

August 2016

VALDEZ NEW BOAT HARBOR

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CONSTRUCTION UPDATE (Phase 1 Uplands Civil Work)

Harris Sand & Gravel (HS&G) continued implementing SWPPP and traffic controls.

Water, Sewer and Storm Drain Systems – Completed testing of the HDPE water main line, sewer main and storm drain manholes and pipes for required pressure and duration to comply with the ADEC permit.

Ramp Abutments – Formed and placed concrete for retaining walls and slabs for the utility equipment pads at ramp abutments. Flushed the backflow preventer and dry stand fire line at Ramp #1. Installed inlet boxes and storm drain pipes at ramps.

Utilities and High Mast Lighting – CVEA placed an electrical vault at the utility pad near Ramp #1 and will soon set the transformers and energize the primary service. HS&G worked on concrete foundation slabs and placed riprap at High Mast Lights #2 and #3. Puffin Electric is pulling conductors and installing switch gear. High mast pole delivery is scheduled for the middle of September.

Waterfront Boardwalk and Sidewalk – Zastrow continued forming and placing concrete for boardwalk stemwalls, sidewalk, curb, curb ramps and gutter. They also continued placing and grouting boardwalk sleepers on keys, and placed concrete for the northeast island and sidewalk in the Upland parking area. AAA Fencing began installing saddle brackets and placing glulam beams, timber decking, bull rails, guardrails and timber handrails for boardwalk and picnic areas. First Class Finishing formed, placed and imprinted colored concrete.

Survey – Wrangell Mountain Technical Services continued surveying line and grade for sewer, water, ramp abutments and electrical activities, and to record as-built conditions.

General – Sitework continued, including backfilling abutments, sleepers, stemwalls, utility pads and electrical vaults; placing crushed gravel (Type II-A) for finish grade throughout the site, placing riprap to final elevations along the east fill; preparing the grade for curb and gutter at the future fuel line and bilge water area, and installing pipe bollards to protect fire hydrants. Asphalt paving and related leveling course and striping items will not be performed this year to avoid damage during in-water rock removal operations. Overall, the remaining Phase 1 construction work is over 90% and on track for completion in November 2016.

PROJECT ACHIEVEMENTS

- Finished installing conduit for site electrical and telecom lines
- Finished boardwalk and plaza foundations
- Finished testing water main, sewer and storm drain systems
- Started placing beams, bull rails, guardrails and handrails for boardwalk and picnic areas
- Started placing and stamping colored concrete at islands
- Finished Inner Harbor Facilities (Piling, Floats and Ramps) 100% Design Documents

AUGUST 2016 PROJECT UPDATE (CONT.)

In addition to Phase 1 work, HS&G continued delivering rock to Western Marine for construction of the breakwaters.

EMC provided general observations, inspected pipe, conduit and rebar installation, tested soil compaction and sampled and tested concrete for curb and gutter, abutments, utility pads and boardwalk sleepers.

DESIGN

R&M Consultants (R&M) continued to work with the City (COV) on design packages for future phases of the new harbor. The 100% design for Phase 2 Floats/Launch Ramp was completed and the 95% design for Drive-Down Ramp and Float package is due by October 21. R&M continued to provide limited construction phase services for the Uplands Civil Work and coordinated with the US Army Corps of Engineers (USACE) regarding design modifications required to integrate the COV work into the USACE designed basin construction package. R&M and Arcadis continued to work with the COV to evaluate options to minimize the cost of removing in-water rock. R&M is pursuing a federal permit modification for a mechanical rock removal feasibility test. Overall sequencing of the remaining work packages is dependent on Western Marine Construction's (WMC) completion of the USACE work and other factors. The project team has been reviewing this issue and anticipates the focus during November 2016 will be on timing for bidding and performing the remaining work packages.

USACE NAVIGATION IMPROVEMENTS

The USACE is administering WMC's performance of the dredging and breakwater contract. WMC continues making good progress on dredging the new harbor basin, hauling rock from Valdez Glacier Quarry, and transporting rock by barge and trucks for construction of the breakwaters. Breakwater construction is several months ahead of schedule and appears they might be constructed to approximately elevation +10' by the end of 2016. Finish elevation of the breakwaters will be +19'. The COV is coordinating with WMC and USACE to widen the maneuvering channel and create more basin area at the west end.

FUTURE MILESTONES

- Conduct test for ripping in-water bedrock
- Confirm scope and finalize bid documents for in-water rock removal, dredging, and sediment berm construction
- Finish backfilling retaining walls for ramp abutments
- Test water service lines at three ramps
- Finish grading and installing curb and sidewalk
- Finish Drive Down Ramp and Float 95% Design
- Receive USACE Permit Modification for in-water mechanical rock removal test
- Issue fuel facility RFP
- Finish pulling wire and installing equipment for site electrical
- Install transformers and energize primary electrical service
- Install high mast light poles
- Pull telecom cable
- Finish placing topsoil and seeding

PROJECT TEAM

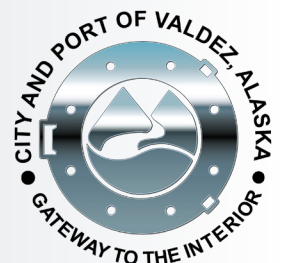
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Setting glulam beams in brackets attached to concrete sleepers



Attaching timber decking on glulam beams and solid blocking between the beams



Installing timber top rail on steel guard rail assembly



Placing slurry backfill around utility stubups before placing the concrete slab



Slipform machine placing concrete for curb and gutter



Brick pattern imprinted on red concrete that separates east access traffic from parking spaces

PRELIMINARY PROJECT SCHEDULE

* Schedule and Scope depends on funding and USACE's completion of dredging and breakwater.

Task	2014	2015				2016				2017				2018
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
CITY OF VALDEZ WORK														
Corps of Engineers Permit														
Phase 1 Uplands (Civil Work)														
Design/Bid/Award														
Construction														
Phase 2 Inner Harbor Facilities (Including Launch Ramp)														
Design/Bid/Award/Procurement*														
On-Site Construction*														
Uplands Facilities														
Design/Bid/Award/Procurement*														
On-Site Construction*														
Future Facilities	TBD													
CORPS OF ENGINEERS (USACE) WORK														
Harbor Dredging and Breakwaters														
Quarry Development/Dredging/ Breakwater Construction														

BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Spent as of 8/31/16	% Spent	Estimate at Completion
DESIGN	\$ 2,451,971	\$ 2,507,679	\$ 2,472,004	\$ 1,949,535	78%	\$ 2,507,679
Design	\$ 1,851,971	\$ 1,924,387	\$ 1,991,075	\$ 1,694,837	88%	\$ 1,991,075
Design Team Services During Construction	\$ 600,000	\$ 583,292	\$ 480,929	\$ 254,698	44%	\$ 516,604
PROJECT MANAGEMENT	\$ 2,340,548	\$ 2,362,548	\$ 1,841,827	\$ 1,603,115	68%	\$ 2,362,526
Project Management	\$ 1,740,548	\$ 1,762,548	\$ 1,478,877	\$ 1,305,694	74%	\$ 1,762,548
Inspection/Testing	\$ 600,000	\$ 600,000	\$ 362,950	\$ 297,421	50%	\$ 599,978
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 9,345,453	\$ 7,145,453	\$ 5,141,258	55%	\$ 9,345,453
Initial Basin	\$ 7,145,453	\$ 7,145,453	\$ 7,145,453	\$ 4,761,258	67%	\$ 7,145,453
Other Basin Modifications	\$ 2,200,000	\$ 2,200,000	\$ -	\$ 380,000	17%	\$ 2,200,000
CITY CONSTRUCTION	\$ 39,023,904	\$ 40,077,680	\$ 19,859,551	\$ 16,298,190	41%	\$ 40,787,214
Phase 1 Uplands	\$ 19,013,040	\$ 19,480,237	\$ 19,480,238	\$ 16,111,767	83%	\$ 19,480,237
Phase 2 Base Floats /Ramps/Fish Cleaning	\$ 9,300,100	\$ 9,800,100	\$ -	\$ -	0%	\$ 10,440,000
Upland Facilities	\$ 4,046,643	\$ 4,046,643	\$ -	\$ -	0%	\$ 4,116,277
Drive Down Float	\$ 4,951,721	\$ 4,951,721	\$ -	\$ -	0%	\$ 4,951,721
Drive-Down Float In-water Modifications	\$ 1,342,500	\$ 1,342,500	\$ -	\$ -	0%	\$ 1,342,500
Hotel Hill Clearing - Alaska Land Clearing	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	100%	\$ 40,000
Hotel Hill Clearing - P&R Enterprises	\$ 24,900	\$ 24,900	\$ 24,900	\$ 24,900	100%	\$ 24,900
Electric Primary	\$ 225,000	\$ 311,579	\$ 311,579	\$ 121,524	39%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
ADMINISTRATION	\$ 60,000	\$ 60,000	\$ 43,011	\$ 44,738	75%	\$ 60,000
FFE	\$ 100,000	\$ 100,000	\$ -	\$ -	0%	\$ 100,000
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 6,865,934			16%	\$ 6,157,285
TOTAL CITY FUNDED	\$ 61,320,157	\$ 61,319,294	\$ 31,361,846	\$ 25,036,836	41%	\$ 61,320,157
USACE FUNDED	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 7,133,712	34%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,918	\$ 82,597,055	\$ 52,639,607	\$ 32,170,548	39%	\$ 82,597,918

* Data includes expenses from 5/22/14 which is the start of the Bond eligible costs authorized by COV Resolution 14-33. \$254,321.77 in R&M Expenses and other costs are not included. USACE expense data has been requested.