

OCTOBER 2018

VALDEZ NEW BOAT HARBOR

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CONSTRUCTION

Phase 2 Uplands Facilities and Inner Harbor Facilities

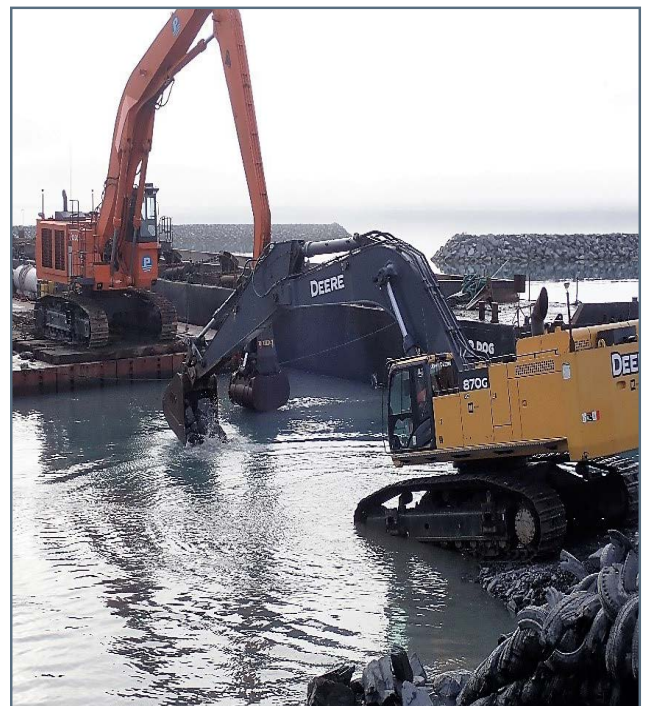
The contractors corrected Punchlist items noted during the Architectural Substantial Completion inspection for the building and prepared for Electrical and Mechanical inspections. Concrete sidewalk with bronze fish inlay was placed in the plaza area east of the Warehouse Building. F&W installed hardwood over the metal flashing cap on the stone wainscot for the buildings. Zastrow started erecting structural timbers for the east picnic canopy.

Pacific Pile and Marine (PPM) repaired major equipment malfunctions and finished breaking and dredging bedrock at the Drive-Down (DD) basin. The post-dredge survey was performed, and review of final quantities is in process.

Engineer and City representatives inspected the head floats and the four main and finger floats (T, U, V, W) for the west two-thirds of the Mooring Basin. PPM corrected the deficiencies and Harris Sand and Gravel started at the west end installing piping for water systems. Drive-down float modules, transfer bridge and related items that were stored in the Seattle area were loaded on a supply barge and towed to Valdez in late-October. Mechanical failure on PPM's 450-ton crane delayed demobilization of dredging equipment and off-loading the materials from the supply barge. Drive-down and mooring floats will be assembled and staged in the water. Piling for the DD bridge abutment (on uplands) and the mooring frame (at bottom of bridge) will be installed, and DD floats will be assembled and placed during November. The concrete bridge abutment and wing walls will be constructed, and 140-foot long bridge and support pontoon will be lifted in place during December.

PROJECT ACHIEVEMENTS

- Installed sidewalk with fish inlays at the Warehouse plaza
- Started installing brackets and piping for water systems at the west mooring floats
- Completed dredging the bedrock and surveyed the DD Float basin
- Revised the Rock Anchor Pile Installation Plan for the DD bridge mooring frame



Dredging last of the shot rock at the Drive-down basin

OCTOBER 2018 PROJECT UPDATE (CONT.)

DESIGN TEAM - CONSTRUCTION SUPPORT

R&M continued reviewing submittals, including final revisions for the Rock Anchor Pile Installation Plan, responded to Requests for Information (RFIs), clarifications of construction documents and conflicts in the field. When drilling and driving piling and installation of floats resumes in November, R&M will resume inspections and documentation of the work. R&M revised the design for water services from the Uplands to the floats and submitted the plans to ADEC for review and approval.

USACE NAVIGATION IMPROVEMENTS

The USACE indicated they are closing out the Western Marine Construction contract for dredging the navigation channel and float basin and construction of the breakwaters. The USACE and the City have scheduled a meeting in early November to discuss the contract closeout process and open items. Arcadis and the City will continue coordinating with the USACE for closeout of the contract.

FUTURE MILESTONES

- Perform Substantial Completion inspections for building electrical and mechanical systems
- Start electrical and finish installing mechanical systems on the mooring floats T, U, V and W
- Install piling and piling cap for DD bridge abutment
- Install piling and tension anchors for mooring frame for bottom of the DD bridge
- Construct the concrete abutment and wing walls
- Place the DD floats, bridge and support pontoon
- Closeout City's contract with USACE for the dredging and breakwater work
- Commission and test the Bilge Treatment equipment (after the mooring floats are completed)



Loading dredging equipment on supply barge to be towed back to Seattle

PROJECT TEAM

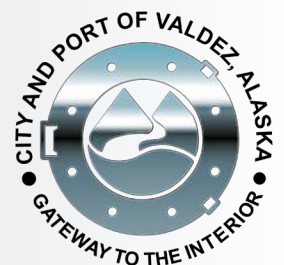
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Finishing concrete with fish inlays east of Warehouse Building



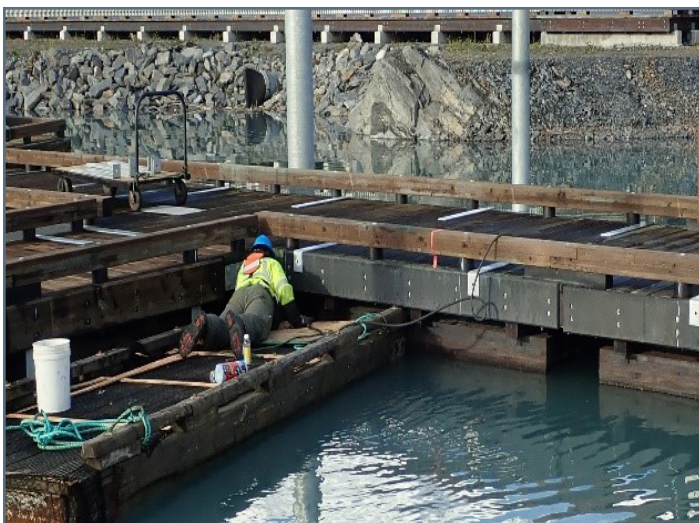
Typical bronze fish inlay in sidewalk east of Warehouse Building



Connecting timbers with brackets for the east Picnic Canopy



Partially erected timber structure for east Picnic Canopy



Installing hangers to support water piping on side of floats



Gangway with metal roof and nonslip transition to the float

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/Site Furnishings														
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 reflect PPM's September 2018 schedule and PPM's recent communications about potential changes; PPM's October update was not available for this report.

** WMC finished dredging and breakwater; contract closeout continues. *** Contract requires Phase 2 work to be completed by October 1, 2019.

BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Expenditures 10/31/18	% Spent	Estimate at Completion
DESIGN	\$ 2,451,971	\$ 3,659,047	\$ 3,659,047	\$ 3,379,659	92%	\$ 3,659,047
Design	\$ 1,851,971	\$ 2,215,983	\$ 2,215,983	\$ 2,231,917	101%	\$ 2,231,917
Design Team Services During Construction	\$ 600,000	\$ 1,443,064	\$ 1,443,064	\$ 1,147,742	80%	\$ 1,427,130
PROJECT MANAGEMENT	\$ 2,340,548	\$ 2,919,405	\$ 2,919,405	\$ 2,645,982	91%	\$ 2,919,405
Project Management	\$ 1,740,548	\$ 2,547,868	\$ 2,547,868	\$ 2,274,445	89%	\$ 2,547,868
Inspection/Testing	\$ 600,000	\$ 371,537	\$ 371,537	\$ 371,537	100%	\$ 371,537
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 7,645,453	\$ 7,525,453	\$ 5,141,258	67%	\$ 7,525,453
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%	\$ 380,000
CITY CONSTRUCTION	\$ 39,023,904	\$ 44,738,748	\$ 44,661,583	\$ 39,047,117	87%	\$ 44,738,748
Phase 1 Uplands	\$ 19,013,040	\$ 19,191,437	\$ 19,191,437	\$ 19,191,437	100%	\$ 19,191,437
Phase 2 Base/Drivedown Floats, Uplands Fac.	\$ 8,976,100	\$ 25,090,832	\$ 25,090,832	\$ 19,538,467	78%	\$ 25,090,832
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	\$ 252,312	81%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
ADMINISTRATION	\$ 60,000	\$ 100,000	\$ 99,245	\$ 92,554	93%	\$ 100,000
FFE	\$ 100,000	\$ 100,000	\$ -	\$ -	0%	\$ 100,000
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 2,157,504				\$ 2,277,504
TOTAL CITY FUNDED	\$ 61,320,158	\$ 61,320,158	\$ 58,864,733	\$ 50,306,571	82%	\$ 61,320,158
USACE FUNDED**	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 20,558,716	97%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,919	\$ 82,597,919	\$ 80,142,494	\$ 70,865,286	86%	\$ 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.