



Kodiak Island Borough

Engineering & Facilities Department

Projects Office

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TO: Mayor and Assembly

FROM: Matt Gandel, Project Manager/Inspector

CC: Roxanne Murphy, Borough Manager
Dave Conrad, Engineering/Facilities Director

RE: Monthly Projects Report for Period Ending March 31, 2022

BOROUGH BUILDING BOILER ROOM UPGRADES

Project Description: This project is for replacement of the boilers and generator at the Borough Building, including abatement of pipe insulation and gaskets as required. The boilers are over 50 years old and well past their useful life.

Current Status: Jensen Yorba Wall and RSA Engineers completed design documents that were reviewed and approved by the Architectural/Engineering Review in March 2021. The project was issued for bid on October 21, 2021, and bids were due and opened on November 16, 2021. Five bids were received and the low bidder was Scott's Heating and Plumbing. The Assembly approved a contract on December 2, 2021, and Scott's has ordered long lead items and is scheduled to start construction in early spring 2022. The work is scheduled to be completed by August 30, 2022.

Change Orders this Period: None.

EAST ELEMENTARY ROOF REPLACEMENT

Project Description: This project is for replacement of the metal roof portion of East Elementary School. The roof was installed in 1987 and has been experiencing issues with snow and ice buildup. There is also an intersection between two different portions of the building that is prone to leaking due to its construction.

Current Status: The Assembly approved a change order with Jensen Yorba Wall (JYW) in February 2022 to begin design of this project. The initial design phase will focus on the intersection between the two roofs, looking at various options for improvement, existing structural capacity, etc. Preliminary engineering suggests that building the existing roof up as a shed roof rather than gable roof is a more feasible option.

Change Orders this Period: None.

KODIAK FISHERIES RESEARCH CENTER FUME HOOD EXHAUST SYSTEM

Project Description: This project is for the upgrade of fume hood exhaust system at Kodiak Fisheries Research Center (KFRC). There are six fume hoods at KFRC and there are currently issues maintaining sufficient air flow when a certain number of hoods are in use. The scope of work is to install an additional exhaust fan and modify ductwork to eliminate these issues.

Current Status: Jensen Yorba Wall and RSA Engineers completed design documents that were reviewed and approved by the Architectural/Engineering Review Board in December 2020. The project was issued for bid on October 21, 2021, and bids were due and opened on November 16, 2021. Two bids were received and the low bidder was Scott's Heating and Plumbing. The Assembly approved a contract on December 2, 2021, and Scott's has ordered long lead items. The work is scheduled to be completed by June 12, 2022.

Change Orders this Period: None.

KODIAK FISHERIES RESEARCH CENTER OZONATOR REPLACEMENT

Project Description: This project is for repair or replacement of the ozonator system at Kodiak Fisheries Research Center (KFRC). The ozonator is intended to disinfect seawater that returns to the ocean after use in research experiments inside the facility. In May 2021 it was determined that the ozonation equipment was not operating correctly and needed to be either repaired or replaced.

Current Status: KIB staff is working with CRW Engineering (CRW) on this project. In order to satisfy current permitting CRW provided design for a temporary chlorination system to perform disinfection. The temporary system was procured and installed by KIB staff, and went online in December 2021. CRW is now working on design for a replacement system, looking at all various treatment options (ozonation, UV disinfection, etc).

Change Orders this Period: None.

LANDFILL STAGE 3 CLOSURE

Project Description: This project is for interim and final closure of portions of the Kodiak Island Borough Landfill. Closure involves placing multiple layers of impermeable liner materials, gravel, and plant material. The goal of closing portions of the landfill is to keep rainwater from converting to leachate thereby reducing the flow to the Leachate Treatment Plant.

Current Status: In April 2021, the Assembly approved a contract with Jacobs Engineering to start design for this project. Jacobs provided design documents which were reviewed and approved by the Architectural/Engineering Review Board in November 2021. The project was put out to bid on November 22, 2021, and bids were due and opened on January 27, 2022. Only one bid was received, and on February 17, 2022, the Assembly approved a contract with Brechan Construction LLC. A preconstruction meeting was held with Brechan in early March 2022 and they are currently working on providing submittals. The work is scheduled to be completed by November 1, 2022.

Change Orders this Period: None.

LEACHATE TREATMENT PLANT PRETREATMENT FACILITY

Project Description: This project is for a building addition and installation of additional process equipment at the Leachate Treatment Plant. The plant has been experiencing scaling of equipment, tanks, and piping throughout the treatment process. The goal of this project is to address the scaling problem by installing equipment that will decrease the amount of calcium in the leachate before it enters the treatment process.

Current Status: In July 2021, the Assembly approved a contract with Jacobs Engineering to start design on this project. Jacobs provided 100% design documents which were reviewed and approved by the Architectural/Engineering Review Board in November 2021. The project was put out to bid on November 29, 2021, and bids were due and opened on January 20, 2022. Only one bid was received, and on February 3, 2022, the Assembly approved a contract with Dawson Construction LLC. A preconstruction meeting was held in early March 2022 and they are currently working on providing submittals. Dawson is planning to mobilize this summer to complete the foundation for the new metal building and then return in spring 2023 to complete the project. The work is scheduled to be completed by November 9, 2023.

Change Orders this Period: None.

MAIN ELEMENTARY ROOF REPLACEMENT

Project Description: This project is for replacement of the roof at Main Elementary School. The roof was installed in 1992 and has begun to show signs of wear. During summer 2021 the Kodiak Island Borough School District cleaned a buildup of moss off the roof which exposed deterioration of the existing wood shakes and other roofing materials.

Current Status: The Assembly approved a change order with Jensen Yorba Wall (JYW) in January 2022 for design of this project. JYW provided design documents that were reviewed and approved by the Architectural/Engineering Review Board on February 7, 2022. The project was put out to bid on February 8, 2022, and bids were due and opened on March 1, 2022. Only one bid was received, and on March 3, 2022, the Assembly approved a contract with Friend Contractors LLC. The project is scheduled to be completed by October 14, 2022.

Change Orders this Period:

- Friend Contractors LLC – Contract FY2022-33
Change Order #01 – \$(48,839.00)
Deduct for standard shingles in lieu of high build shingles. The deduct amount equals the amount submitted in the bid for Alternate No. 1.

NORTH STAR ELEMENTARY SIDING REPLACEMENT

Project Description: This project is for the replacement of the existing siding and windows at North Star Elementary. The cement board siding was installed when the school was built in 1994 and has been experiencing deterioration and failure particularly around the gym. The project was split into two phases – Phase I for the gym and Phase II for the rest of the school. Phase I was completed in summer 2021.

Current Status: In September 2020, the Assembly approved a change order for JYW to proceed with design of Phase II. JYW provided design documents that were reviewed and approved by the ARB in November 2021. The project was put out to bid on November 19, 2021, and bids were due and opened on December 16, 2021. Three bids were received and on January 10, 2022, the Assembly approved a contract with the low bidder, Wolverine Supply, Inc. Wolverine is currently working on providing submittals and ordering long lead items. The work is scheduled to be complete by August 30, 2022.

Change Orders this Period: None.

PETERSON ELEMENTARY ROOF REPLACEMENT

Project Description: This project is for replacement of the roof at Peterson Elementary School. The school has sections of roof that are between 20 and 30 years old, and have reached their expected service life. There have been persistent leak problems for years as the roofing system continues to deteriorate.

Current Status: Jensen Yorba Wall (JYW) completed 35% design documents in October 2021. In February 2022 the Assembly approved a proposal for JYW to advance to 65% design. Part of the design process will be review of existing exposed rooftop HVAC equipment to see if it can be relocated or otherwise protected. A preliminary recommendation for the HVAC equipment is expected to be received by the end of April 2022.

Change Orders this Period: None.

PROVIDENCE KODIAK ISLAND MEDICAL CENTER BOILER DAYTANK REPLACEMENT

Project Description: This project is to replace the day tank and pumps for the boilers at Providence Kodiak Island Medical Center (PKIMC). The equipment has reached the end of its useful life and has been having problems creating enough suction to pull fuel from the recently replaced fuel tank.

Current Status: Jensen Yorba Wall completed design documents which was reviewed and approved by the Architectural/Engineering Review Board in September 2021. The project was issued for bid on October 21, 2021, and bids were due and opened on November 16, 2021. Two bids were received and the low bidder was Premier Mechanical. The Assembly approved a contract on December 2, 2021, and Premier has ordered long lead items and construction is scheduled to start in May 2021. The work is scheduled to be completed by July 12, 2022.

Change Orders this Period: None.

Kodiak Island Borough
Project Budget Status - Period Ending March 31, 2022

| | | |
|--|-------------------------------|------------------------------|
| | Budget and Adjustments | Current Budget Status |
|--|-------------------------------|------------------------------|

Borough Building Boiler Room Upgrades - 20005

| | Original Budget | Ord 2020-01C | Ord 2020-01H | Ord 2022-01A | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|------------------|------------------|---------------------|---------------------|-------------------|-------------------|-------------------|
| Design | \$ 40,000 | \$ 40,000 | \$ 75,000 | \$ 25,000 | \$ 180,000 | \$ 130,076 | \$ 35,846 | \$ 14,079 |
| Construction | \$ - | \$ - | \$ - | \$ 1,000,000 | \$ 1,000,000 | \$ - | \$ 963,093 | \$ 36,907 |
| Admin | \$ 10,000 | \$ 10,000 | \$ - | \$ 25,000 | \$ 45,000 | \$ 21,360 | \$ - | \$ 23,640 |
| Contingency | \$ - | \$ - | \$ - | \$ 50,000 | \$ 50,000 | \$ - | \$ - | \$ 50,000 |
| TOTAL | \$ 50,000 | \$ 50,000 | \$ 75,000 | \$ 1,100,000 | \$ 1,275,000 | \$ 151,435 | \$ 998,939 | \$ 124,626 |

Funding: Fund 469 - Renewal & Replacement (\$125,000) and Fund 220 - Buildings and Grounds (\$1,150,000)

East Elementary Roof Replacement - 22004

| | Original Budget | | | | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|--|--|--|------------------|-----------------|-----------------|-----------------|
| Design | \$ 5,000 | | | | \$ 5,000 | \$ 1,473 | \$ 3,528 | \$ - |
| Admin | \$ 5,000 | | | | \$ 5,000 | \$ - | \$ - | \$ 5,000 |
| TOTAL | \$ 10,000 | | | | \$ 10,000 | \$ 1,473 | \$ 3,528 | \$ 5,000 |

Funding: Fund 220 - Buildings and Grounds

Kodiak Fisheries Research Center Fume Hoods - 21001

| | Original Budget | Ord 2021-01E | Ord 2022-01A | | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|------------------|------------------|--|-------------------|------------------|-------------------|------------------|
| Design | \$ 15,000 | \$ - | \$ - | | \$ 15,000 | \$ 9,882 | \$ 5,033 | \$ 85 |
| Construction | \$ 55,000 | \$ 45,000 | \$ 60,000 | | \$ 160,000 | \$ - | \$ 149,930 | \$ 10,070 |
| Admin | \$ 5,000 | \$ - | \$ 10,000 | | \$ 15,000 | \$ 11,341 | \$ - | \$ 3,659 |
| TOTAL | \$ 75,000 | \$ 45,000 | \$ 70,000 | | \$ 190,000 | \$ 21,223 | \$ 154,963 | \$ 13,814 |

Funding: Fund 555 - KFRC

Kodiak Fisheries Research Center Ozonator Replacement - 22000

| | Original Budget | Pending Ord | | | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|-------------------|--|--|-------------------|------------------|-------------------|-----------------|
| Design | \$ 25,000 | \$ 125,000 | | | \$ 150,000 | \$ 18,293 | \$ 127,562 | \$ 4,145 |
| Construction | \$ 10,000 | \$ 10,000 | | | \$ 20,000 | \$ 15,782 | \$ - | \$ 4,218 |
| Admin | \$ 5,000 | \$ - | | | \$ 5,000 | \$ 3,543 | \$ - | \$ 1,457 |
| TOTAL | \$ 40,000 | \$ 135,000 | | | \$ 175,000 | \$ 37,618 | \$ 127,562 | \$ 9,821 |

Funding: Fund 555 - KFRC

Landfill Stage 3 Closure - 21009

| | Original Budget | Pending Ord | | | Current Budget | Expenses | Obligated | Remaining |
|--------------|-------------------|---------------------|--|--|---------------------|------------------|---------------------|------------------|
| Design | \$ 95,000 | \$ - | | | \$ 95,000 | \$ 81,766 | \$ 5,277 | \$ 7,957 |
| Construction | \$ - | \$ 2,000,000 | | | \$ 2,000,000 | \$ - | \$ 1,948,000 | \$ 52,000 |
| Admin | \$ 5,000 | \$ 25,000 | | | \$ 30,000 | \$ 10,716 | \$ - | \$ 19,284 |
| TOTAL | \$ 100,000 | \$ 2,025,000 | | | \$ 2,125,000 | \$ 92,482 | \$ 1,953,277 | \$ 79,241 |

Funding: Fund 530 - Solid Waste Disposal (\$100,000) and USDA Rural Development Loan (\$2,025,000)

Kodiak Island Borough
Project Budget Status - Period Ending March 31, 2022

| | | |
|--|------------------------|-----------------------|
| | Budget and Adjustments | Current Budget Status |
|--|------------------------|-----------------------|

Leachate Treatment Plant Aeration Tank - 19012

| | Original Budget | Ord 2022-01A | Pending Ord | | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|-------------------|---------------------|--|---------------------|-------------------|---------------------|-------------------|
| Design | \$ 33,000 | \$ 350,000 | \$ 50,000 | | \$ 433,000 | \$ 255,931 | \$ 134,143 | \$ 42,926 |
| Construction | \$ - | \$ - | \$ 2,400,000 | | \$ 2,400,000 | \$ - | \$ 2,367,000 | \$ 33,000 |
| Admin | \$ 5,000 | \$ - | \$ 50,000 | | \$ 55,000 | \$ 9,993 | \$ - | \$ 45,007 |
| TOTAL | \$ 38,000 | \$ 350,000 | \$ 2,500,000 | | \$ 2,888,000 | \$ 265,924 | \$ 2,501,143 | \$ 120,934 |

Funding: Fund 530 - Solid Waste Disposal (\$388,000) and USDA Rural Development Loan (\$2,500,000)

Main Elementary Roof Replacement - 22003

| | Original Budget | Pending Ord | | | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|-------------------|--|--|-------------------|------------------|-------------------|------------------|
| Design | \$ 65,000 | \$ 7,000 | | | \$ 72,000 | \$ 34,615 | \$ 35,570 | \$ 1,815 |
| Construction | \$ - | \$ 650,000 | | | \$ 650,000 | \$ - | \$ 620,088 | \$ 29,912 |
| Admin | \$ 10,000 | \$ 8,000 | | | \$ 18,000 | \$ 2,301 | \$ - | \$ 15,699 |
| Contingency | \$ - | \$ 35,000 | | | \$ 35,000 | \$ - | \$ - | \$ 35,000 |
| TOTAL | \$ 75,000 | \$ 700,000 | | | \$ 775,000 | \$ 36,916 | \$ 655,658 | \$ 82,426 |

Funding: Fund 220 - Buildings and Grounds (\$75,000) and KIBSD (\$700,000)

North Star Elementary Siding Replacement - 20008

| | Original Budget | Ord 2021-01H | | | Current Budget | Expenses | Obligated | Remaining |
|--------------|-------------------|-------------------|--|--|---------------------|-------------------|-------------------|-------------------|
| Design | \$ 26,193 | \$ 70,000 | | | \$ 96,193 | \$ 64,819 | \$ 32,778 | \$ (1,404) |
| Construction | \$ 436,556 | \$ 717,467 | | | \$ 1,154,023 | \$ 244,979 | \$ 787,000 | \$ 122,044 |
| Admin | \$ 17,462 | \$ 40,000 | | | \$ 57,462 | \$ 56,452 | \$ - | \$ 1,010 |
| Contingency | \$ 21,828 | \$ 40,000 | | | \$ 61,828 | \$ - | \$ - | \$ 61,828 |
| TOTAL | \$ 502,039 | \$ 867,467 | | | \$ 1,369,506 | \$ 366,250 | \$ 819,778 | \$ 183,478 |

Funding: KIBSD (\$502,039) and Fund 470 - School R&R Bond Projects (\$867,467)

Peterson Elementary Roof Replacement - 21008

| | Original Budget | Pending Ord | | | Current Budget | Expenses | Obligated | Remaining |
|--------------|------------------|------------------|--|--|------------------|------------------|------------------|------------------|
| Design | \$ 20,000 | \$ 45,000 | | | \$ 65,000 | \$ 17,300 | \$ 45,786 | \$ 1,914 |
| Admin | \$ 5,000 | \$ 5,000 | | | \$ 10,000 | \$ 840 | \$ - | \$ 9,160 |
| TOTAL | \$ 25,000 | \$ 50,000 | | | \$ 75,000 | \$ 18,140 | \$ 45,786 | \$ 11,074 |

Funding: Fund 220 - Buildings and Grounds (\$25,000) and American Rescue Plan Act (\$50,000)