

AUGUST 2017

VALDEZ NEW BOAT HARBOR

CONSTRUCTION

Phase 1 Uplands Civil Work - Work is complete, except for paving and landscaping that were deleted and included with Phase 2 scope of work.

Phase 2 Uplands Facilities and Inner Harbor Facilities - Phase 2 contractor, Pacific Pile & Marine (PPM) and subcontractors, continued posting submittals and shop drawings for the R&M design team to review, completed designs for the pre-engineered Warehouse building and the East Restroom, received full building permits for the warehouse, bilge treatment and restroom buildings, completed utility rough-in to the buildings, completed the footings and most of the foundations, prepared for floor slabs in all buildings, and started laying masonry walls for the restroom. The City responded to questions on the Fuel Facility RFP and extended the date for submission of proposals.

DESIGN

Phase 2 is a single contract package consisting of Uplands Facilities (warehouse building, east restroom, bilge treatment facility, paving and landscaping) and Inner Harbor components (removal of in-water rock, piling, floats, pedestrian ramps, drive-down bridge and float). R&M received approval from USACE for a permit modification to allow PPM's mechanical method for removing in-water rock (instead of blasting). R&M continued: reviewing material and shop drawing submittals, responding to Requests for Information (RFIs) and clarifications of construction documents, performing daily observations of work, testing soil and concrete, and performing special inspections for the uplands building construction.

PROJECT ACHIEVEMENTS

- PPM preparing, and R&M reviewing, numerous shop drawings for construction components
- State Fire Marshall and City issued full building permits for the three buildings
- PPM/subcontractors completed all footings and most foundation walls for uplands buildings
- USACE approved permit modifications for PPM's rock dredging method
- PPM's vendors began fabricating mooring floats



Bilge Treatment Building - assembling waste drain pipe below slab

AUGUST 2017 PROJECT UPDATE (CONT.)

USACE NAVIGATION IMPROVEMENTS

The USACE is administering the Western Marine Construction (WMC) contract for dredging the navigation channel and float basin and construction of the breakwaters. It appears WMC has completed the dredging and breakwater work and they have removed their barges and equipment from the site. The USACE is still reviewing WMC's hydrographic survey and has not announced when the City will have access to the new basin. Arcadis has received updated financial information from the USACE and continues coordinating for closeout of the USACE contract with the City.

FUTURE MILESTONES

- Construct walls and roofs on buildings to enclose for interior work during winter
- USACE to review and provide WMC's basin survey to the City
- Closeout City contract with USACE for the dredging and breakwater work
- PPM vendors begin fabricating piling, pedestrian gangways and drive down float components
- City to receive and review responses to Request for Proposal (RFP) for Fuel Facility



Restroom - backfill prepared for thickened slab at interior walls



Restroom - Temporary rock veneer mock-up for City review

PROJECT TEAM

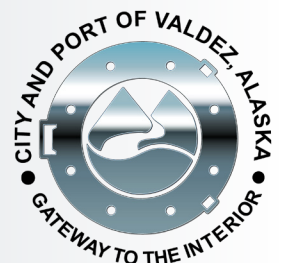
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Bilge Treatment Building - installing electrical conduit below floor



Bilgewater Treatment Building - footings waterproofed, prepared for slab



Warehouse Building - assembling waste piping below floor grade



Warehouse Building - setting forms for perimeter stem wall



Warehouse Building - plumbing/electrical roughed-in, stubbed up for floor slab



Warehouse Building - plumbing/electrical roughed-in, perimeter stem wall formed

PROJECT SCHEDULE

Task	2016	2017				2018				2019			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
CITY OF VALDEZ WORK													
Phase 1 Uplands (Civil work except paving)													
Phase 2 *													***
Design/Bid/Award/NTP													
Mooring Floats													
Fabrication/Delivery													
On-site Construction													
Drive Down Float													
Fabrication/Delivery													
On-site Construction													
In-water Rock Removal													
West Rock													
East Rock													
Uplands Facilities (Warehouse, East Restroom, Bilge Water Bldg.)													
Fabrication/Delivery													
On-site Construction													
Paving/Landscaping													
Master Waterfront Plan (To be determined)													
Phase 3 Future Facilities (To be determined with Master Plan)													
Launch Ramp, Fish Cleaning Station, Wash-Down Pad, W. Restroom													
CORPS OF ENGINEERS (USACE) WORK													
Harbor Dredging and Breakwater Construction**													

* Solid lines show PPM's preliminary schedule. Dashed lines are Contract defined schedule. ** USACE/Western Marine's projected Contract completion. WMC is ahead of schedule.

*** Contract requires Phase 2 work to be completed by October 1, 2019

BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Spent as of 8/31/17	% Spent	Estimate at Completion
DESIGN	\$ 2,451,971	\$ 3,659,047	\$ 3,659,047	\$ 2,626,964	72%	\$ 3,624,047
Design	\$ 1,851,971	\$ 2,215,983	\$ 2,215,983	\$ 2,231,917	101%	\$ 2,180,983
Design Team Services During Construction	\$ 600,000	\$ 1,443,064	\$ 1,443,064	\$ 395,046	27%	\$ 1,443,064
PROJECT MANAGEMENT	\$ 2,340,548	\$ 2,922,518	\$ 2,922,518	\$ 2,081,394	71%	\$ 2,919,405
Project Management	\$ 1,740,548	\$ 2,547,868	\$ 2,547,868	\$ 1,709,857	67%	\$ 2,547,868
Inspection/Testing	\$ 600,000	\$ 374,650	\$ 374,650	\$ 371,537	99%	\$ 371,537
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 7,645,453	\$ 7,525,453	\$ 5,141,258	67%	\$ 7,645,453
Initial Basin	\$ 7,145,453	\$ 7,145,453	\$ 7,145,453	\$ 4,761,258	67%	\$ 7,145,453
Other Basin Modifications	\$ 2,200,000	\$ 500,000	\$ 380,000	\$ 380,000	76%	\$ 500,000
CITY CONSTRUCTION	\$ 39,023,904	\$ 45,005,957	\$ 44,928,791	\$ 20,290,436	45%	\$ 45,005,957
Phase 1 Uplands	\$ 19,013,040	\$ 19,636,803	\$ 19,636,803	\$ 19,191,437	98%	\$ 19,636,803
Phase 2 Base/Drivedown Floats, Uplands Fac.	\$ 8,976,100	\$ 24,912,676	\$ 24,912,676	\$ 796,542	3%	\$ 24,912,676
Upland Facilities (with Phase 2)	\$ 4,046,643	\$ -	\$ -	\$ -	0%	\$ -
Drive Down Float (with Phase 2)	\$ 4,951,721	\$ -	\$ -	\$ -	0%	\$ -
Drive-Down Float In-water Mods (with Phase 2)	\$ 1,342,500	\$ -	\$ -	\$ -	0%	\$ -
Hotel Hill Clearing	\$ 64,900	\$ 64,900	\$ 64,900	\$ 64,900	100%	\$ 64,900
Fish Cleaning	\$ 324,000	\$ -	\$ -	\$ -	0%	\$ -
Electric Primary	\$ 225,000	\$ 311,579	\$ 311,579	\$ 237,557	76%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
ADMINISTRATION	\$ 60,000	\$ 65,000	\$ 98,826	\$ 80,971	125%	\$ 60,000
FFE	\$ 100,000	\$ 100,000	\$ -	\$ -	0%	\$ 100,000
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 1,922,182				\$ 1,965,295
TOTAL CITY FUNDED	\$ 61,320,158	\$ 61,320,158	\$ 59,134,636	\$ 30,221,023	49%	\$ 61,320,158
USACE FUNDED**	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 18,905,009	89%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,919	\$ 82,597,919	\$ 80,412,397	\$ 49,126,032	59%	\$ 82,597,919

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

** Reconciliation with USACE is in process; updates are anticipated.