design, wayfinding, improves existing trails network, and establishes trail system maintenance protocols.

Need: The existing array of walking and biking pathways are haphazard, unmarked, lack maintenance, have no amenities, and are predominately detrimental to the safety and enjoyment of the public and tourists.

Project Plan and Funding: The Planning Commission held a public meeting on September 19, 2019 in which they reviewed the City of Unalaska's existing Capital and Major Maintenance Plan projects, heard public testimony, and found that a Public Trails System is reasonable and in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan. The Planning Commission recognized the need for a coordinated, well-defined trails system in Unalaska to support health, wellness, quality of life, and recreation and passed Resolution 2019-10. On November 12, 2019, the City Council was presented with the Planning Commission's Resolution 2019-10 and consented to including the Public Trails System Project on the FY21-25 CMMP for their consideration.Collaborative partnership with Ounalashka Corporation (OC) , the Qawalangin Tribe (Q-Tribe), and the Bureau of Land Management (BLM) will be key to a successful Public Trails System. Existing staff in Planning and Public Works will establish overall Public Trails System Scope of Work in written format. A Trails and Pathways Consultant will be hired for approximately 9 months to coordinate the development of the trails system Scope of Work by partnering with the City of Unalaska (COU), OC, the Q-Tribe, and BLM. Cost & Financing Data: Grant opportunities exist thru the Alaska Safe Routes to School program; preliminary discussions with the Q-Tribe indicates potential cost sharing opportunities. Additional monies will come from the General Fund. Tentative Schedule:FY21, Phase 1: existing staff develops Scope of Work. Funding request $0.00FY22, Consultant selected to formally develop a Trails Master Plan, fosters partnership with OC, Q-Tribe, and BLM. Pursues grant opportunities. Funding request $100,000.FY23, Phase 2: project implementation, signage installation, construction. Funding request $420,000.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
General Fund	0	0	0	0	100,000	0	0	0	0	0	0	100,000
Total	0	0	0	0	100,000	0	0	0	0	0	0	100,000

Rolling Stock Replacement Plan

Pre-Design: 2021 **Engineering: 2022**
Construction: 2022

Descprition: Annual City Wide Rolling Stock Replacement Plan.

Need: Annual replacement of vehicles and equipment reaching or beyond their useful life.

Project Plan and Funding: Annually, each Department budgets and allocates for costs associated with vehicle and equipment replacements.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Electric Proprietary Fund	0	241,962	0	0	0	0	0	0	0	0	0	241,962
General Fund	0	833,428	0	0	0	0	0	0	0	0	0	833,428
Ports Proprietary Fund	0	125,652	0	0	0	0	0	0	0	0	0	125,652
Solid Waste Proprietary Fund	0	131,552	0	0	0	0	0	0	0	0	0	131,552
Total	0	1,332,594	0	0	0	0	0	0	0	0	0	1,332,594

Underground Fuel Tank Removal / Replacement

Pre-Design: 2028 **Engineering: 2028**
Construction: 2028

Descprition: Remove the UST (underground storage tank) and replace with an approved above ground fuel oil tank.

Need: UST's are known to rust and begin leaking. UST's are no longer approved and this tank needs to be replaced with an above ground tank with proper leak detection.

Project Plan and Funding: General Fund

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Total	0	0	0	0	0	0	0	0	0	0	0	0

Solid Waste

Oil Separator and Lift Station Replacement

Pre-Design: 2020 **Engineering: 2020**
Construction: 2022

Descprition: This project consists of replacing and relocating the oil separator in the underground vault in the Baler Building, upgrading lift station 10.5, replacing associated piping, and upgrading electrical wiring.

Need: When the Baler Building was constructed in 1997, it included an underground concrete vault to collect water and other liquids. The vault serves as a sump and houses an oil separator. Over the years, the oil separator has become worn and has now failed. It's underground location makes it exceptionally difficult and unsafe to service and maintain. Drain lines to the sump and oil separator require daily cleaning while the discharge line has failed necessitating a temporary sump pump with bypass hose to empty the sump on a daily basis. The oil separator has stopped functioning altogether allowing oil (petroleum) to enter the wastewater stream going to the Waste Water Treatment Plant. Petroleum at the WWTP disrupts the chemical and biological processes necessary to properly handle sewage.All catch basins and drainage piping in the Baler building, including the underground sump with oil separator, drain into Lift Station 10.5 located outside of the Baler Building near the Leachate Tank (big white tank at Landfill). Lift Station 10.5 pushes all sewage and leachate from the Landfill to the Waste Water Treatment Plant via a 4" HDPE force main. The lift station pumps are aging and worn requiring replacement. Controls and wiring for lift Station 10.5 are exposed to the weather and need an enclosure placed over them. The existing check valve in the 8" HDPE pipe connecting the Baler floor drain to the lift station has failed and needs to be replaced. High rain events overwhelm the lift station and water backs up past the check valve causing flooding in the Baler. Scope of work includes relocating the backflow preventer vault out of the roadway, replacement of the check valve, installation of a clean-out, concrete pad, and bollards for protection from snow plows.

Project Plan and Funding: These needs were identified several months ago and Landfill staff utilized time consuming work-arounds to keep the plant operational while repairs were sought out. In reviewing all the related issues of pumps, drains, wiring, and oil separator, it was deemed serious enough to seek a broader solution instead of individual temporary fixes. The money for this project will come from the Solid Waste Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Solid Waste Proprietary Fund	0	971,100	0	0	0	0	0	0	0	0	0	971,100
Total	0	971,100	0	0	0	0	0	0	0	0	0	971,100

Solid Waste Gasifier

Pre-Design: 2021 **Engineering: 2022**
Construction: 2025

Descprition: The pre-design, design, and construction of a Gasifier to incinerate garbage.

Need: The Landfill cells are rapidly reaching capacity. It is estimated that we have five years to come up with another way to deal with the City's garbage or find a new place to build new cells.Thermal processing of solid waste is the future of Landfills. Gasification is a process that uses a feedstock, often municipal or industrial waste, for a thermo chemical conversion of waste in high heat. This is done in a low oxygen environment and causes material breakdown at the molecular level. Once the molecular breakdown occurs, the gasification process recombines them to form a syngas, a gas similar to natural gas.

Project Plan and Funding: Combination of grant funds and Landfill proprietary funds. Future funding is to be determined at a later date.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Solid Waste Proprietary Fund	0	200,000	400,000	0	7,620,000	0	0	0	0	0	0	8,220,000
Total	0	200,000	400,000	0	7,620,000	0	0	0	0	0	0	8,220,000

Wastewater

Scum Decant Tank Wet Well Improvements

Pre-Design: 0 **Engineering: 2027**
Construction: 2028

Descprition: This project will evaluate solutions to prevent the grease from entering the scum decant tank with such force. This CMMP item includes the costs for an engineering evaluation and implementation of the improvements.

Need: At times, there can be large mats of accumulated grease in the clarifier. While skimming, the water/grease mixture is directed down the clarifier drainpipe to the scum decant tank. As the water/grease mixture cascades into the scum decant tank, the grease re-suspends into the water. This allows the grease to flow under the baffle, with the water into the tank drain to the lift station. The grease then congeals and becomes a maintenance challenge for the lift station.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Wastewater Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Wastewater Proprietary Fund	0	0	0	0	0	0	50,000	145,500	0	0	0	195,500
Total	0	0	0	0	0	0	50,000	145,500	0	0	0	195,500

Wastewater Clarifier Baffling Improvements

Pre-Design: 0 **Engineering: 2029**
Construction: 2030

Descprition: This project involves the engineering to evaluate and installing potential improvements to the two WWTP clarifiers. The evaluation should include a review of the record drawings, a site tour of the plant, and an evaluation of alternatives to optimize the configuration of the clarifiers.

Need: After screening, the wastewater is rapidly mixed with a coagulant and polymer to improve the settling process in the clarifier. The wastewater in the first clarifier portion is clear and settles well.As the wastewater effluent goes under the clarifier baffle wall at the discharge end, the water quality degrades by becoming turbid. It is presumed that the settled sludge is carried downstream to the chlorine contact tanks, where it settles. This is very inefficient and requires the operators to clean the tank at least twice a month to prevent excessive sludge buildup. The stirred sludge also requires more chlorine for disinfection and, as a result, more sodium bisulfate for dechlorinating. Significant benefit will be realized in both labor and chemical costs if the clarifier's performance is improved.

Project Plan and Funding: The budget for this project was estimated from the Wastewater Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Wastewater Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Wastewater Proprietary Fund	0	0	0	0	0	0	0	0	50,000	275,000	0	325,000
Total	0	0	0	0	0	0	0	0	50,000	275,000	0	325,000

Wastewater Sludge Pump Check Valve Replacement

Pre-Design: 0 **Engineering: 2025**
Construction: 2026

Descprition: This project would include purchase and installation of back-pressure valves to replace the existing check valves in the system.

Need: When the sludge flocculator starts, the discharge valve positions are opened and closed several times, and plant staff verifies that the valve position is closed upon operation. If the valves are left open, the contents of the solids storage tank can drain to the influent pump station. The WWTP staff are careful to set the valves to the appropriate position. Several options were evaluated by the City's WWTP design consultant and it was determined that replacing the sludge pump check valves with backpressure valves was the best option. This would prevent the sludge from getting past the Penn Valley sludge pumps and exiting the plant if the valve is accidently left open. Proposed for FY25 – FY26

Project Plan and Funding: The budget for this project was estimated from the Wastewater Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Wastewater Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Wastewater Proprietary Fund	0	0	0	0	20,000	71,000	0	0	0	0	0	91,000
Total	0	0	0	0	20,000	71,000	0	0	0	0	0	91,000

Water

Biorka Drive Cast Iron Waterline Replacement

Pre-Design: 2028 **Engineering: 2028**
Construction: 2029

Descprition: This project will replace approximately 600 linear feet of cast iron pipe segment under Biorka Drive with ductile iron. The replacement of this pipe was designed already by Regan Engineering, but the project was dropped when paving of Biorka Drive, which was the driving factor, was shelved.

Need: This section of water pipe was installed in the 1940's with cast iron pipe, the last section of cast iron pipe in Unalaska's water system. This line has been repaired in the past and has been is service longer than its life expectancy. Cast iron is a brittle material that is also susceptible to corrosion. Cast iron pipe often fails catastrophically when subjected to excessive pressure surge or ground

movement. Pipe failure becomes more frequent with a cast iron pipe as it ages and loses wall thickness to corrosion. Emergency repairs after an unexpected catastrophic pipe failure are usually many times more expensive than proactive pipe replacement due to incidental damage, overtime, lack of in-stock repair materials, and general disruption of utility operations. Preventative replacement of pipes with high failure risks is a good practice in order to avoid the more costly emergency repair situation brought by a pipe failure.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Water Proprietary Fund. Total cost for this project is estimated at $396,500.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	0	0	0	0	0	0	396,500	0	0	0	396,500
Total	0	0	0	0	0	0	0	396,500	0	0	0	396,500

CT Tank Interior Maintenance and Painting

Pre-Design: 2020 **Engineering: 2020**
Construction: 2022

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

Need: 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.

Project Plan and Funding: 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

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	100,000	953,000	0	0	0	0	0	0	0	0	0	1,053,000
Total	100,000	953,000	0	0	0	0	0	0	0	0	0	1,053,000

East Point Crossing Water Line Inspection

Pre-Design: 2023 **Engineering: 2023**
Construction: 2023

Descprition: This project consists of the inspection of the water line crossing from East Point Road to West Broadway Avenue. This underwater pipe crossing to Amaknak Island at East Point is a 12-inch ductile iron pipe installed in 1977. HDR recommends the “See Snake” system inspection for this water line due to its invasive approach to pipe inspections. PICA Corporation’s See Snake system is the only insertion type tool that HDR was able to identify that offers pipe wall condition assessment capability in a 12-inch pipe application. See Snake is a device that uses an electromagnetic Remote Field Technology to measure wall thickness and detect internal and external flaws as it moves through a pipe. See Snake can also detect and locate external stress on a pipe due to soil movement, bridging, inadequate support, rippling, or denting.

Need: The East Point Crossing pipe is one of only two water system connections to Amaknak Island. Should this pipe ever fail, especially during processing season, the consequences could be a shutdown of all water service to Amaknak Island for a short time until the break can be located and isolated. Flow of water to Amaknak Island could be restricted for a period of at least several weeks while waiting for the pipe to be repaired by divers or a new pipe installed. If the break occurs under the Alyeska Seafoods facility the washout from the flow could cause structural damage to buildings. Given the criticality, age, and seawater exposure of this pipe, action is recommended to perform condition assessment and/or replace the pipe.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Water proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total

Source Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Proprietary Fund	0	0	162,500	0	0	0	0	0	0	0	0	162,500
Total	0	0	162,500	0	0	0	0	0	0	0	0	162,500

Icy Lake Capacity Increase & Snow Basin Diversion

Pre-Design: 2031 **Engineering: 0**
Construction: 0

Descprition: This project will increase the height of the existing dam on the north side of Icy Lake and construct a new dam on the south end of Icy Lake. As described in the 2006 Golderletter the project includes the following:· The existing sheet pile dam at the north end of the lake would be raised 5 feet and thedam length increased from 67 to 98 feet.· A new sheet pile dam, approximately 6 feet tall by 193 feet long would be built at thesouth end of the lake.· Additional grading and riprap would be required for a larger spillway apron at the northdam.· Riprap would be required for wave erosion protection of the south dam.· Grouting at the north and south dams would be required to seal fractured bedrock.

Need: Additional raw water storage capacity at Icy Lake would be beneficial to help span processing seasons that occur during the more prolonged and frequent dry weather periods. Water system operators use the lake to “bank” surplus water between processing seasons when demand is low, with the intent that by the beginning of a processing season the utility is starting out with a full lake. During heavy processing the lake level gradually drops as demands exceed the combined capacity of Icy Creek and the wells and operators release lake water into Icy Creek. This operational strategy has been stressed in recent years when dry weather coincides with processing seasons and the lake is drawn nearly empty. If the lake is run empty and the water system is not able to meet demands, then the result would be water rationing and having to reduce fish processing throughput or diverting fish to processors in other communities.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Proprietary Fund and State Grants.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	0	0	0	0	0	0	0	0	0	2,860,000	2,860,000
Total	0	0	0	0	0	0	0	0	0	0	2,860,000	2,860,000

Icy Lake Hydrographic Survey

Pre-Design: 2024 **Engineering: 2024**
Construction: 2024

Descprition: This project consists of surveying Icy Lake reservoir. The survey effort would include a topographic survey of the shoreline and shallow areas around the lake. A water resources engineer will determine the precise stage-storage (Depth and Volume) relationship and curve would analyze the hydrographic and topographic survey results. The stage-storage curve should allow operators to be able to quickly determine the exact volume of available water at various water surface elevations. The stage-storage relationship could also be added to the utility SCADA system so that the SCADA system automatically calculates and displays the volume of available water in the lake in real-time.

Need: Icy Lake provides impounded raw water storage for Unalaska and is used during periods of low water and/or significant demand. The Lake is impounded behind a sheet pile dam at its outlet. Water from the lake is released with a remote controlled valve at the sheet pile dam when needed to fill the Icy Creek Reservoir. The exact volume of the lake is unknown but estimates range from between 52 MG and 61 MG, with a volume of 57 MG at the spillway elevation. Without accurate bathymetry of the lake bottom, the Utility must estimate stage-storage of the lake in order to know how much available water remains in the lake at any given water surface elevation. If the Utility is overly conservative with the estimate of water remaining, then the result could be premature water rationing, causing negative effects on utility customers, especially the fish processors. If the Utility overestimates how much water remains, then the result could be running out of water sooner than expected. An accurate hydrographic survey of the lake could allow the Utility to precisely determine the available water in the lake and more effectively manage water supplies. Proposed for FY24.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. The funding for this project will come from the Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	0	0	72,800	0	0	0	0	0	0	0	72,800
Total	0	0	0	72,800	0	0	0	0	0	0	0	72,800

Icy Lake Road Reconstruction

Pre-Design: 2022 **Engineering: 2022**
Construction: 2023

Descprition: Phase 1 Site Survey: This project will hire a land surveyor to conduct a site survey of the Icy Creek Valley from the existing Icy Creek Reservoir to Icy Lake & Dam. A civil engineer will be hired to put together plans and specifications to design a service road crossing over Icy Creek near Icy Creek Reservoir and going along the west side of Icy Creek. Permitting and land acquisition initiation are also part of this phase.Phase 2 Construction: This project will construct a new service road over Icy Creek going along the west side of Icy Creek joining the existing road. The existing road will also be improved.

Need: The existing road from the reservoir follows the Icy Creek and requires driving in the creek to cross it in 5 locations. The road frequently requires repairs due to wash outs and storm event damage. Driving in the creek to Icy Lake & Dam and back again causes siltation which creates water quality issues at the Pyramid Water Treatment Plant.

Project Plan and Funding: This project has been discussed for several years. No solid plans are currently in place, however, the general consensus is to cross the creek near the far end of the reservoir and parallel Icy Creek on high ground along the west side. A site survey and engineered plans will determine the best course of a new road segment.Cost & Financing Data: Monies will come from the Water Fund. Grant opportunities will be sought out once plans and specs are in place. Additional monies will come from the General Fund. Tentative Schedule:FY21, Phase 1: existing staff develops Scope of Work. Funding request $0.00FY22, Surveyor will be selected to survey site. Civil engineer will be selected to design the road. Grant opportunities will be sought out. Funding request $100,000.FY23, Phase 2: project implementation, construction. Funding request $1,200,000.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	100,000	1,200,000	0	0	0	0	0	0	0	0	1,300,000
Total	0	100,000	1,200,000	0	0	0	0	0	0	0	0	1,300,000

Installation of Meter and Booster Pump at Agnes Beach PRV Station

Pre-Design: 0 **Engineering: 2029**
Construction: 2030

Descprition: This recommended project would add water metering and a booster pump system at the Agnes Beach PRV station. The water metering will aid in leak detection, and utility management and understanding of where water is being used and when. The booster pump will provide water supply redundancy to Westward Seafoods, one of the largest customers in the water

system, as well as redundancy to any further development along Captain's Bay Road.

Need: The Agnes Beach PRV station drops the pressure of water from Pressure Zone 2 (Captains Bay Road) to Pressure Zone 3 (Town) hydraulic grade. The station also allows for water to flow to the higher elevation areas of Haystack Hill with an option to allow external boosting in the event of a fire demand on Haystack Hill. The current PRV set up does not allow any method of measuring water flow through the station and severely limits the ability to reverse flow from the wells in the lower pressure Zone 3 to higher pressure Zone 2 (Westward Seafoods). A booster pump will allow for the pumping of water from the lower pressure zone to the higher pressure zone in the event of a shutdown of the Pyramid Water Treatment Plant due to, for example, high turbidity.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for the project will come from the Water proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	0	0	0	0	0	0	0	70,000	320,000	0	390,000
Total	0	0	0	0	0	0	0	0	70,000	320,000	0	390,000

Mainline and Service Valve Maintenance Program

Pre-Design: 2022 **Engineering: 2022**
Construction: 2022

Descprition: This project will include the location, repair and as-needed replacement of water Service Valves (SV's) and Mainline Valves (MLV'S) which are used to control water throughout the City's Water Distribution (WD) system.

Need: There are about 600 SV's and at least 240 MLV's in the City of Unalaska. These valves range in size from ¾" through 24". The valves are used to isolate structures, services and mainlines from the rest of the Water Distribution system due to leaks, to facilitate repairs, service installations, customer requests, mainline flushing and for non-payment. Although specifics vary, the general recommendation among SV and MLV manufacturers is that valves should be maintained once a year by turning (exercising) them. Since valves are usually buried out of sight underground and they require a certain amount of manpower to maintain, it is common for them to be done so with a frequency which is much less than recommended or none at all. Unfortunately this results in a percentage of valves that become inaccessible or inoperable as the years pass. Currently, we operate valves on an as-needed basis. This means that while some valves have been operated several times since they were installed, others have been exercised infrequently or not at all since they were installed over 30 years ago. We want to ensure that our valves remain both accessible and operable so

that routine operations are feasible and so that emergency situations such as house flooding and road washouts due to broken lines can be addressed as quickly as possible. Based off our experience and those of other water operators from around Alaska, the consensus is that valves should at a minimum be operated once every few years to ensure they remain accessible and operational. We want to maintain one-fifth of the valves on an annually rotating basis so that the valves are accessed and exercised in an ongoing five year cycle. To accomplish this we are planning to work with a contractor. Currently the plan is for the contractor to set-up and coordinate the necessary utility locates, provide traffic control (as needed), ensure that the valves are accessible as well as perform excavating, repairs and replacements as needed. The Water Division would provide the water portion of the utility locates, assist with locating the valves, operate the valves, assist with some of the repairs as well as obtain data from each valve and valve location for our records. Any necessary materials would be sourced from either the City or the contractor depending on what is needed and the availability.

Project Plan and Funding: The contractor will be required to submit an Excavation Permit with the associated Traffic Control Plan and utility locates per City of Unalaska policy. Cost & Financing Data: An annual ROM for this project would be $100,000 with a 10% contingency. We intend to re-submit this CMMP on an annually recurring basis so that we have adequate, ongoing funds with which to maintain the City's water valves.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	100,000	0	0	0	0	0	0	0	0	0	100,000
Total	0	100,000	0	0	0	0	0	0	0	0	0	100,000

Pyramid Water Storage Tank

Pre-Design: 2014 **Engineering: 2023**
Construction: 2024

Descprition: This project will construct a second 2.6 million gallon 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

Need: Additional storage provided by this tank will help to meet many of the issues mentioned in the 2004 Water Master Plan. Even in the Water Distribution System's current configuration, this new tank will provide an additional 960,000 gallons of the additional 4 MG of finished water storage recommended in the Master Plan. When planned future development is completed on Captain's Bay Road, over 2.2 MG of water storage will be available at the maximum Pyramid Water Treatment Plant capacity of 9 MGD. The additional storage will provide a much needed buffer, allowing time to troubleshoot and repair problems in the

event of an equipment failure or system malfunction. It will reduce the likelihood of water shortages and/or outages during the Pollock Processing seasons. Additional benefits include: Reduce service interruption, boil water notices, and risk of system contamination during maintenance. Allow routine maintenance to be done on the interior or exterior of either tank during any season, prolonging the life of these tanks. Expand and upgrade both the water treatment and distribution systems, using the full 9 MGD design capacity of the new water treatment plant will be possible. Improve the flow characteristics of the new Pyramid Water Treatment Plant. Plant operators will be able to allow the tanks to absorb the high and low flows, maintaining a more stabilized treatment process and allowing the new Ultra Violate treatment process to operate more efficiently.

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

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	625,000	0	603,750	7,906,193	0	0	0	0	0	0	0	9,134,943
Total	625,000	0	603,750	7,906,193	0	0	0	0	0	0	0	9,134,943

Pyramid Water Treatment Plant Chlorine Upgrade

Pre-Design: 2021 **Engineering: 2021**
Construction: 2022

Descprition: This project in the Pyramid Water Treatment Plant (PWTP) will include the removal of the existing Chlorine Gas system and the installation of an on-site system which generates liquid Chlorine (Sodium Hypochlorite) using salt and electricity.

Need: Using stringent regulations, the EPA is doing away with Chlorine Gas as the primary method of disinfecting potable water. Vendors for Chlorine Gas are becoming scarce as most Water Treatment Plants and other users have already changed over to an alternative. There are only two remaining Chlorine Gas vendors located on or near the west coast which will ship to Alaska. We are currently using the vendor who is located on the coast. We have experienced issues with their product. If we continue to have issues with Chlorine Gas from them or they quit carrying Chlorine Gas altogether, the remaining vendor is twice the price due to the extra cost involved in shipping the Chlorine Gas to the coast. In addition, potable water treated with Chlorine Gas is more acidic than Sodium Hypochlorite. Combined with the rise in EPA's standards, there is a very high possibility that we will be required to perform a corrosion control study and begin adding a corrosion control inhibitor to our potable water. Switching to Sodium Hypochlorite will help lower the acid index of our drinking water. This will lessen the possibility of having to perform the study or add an inhibitor. In

addition, the multiple safety items associated with Chlorine Gas that we are required to own are very expensive, highly regulated and take a significant amount of time to maintain.

Project Plan and Funding: 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. Cost & Financing Data: A ROM for this project would be $500,000 – $750,000. This number could be reduced if the existing crane, Chlorine Gas Bay, etc. in the PWTP can be utilized with the new system.The existing PWTP Chlorine Gas Bay is believed to be of sufficient size to house the new Sodium Hypochlorite equipment. However, a heated area for salt storage will be required. It would be most efficient to have the salt storage area as part of the existing PWTP structure. Doing so would require an addition to the current building.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	881,500	0	0	0	0	0	0	0	0	0	881,500
Total	0	881,500	0	0	0	0	0	0	0	0	0	881,500

Sediment Traps Between Icy Lake and Icy Creek Resevoir

Pre-Design: 2026 **Engineering: 2026**
Construction: 2027

Descprition: This project consists of constructing one or more sediment traps in Icy Creek upstream of the reservoir. The sediment trap system should essentially be a series of deep, wide step pools with rock check dams along the creek that decrease the flow velocity and allow rocks and sediment to settle out. The sediment traps should also create a location for rocks and sediment to accumulate that would be easier for heavy equipment to access, easier to clean out, and potentially allow the reservoir and Pyramid WTP to remain in service while the upstream sediment traps are being cleaned. Although the sediment traps will not eliminate shutdown of the Pyramid WTP due to turbidity spikes during high flow events, it could reduce the occurrence and duration of shutdowns.

Need: Large amounts of rock and sediment move downstream along Icy Creek during high flow events. The rocks accumulate at the inlet end of the Icy Creek Reservoir as seen in Figure 30 and heavier sediment accumulates behind the dam. The rocks and sediment reduce the capacity of the reservoir. Draining of the reservoir and removal of rocks and sediment is a challenging exercise that is required periodically and also requires a lengthy shutdown of the Pyramid WTP. Turbidity issues due to suspended fine-grained sediments during high flow events also regularly cause shutdown of the Pyramid Water Treatment Plant.

Project Plan and Funding: The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this Project will come from the Water Proprietary Fund.

Year	Appropriated Funds	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Source												
Water Proprietary Fund	0	0	0	0	0	650,000	0	0	0	0	0	650,000
Total	0	0	0	0	0	650,000	0	0	0	0	0	650,000