

# WORKSHOP

October 16, 2023 1:00PM



## **Akutan Harbor – White Paper**

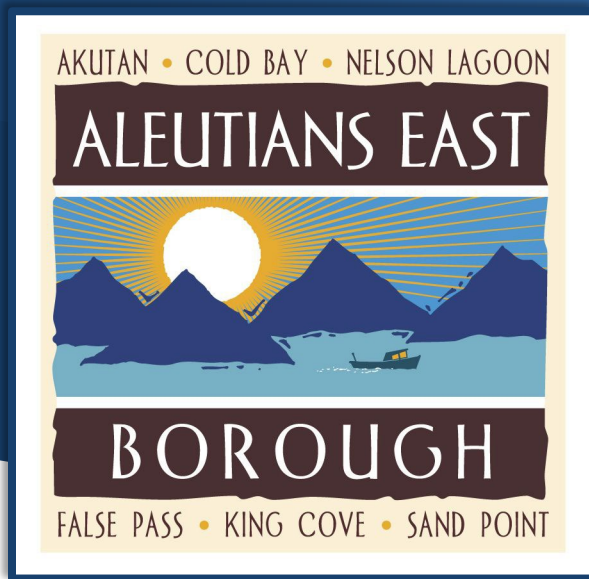
*Prepared for the Aleutians East Borough Mayor and Assembly*



## Summary:

- On July 29, 2008, the Army Corps of Engineers (Corps) and the Aleutians East Borough (Borough) entered into a Project Partnership for the Akutan Harbor.
  - Per the Agreement, the Borough agreed to pay 10% of total construction costs of construction of the General Navigation Features less the amount equal to 10% of total costs of construction of the General Navigation Features less the amount of credit afforded by the Government for the value of the lands, easement, rights-of-way.
  - The total construction costs for the General Navigation Features that have been accounted for to date are \$32,640,070.01. Of this total, the Borough's costs were \$3,264,007 representing the first 10% cost share. The 90% Federal cost share was \$29,376,063.01. This portion of the cost share record is balanced and closed.
  - The Borough still owes the second 10% of the total cost of construction of the General Navigation Features. The Borough has requested the Corps to complete the final accounting, but based off prior correspondence it is anticipated that the Borough will owe between \$3.4 million to \$3.6 million. On September 20, 2023, the Borough appropriated funds to pay for the second 10% via Resolution 24-10.
- On March 15, 2021, the Corps certified that the Borough had sufficient interest in the lands.
- On March 29, 2013, the Corps sent a letter to the Borough stating, "that the construction of the Akutan Harbor is complete and has been accepted by the Government as of final inspection date of March 19, 2013."
- In 2015/2016, the Borough constructed Float A in the Akutan Harbor.
  - Float A is 506' x 16' with a 6' x 60' gangway. It accommodates up to 10 vessels up to 165' in length and two vessels up to 125' in length.
  - The total project cost was \$3,379,944.27. Funding consisted of \$1,000,000 in EDA funds, which was received in June/July 2012; \$1,008,775.22 in Borough funds; \$350,000 in City of Akutan Funds and \$750,000 in APICDA funds.
- On December 22, 2016, the Borough and City of Akutan entered into a Harbor Management Agreement. Per the Agreement, the Borough owns and the City maintains and operates the harbor and the term is as follows: "The term of this Agreement is from this Agreement's last signature date through the later of (i) last day of February 1, 2026 or (ii) the final maturity date of the Borough's 2006 Series A General Obligation Bond or any Bonds/ or other debt service obligation used to pay for the Borough's financial commitment under the Project Partnership Agreement between the Department of the Army and the Borough for the Construction of the Akutan Harbor dated July 28, 2009." Therefore, the Borough must abide by the option above, that is the last in the timeline before the harbor can be transferred to the City. The City is also responsible for maintenance and establishing and collecting revenue for the use of the Harbor.

- To complete the Akutan Harbor Float System a new timber main float (Float B) with a pile-supported access trestle and aluminum gangway and new timber finger floats on the existing float need to be installed.
- In 2020, the Borough submitted a PIDP grant application for the Sand Point and Akutan Harbor Floating Dock Projects. This grant request was not funded.
- In 2021, a RAISE grant application was submitted for the Akutan Harbor Float System. This grant was not funded.
- The 2021 Cost Estimate to complete the Akutan Harbor Float System is \$15,120,000.
- As of September 2023, the Borough has \$306,000 available in matching funds for the Akutan Harbor Float System.
- Other items:
  - The City of Akutan is interested in constructing a Transload Dock in the harbor. In 2023, the City submitted a PIDP grant for this project. Since it is a Borough owned harbor, the Borough will need to approve this work and a lease will need to be entered into.
  - The City of Akutan is also working on a road connecting the community to the harbor. In 2023, the City purchased materials with Denali Commission Grant funds and needs additional funding the construction.



## Cold Bay Dock – White Paper

*Prepared for the Aleutians East Borough Mayor and Assembly*



### **Summary:**

The Cold Bay Dock was originally constructed in 1978 and expanded in 1993. The Facility consists of an approach trestle connected to a T shaped dock. The bathymetry around Cold Bay has a very shallow gradient leading to deeper water requiring the dock to be located far from shore to reach adequate water depths for large vessels. The trestle is approximately 1800-feet-long and is made of hollow core concrete panels supported by 77 steel pile bents. The dock consists of two sections: “original” and “new.” The original section is 40 feet X 100 feet with 5 bents and the new section is 360 feet X 60 feet with 13

bents. The original section is of similar construction to the trestle and the new section is made of timber with a steel superstructure supported by steel piling. The uplands area consists of an approximately 2.4-acre unpaved laydown/parking area and access road. There is a boat launch ramp to the North of the trestle and an abandoned wooden trestle to the South.



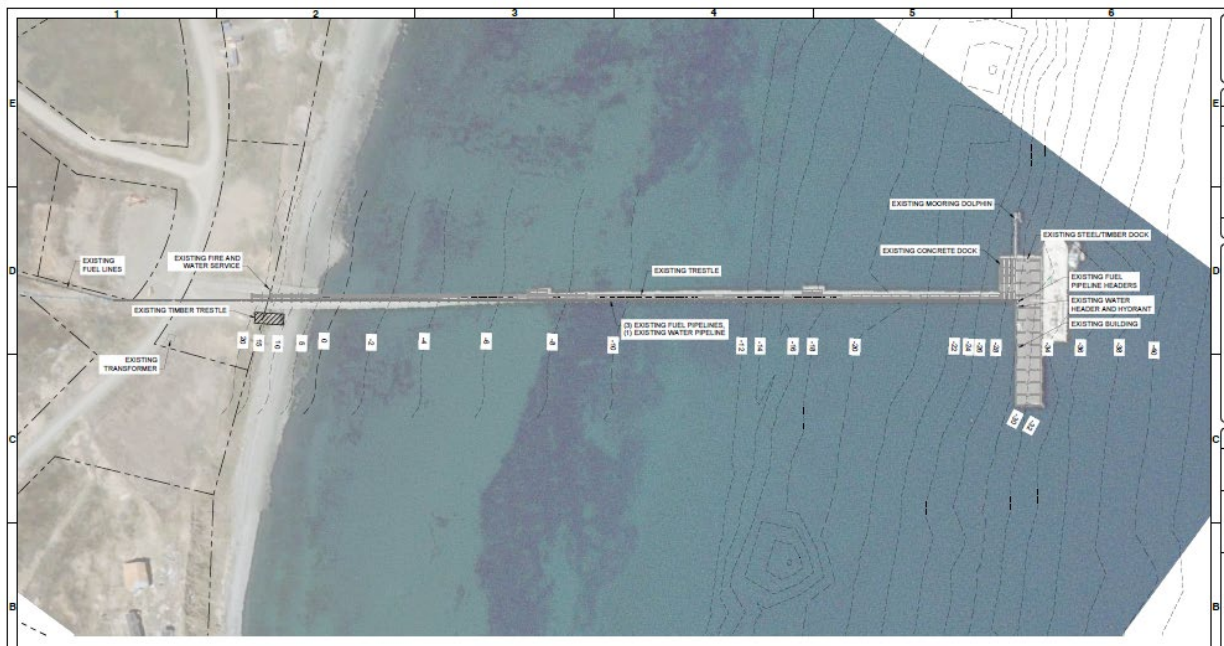
The Borough owns and insures the Dock and the City has agreed to manage and operate it. The fuel line is owned by Frosty Fuels, a subsidiary of The Aleut Corporation.

## **Timeline:**

- Cold Bay Dock Management Agreements
  - In 1994, the Borough and City of Cold Bay entered into a Cold Bay Dock Management Agreement. The City of Cold Bay agreed to maintain and operate the facility between 1994 and 2004. This agreement was not renewed but remained in effect until a new Dock Management Agreement was executed in 2013.
  - In 2013, a Cold Bay Dock Management Agreement was executed for the term of January 18, 2013 through January 18, 2023.
  - In 2023, a Cold Bay Management Agreement was executed for the term of January 19, 2023 through January 19, 2033.
- A lot of maintenance and repairs may have been conducted between 1978 and the present. The current administration only has access and immediate knowledge regarding repair work and other items beginning in 2011.
- In 2011, the Borough submitted a FY2012 Ferry Boat Discretionary Grant Application to the Federal Government requesting \$386,441.60 in funds to conduct structural and operational repairs on the Cold Bay Dock.
  - In August 2012, the U.S. Department of Transportation announced that the Cold Bay Dock Rehabilitation project had been funded in the amount of \$483,052, which includes \$386,441 in Federal funds and \$96,610.40 in Borough and City of Cold Bay funds.
  - In 2013, the Borough entered into a Memorandum of Agreement for the project with the State. The State agreed to manage the project and complete the design and permitting.

- The work for the Dock was completed in 2015 and had a much higher price tag of about \$1.2 million.
- In FY2012, the Borough provided \$75,000 to the City of Cold Bay to provide cathodic protection at the Cold Bay Dock.
- In 2020, damage to the Cold Bay Dock occurred and an insurance claim was submitted. Moffatt & Nichol was hired to conduct a damage assessment and was able to conduct a site visit in July 2021. In August 2021, the Borough hired West Marine Construction to conduct the repairs in the amount of \$286,785. The work was completed in September 2021.
- In March 2022, the Borough issued a Request for Proposal for the Cold Bay Dock Reconnaissance/Feasibility Study. In May 2022, the Assembly approved Resolution 22-46 authorizing the Mayor to Negotiate and Execute a Contract with Moffatt & Nichol to Conduct a Reconnaissance/Feasibility Study for the Cold Bay Dock in an Amount Not to Exceed \$66,565. In June 2022, the Borough contracted Moffatt & Nichol to complete Site Reconnaissance and a Feasibility Study for a new dock facility.

In April 2023, Moffatt & Nichol completed the Cold Bay Dock Replacement Feasibility Study. Based on the condition, age, and functional limitations of the structure, Moffatt & Nichol recommends replacing the existing structure with a new dock that will better serve the community of Cold Bay. Moffatt & Nichol recommends advancing Alternative 1 towards 35% design and completing recommended geotechnical exploration, sub-bottom profiling, bathymetric surveying and any supplemental environmental surveys that are found to be necessary. The cost estimate in 2023 dollars for the replacement of the facility is \$43,091,700.



**Alternative 1**

- In May 2023, the Alaska Municipal League wrote and submitted a Port and Infrastructure Development Grant Application for the Cold Bay Dock on behalf of the State of Alaska Department of Transportation and Public Facilities. The grant request was for design, permitting, and construction of a new dock in Cold Bay. The total project cost is \$54,220,932 with a \$43,376,745.60 in federal funds and

\$10,844,186.40 in non-federal funding (State of Alaska). The decision on the grant will be determined in the Fall of 2023.

**Cold Bay Dock Funding Availability**

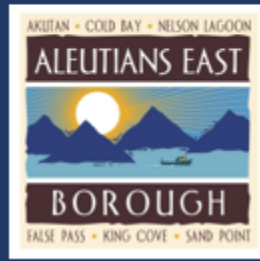
Permanent Fund Earning allocations occurred as follows:

FY19	\$100,000.00	Approved through the FY19 Budget Process
FY20	\$50,000.00	Approved via Resolution 19-68
FY24	\$600,000.00	Approved via Resolution 23-55
	<b>\$750,000</b>	<b>Permanent Fund Earning Appropriation</b>

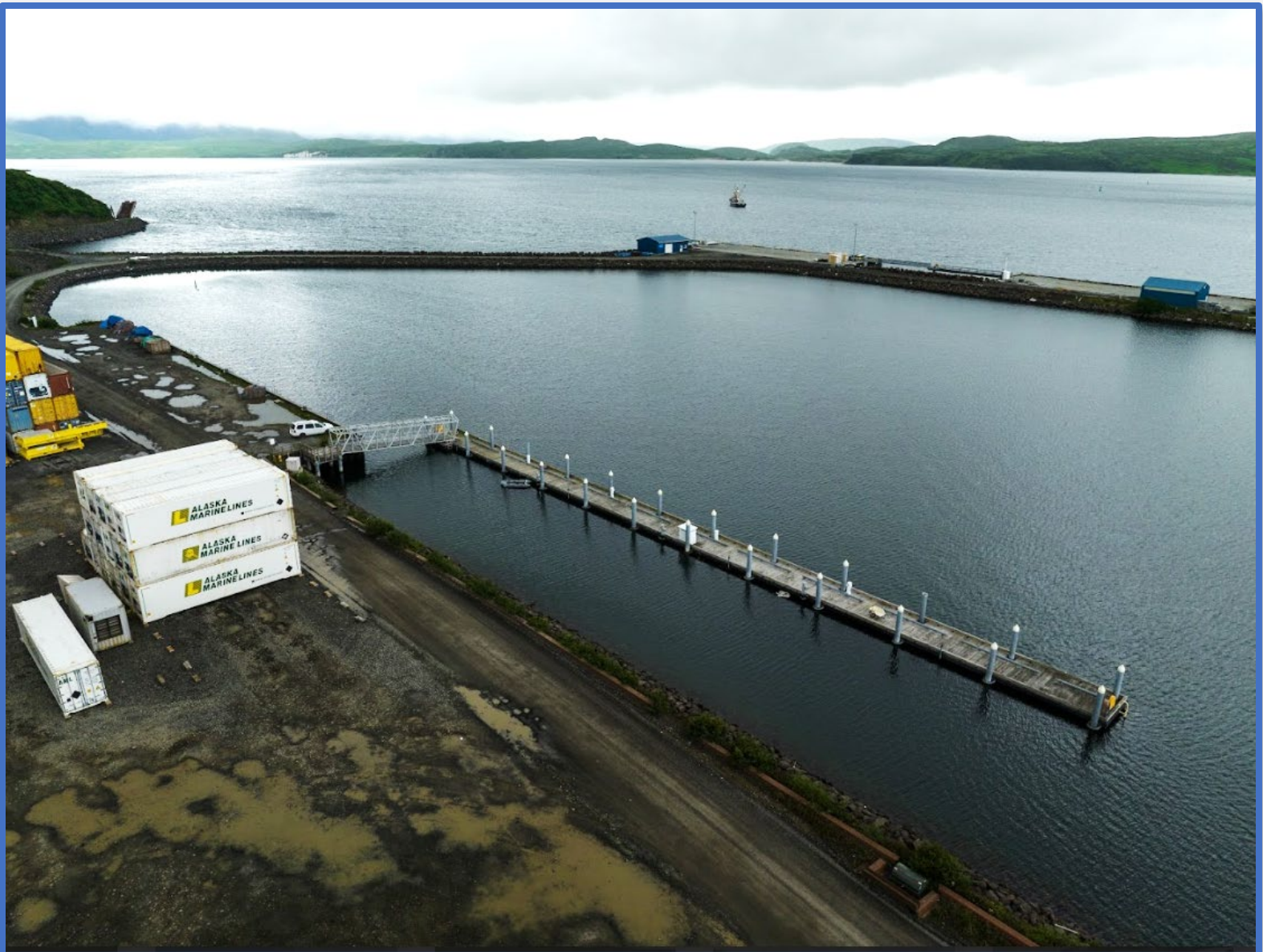
To date, \$66,565 has been expended leaving a balance of \$683,435 available for this project.



# New Sand Point Harbor – White Paper



*Prepared for the Aleutians East Borough Mayor and Assembly*



## **Summary:**

The Sand Point Harbor is a small port located in the remote community of Sand Point, Alaska in the Aleutian Islands chain. The city is situated on the border between the Pacific Ocean and the Bering Sea, and is subjected to extreme wind and severe storms throughout the year. The Sand Point Floating Harbor Project is a life and safety necessity project for a fishing community located 570 air miles from Anchorage. There are no road connections from Sand Point to the Alaska mainland. The city relies on monthly ferry service in May, July, August and September.

The Sand Point Floating Harbor Project will complete the Aleutians East Borough's long-term efforts to fully build out the community's harbor, which will increase mooring capacity for commercial fishing, subsistence and transient vessels. Improved mooring capacity will improve navigability, safety and efficiency for fishing fleets that come into port to deliver their catch as well as for those seeking a harbor of refuge.

Currently one of the biggest problems facing fishing vessels in Sand Point is harbor overcrowding. In some cases, vessels must resort to rafting, which can be risky. The practice entails berthing sequentially alongside one another, with the entire "raft" of vessels side-tied to a floating dock to make the most of the limited space in a crowded harbor. This can result in significant damage to vessels using the facility, as well as harbor infrastructure, especially during frequent harsh weather events. According to a U.S. Army Corps of Engineers (USACE), Alaska District, study published in 2000, *Harbor Improvements – Final Interim Feasibility Report and Environmental Assessment, Sand Point, Alaska*, an estimated \$19,000 is spent each year to repair and/or replace damaged infrastructure. Of this amount, an estimated \$7,000 in damages are caused to harbor infrastructure due to rafting. These figures do not include the damage to individual fishing vessels.

Completing this project will create additional safe moorage space. It will also reduce fuel costs for fishing boats denied harbor space, especially during winter months when vessels must travel 343 hours to a safe harbor in the Pacific Northwest. According to the USACE study, vessels fishing in the region that are turned away from mooring at Sand Point must travel to alternative moorage locations three times per year on average. The study noted that approximately 59% of diverted vessels would likely find alternative moorage in Dutch Harbor, while the remaining vessels could moor in Kodiak.

Building out the harbor will also enable the Borough's critical commercial and subsistence fishing fleet to move their products more efficiently from sea to end user. Sand Point is home to one of the largest fishing fleets in the Aleutian Chain. Commercial fishing and processing occur nearly year-round. The community depends on the industry as its main source of employment. Trident Seafoods, the largest frozen food seafood processor in North America, has a plant in Sand Point, providing seasonal employment to as many as 200 employees. The facility has the capacity to process 200,000 pounds of salmon per day. The plant services an active, local fleet of independently-owned catcher vessels harvesting a wide variety of fish from the rich waters of the central Gulf of Alaska.

Sand Point's New Harbor is located just south of the Robert E. Galovin Small Boat Harbor. The Borough owns the New Harbor, while the City of Sand Point provides the operation and maintenance. The harbor has an east wall for loading/offloading, a simple float structure (Float B), container van storage in the City-owned uplands as well as available lots for commercial development and storage. The western breakwater also houses the City Dock.

Float B is able to accommodate about eight 130-foot-long vessels (not rafted) or twenty-four 80-foot vessels

(rafted). Building out the facility will include installing a new prefabricated treated timber floating dock (Float A) within the existing harbor, a trestle, and a gangway. In addition, the project will entail installing potable water systems, fire protection, electrical, lighting cathodic protection and other safety systems. Float A will bring the facility to full utilization and double its capacity, increasing moorage space in the harbor from 254 lineal feet to 1,308 lineal feet for all sizes. Construction is expected to begin in 2024.

## **History:**

**March 21, 1982:** The Shumagin Corporation entered into a quit claim deed with the City of Sand Point for a tract of land known as the Humboldt Staging Area.

**April 15, 1982:** The City of Sand Point and the State of Alaska (state or SOA) entered into an agreement stating that the SOA plans to build the Humboldt Harbor Dock in Sand Point.

**Jan. 15, 2005:** The Borough (lessee) and the City of Sand Point (lessor) entered into a lease agreement for a lease lot located within Tract A, Alaska Tidelands Survey No. 1232, recorded as Plat No. 82-29, Aleutians Islands Recording District, and also within Section 17, Township 56 South, Range 73 West, Seward Meridian, Alaska.

The agreement stated that the Borough shall use the premises solely for the purpose of navigational improvements to the New Sand Point Harbor. The lease term is for 29 years, beginning on Jan. 15, 2005 and ending on Dec. 31, 2034. As the owner, the Borough has site control and is responsible for paying all costs associated with locating and building all improvements/fixtures in the premises.

The Borough entered into a Harbor Management Agreement with the City of Sand Point. The term of this agreement is 29 years from June 1, 2005 through the last day of May 2034. The City of Sand Point approved the tidelands lease agreement between the City and the Borough with the City Council's passage of Resolution 05-04.

**March 16, 2005:** The construction contract for the Sand Point Harbor Project was awarded on March 15, 2005.

**July 2005:** An Environmental Assessment (EA) Finding of No Significant Impact was drafted in July 2005. According to this document, the design revision entails constructing the harbor in the same location but reconfiguring the breakwaters so that there is one central entrance channel. A new breakwater will extend to the north from the shoreline, then turn toward the city dock, providing road access. The Sand Point Harbor was funded with monies from the 2003 Series E bond.

**2007:** The U.S. Army Corps of Engineers (Army, Army Corps or ACE) completed breakwater construction and basin dredging of the New Sand Point Harbor in 2007.

## **Sand Point Wharf:**

- This project included the design and construction of a pile-supported wharf.
- The Borough went out to bid for the Sand Point wharf on December 2007.
- The wharf construction was completed in 2008.

## **Sand Point Float B:**

**June 2010:** The Aleutians East Borough entered into a contract with Western Marine Construction Inc. to construct Float B.

**March 9, 2011:** The project was closed out with the Denali Commission.

## **Sand Point Float A:**

**April 12, 2022:** The Sand Point City Council approved Resolution 22-02, supporting the Borough's Port Infrastructure Development Program (PIDP) Grant to complete the harbor float system.

**April 14, 2022:** The Aleutians East Borough (AEB or Borough) Assembly approved Resolution 22-36, supporting the completion of the Sand Point Harbor Floating Docks Project.

**April 26, 2022:** The Pauloff Harbor Tribe wrote a letter to U.S. Secretary of Transportation Pete Buttigieg, expressing support for the Borough's application to the FY22 PIDP grant for its Sand Point Harbor Floating Dock Project.

**April 26, 2022:** Trident Seafoods wrote a letter to Secretary Buttigieg, expressing support for the Borough's application to the FY22 PIDP grant for the Floating Dock Project.

**May 2, 2022:** The Unga Tribal Council wrote a letter to Secretary Buttigieg, expressing support for the Borough's application for the PIDP grant for the Floating Dock Project.

**May 2022:** The Borough applied for a PIDP grant, requesting \$5,365,000 for the Sand Point Float A Project.

**July 13, 2022:** The State of Alaska announced that DOT was awarding a Tier II Municipal Harbor Facility Matching Grant for the Sand Point Harbor A Float Design to the Borough.

- The Borough requested that Moffatt & Nichol (M&N) provide a design and permitting update.
- The most significant change will be the redesign of the fire protection system to conform with national standards.
- The scope also includes updating documents for bidding, plan review for the drinking water system and environmental permits.
- The Borough's deadline to properly ratify and execute a mutually agreeable grant agreement with DOT&PF was Feb. 13, 2023.

**Oct. 2022:** The Borough received notice that the PIDP grant funds of \$5,365,000 would be awarded. The AEB plans to use the PIDP funds to match the State Harbor Facility Grant Funds. The Borough is required to complete pre-award federal requirements, including:

- National Environmental Policy Act (NEPA),
- Section 106 of the National Historic Preservation ACT (NHPA)
- Engineering Risk Registrar

- Risk Assessment, and
- Recipient's Letter of Funds Availability.

**Nov. 14, 2022:** The Borough received the PIDP "Welcome Aboard Letter" that outlines the next steps for the project, which include a kick-off meeting to provide the United States Maritime Administration (MARAD) Project Team with an overview of the project as well as background and details related to scope, schedule and budget.

**Dec. 2, 2022:** The Borough sent a letter to Alaska DOT&PF requesting a grant extension to June 30, 2023 for the FY23 Harbor Facility Grant due to the PIDP grant requirements. Additionally, the AEB is required to receive written pre-approval to incur and expend any federal or non-federal project costs prior to grant agreement executions.

**Feb. 2023:** The Borough hired Moffatt & Nichol to conduct the NEPA work. It is anticipated that the NEPA work will take 8-12 months to complete.

**May 18, 2023:** The Borough requested that Alaska DOT &PF provide a grant agreement extension for the State Harbor Facility Funds to Dec. 31, 2023 in order to complete the NEPA work, as required for the PIDP grant funds.

**May 23, 2023:** MARAD conducted a site visit of the harbor facility in Sand Point. Moffatt & Nichol and the Borough Mayor and staff were present.

**September 2023:** The Borough has completed the Section 106 process, the Letter of Funds Availability and the public notice process.

## **Funding:**

**March 2005:** According to the estimate in 2005, the total project costs was \$12,388,000. \$10,627,000 was the federal share and \$1,761,000 was the Borough's portion. The Borough had already contributed \$100,000 during the design phase and \$168,000 for an option not yet awarded. This option was at the full Borough cost. The remaining share for the Borough was \$1,499,000. The USACE requested that the AEB provide a check for \$1,499,000 to the Army Corps by May 1, 2005.

**Dec. 2007:** Economic Development Administration (EDA) funds were used for the Sand Point Wharf project. Based off of EDA documents, the final accepted total project cost is: \$1,487,500.

**Dec. 30, 2008:** The final invoice from Western Marine was received on this date.

**June 2010:** The Borough entered into a contract with Western Marine Construction Inc. in June 2010 for \$1,777,920 to build Float B in the New Sand Point Harbor.

- Float B was funded with Denali Commission funds in the amount of \$1,100,000 and AEB funds in the amount of \$699,000 totaling \$1,799,000.
- The Float B project was closed out with the Denali Commission on March 9, 2011.

**June 2011:** Based off of a June 2011 estimate, Float A is projected to cost \$5,456,000.

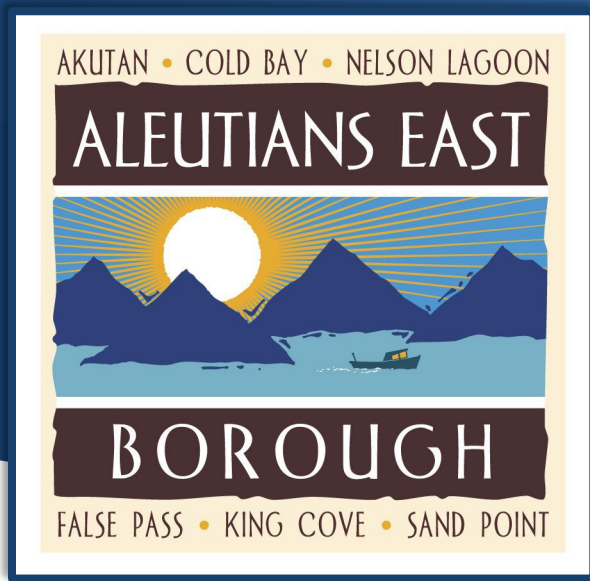
- The Borough submitted a State of Alaska Municipal Harbor Facility Grant, which was unsuccessful.
- The City of Sand Point requested that the Borough wait on pursuing these funds until the Old Harbor Rehabilitation project was completed.

**Fiscal Years FY2021-FY2023:** The Borough Assembly approved \$1,625,000 in permanent funds earnings that can be used for the Sand Point and Akutan Harbor Floats. The appropriations were as follows: FY21 \$800,000; FY22 \$600,000 and FY23 \$225,000. As of September 2023, the Borough has expended \$86,529.79 on the Sand Point Harbor Float project leaving a remaining balance of \$1,538,470.21.

**2022:** The total cost of the Sand Point Floating Dock Project Costs (with contingency) is estimated at \$9,490,000.

**July 13, 2022:** The State of Alaska informed the Borough that DOT is awarding a Tier II Municipal Harbor Facility Matching Grant for the Sand Point Harbor A Float Design for \$4,125,000.

**Oct. 2022:** The Borough received notice that the PIDP grant funds of \$5,365,000 would be awarded.



## **Sand Point School – White Paper**

*Prepared for the Aleutians East Borough Mayor and Assembly*



## **Summary:**

The Sand Point School is owned and maintained by the Aleutians East Borough. School functions are administered by the Aleutians East Borough School District. Currently, the school supports Pre-Kindergarten through Grade 12.

The building was originally constructed in 1982-83, with three subsequent additions. The total building footprint is approximately 55,600 sf, plus small service mezzanines between the pool and gym, above the gym stage, above the maintenance office, above the elementary restrooms, and above the shop offices and storage rooms.

- 1982-83 Original School Construction, including the Swimming Pool additive alternate. The following notes are taken from the original drawings:
  - Applicable Code: 1979 Uniform Building Code
  - Construction Type: Type V, 1-hour, sprinklered
  - Occupancies:
    - E, Classrooms & Instructional Spaces, 30,570 sf
    - A-3, Gym/Multipurpose, 7,930 sf
    - A-3, Swimming Pool, 3,900 sf
  
- 1988-89 – Gym Storage / Exercise Room Addition: A two-story addition was constructed east of the Gym to provide an Exercise Room and additional storage. The following notes are taken from the original drawings:
  - Applicable Code: 1982 Uniform Building Code (assumed)
  - Construction Type: Type V, 1-hour, sprinklered
  - Occupancies:
    - A-3, Gym Storage/Exercised: 2,448 sf
  
- 1990-91 – Elementary Classroom Addition: A one-story addition was constructed along the north side of the elementary wing to provide three additional classrooms. The following notes are taken from the original drawings:
  - Applicable Code: 1988 Uniform Building Code (assumed)
  - Construction Type: Type V, 1-hour, sprinklered
  - Occupancies:
    - E, Classrooms: 2,800 sf
  
- 2002-03 – Library Expansion: A one-story addition was constructed to increase library space and add a multi-function room. The following notes are taken from the original drawings:
  - Applicable Code: 2000 International Building Code
  - Construction Type: Type V-A, sprinklered
  - Occupancies:
    - E, Educational: 1,200 sf

## **Timeline:**



- A lot of maintenance and repairs were conducted between 1988 and the present. The current administration only has access and immediate knowledge regarding repair work beginning in 2017.
- In April 2017, the Borough hired DOWL to conduct an onsite condition assessment of the Sand Point School. The assessment outlined the immediate, 1-year, 5-year and 10-year maintenance needs.
- In 2018, DOWL drafted a 2018 Work Plan for the Sand Point School, which included architectural, electrical, mechanical and control work. Numerous repairs were completed in 2018 including but not limited to the following:
  - Electrical Work: Wired AK was hired to conduct electrical work at the Sand Point School in the amount not to exceed \$47,605.
  - Control Work: LONG was hired to conduct control work at the SP School in the amount not to exceed \$56,387.
  - Mechanical and Testing and Balancing Work: Bering Mechanical was hired to mechanical and testing/balancing work at the SP School in the amount of \$167,348.
- In 2019, Environmental Management, Inc was contracted to provide Asbestos Hazard Emergency Response Act Asbestos Consulting Services at the Sand Point School in the amount of \$19,283.00.
- In 2019, Kuchar Construction was contracted to conduct sealant and paint work at the SP School in an amount not to exceed \$385,000.
- In 2019, LONG was contracted to conduct EF015 Damper and Fan Replacement Services at the Sand Point School in the amount of \$33,181.00.
- In 2020, DOWL conducted provided Condition Survey Services for the Sand Point School Door Replacement Project in an amount not to exceed \$14,205. Once the survey was completed no further action occurred.
- In 2022, LONG was contracted to provide and install new JACE 8000 N4 Controller and associated programming, updated graphics and configuration at the Sand Point School in the amount of \$34,402.00.
- In 2022 and 2023, numerous amounts of work has been done at the Sand Point Pool.
  - In July 2022, Evolution Pools was contracted in the amount of \$250,024 to conduct repairs at the Sand Point Pool. This work included repairing the liner, gutters and other items. In April 2023, a change order was issued in the amount of \$135,00 to conduct additional electrical work increasing the contract to \$263,524.
  - In March 2023, the Borough contracted Living Water in the amount of \$63,266.70 to purchase and install the heat exchanger at the pool.
  - In April 2023, the Borough contracted Kuchar Construction to install two new doors in the pool area in an amount not to exceed \$45,499.52. Mold remediation and flooring repair needs were also identified and a change order with Kuchar was issued on May 22, 2023 in the amount of \$26,413.69 resulting in a contract of \$71,913.21.
  - On April 20, 2023, the Borough issued a Request for Contractor Term Contracts. The Borough received proposals from Gould Construction, Klebs Mechanical, Kuchar Construction, Living Waters, LONG and Wired AK and agreements were entered into with each entity. On August 3, 2023, the Borough requested quotes from Klebs Mechanical and Living Waters to trouble shoot and repair the source of the water leak at the pool, which included the circulation pipe and CCTVing the main drains to the pool. The Borough chose Living Waters to conduct the work since their proposal and timeline met the Borough's needs. Due to the emergent nature of the project, the Borough entered into a contract agreement with Living Waters in the amount of \$114,590.00. The Borough was informed of this at the September 14, 2023 Assembly Meeting.
  - During the week of September 18, 2023, Living Waters, NuFlow (subcontractor) and DOWL (the Borough's project engineer) arrived in Sand Point to complete the initial scope of work in the amount of \$114,590. The crew began working on the pool and determined that the surge tank and the drain boxes needed to be repaired, that flush meters needed to be installed in the locker room and the flow meter needed to be installed. Borough Administration agreed to the following:

- On September 25, 2023, Administration approved the work for the flush meters in the amount of \$2,317.09.
- On September 26, 2023, Administration approved the work for the surge tank in the amount of \$24,512.93.
- On September 26, 2023, Administration approved the work for the drain boxes in the amount of \$18,385.14.
- On September 27, 2023, Administration approved the purchase and installation of a flow meter at the pool in the amount of \$5,104.56.
- On October 6, 2023, Administration approved Living Waters to stay onsite to complete the project in the amount of \$23,046.00.
- The Borough also contracted DOWL in an amount not to exceed \$62,000 to provide project management in Sand Point while the work was being conducted.
- In March 2023, Living Waters was contracted to provide Plumbing Repairs at the Sand Point School in an amount not to exceed \$41,730.79.
- In 2019-2020, the Borough began discussing whether it would be in the Borough's best interest to replace or rehabilitate the Sand Point School. It was determined that rehabilitating the facility would be the best option.
- On September 1, 2020, SERRC and the School District submitted a grant application for the Sand Point K-12 Major Maintenance Project. The State of Alaska provided a DEED Cost Adjustment letter, reducing the funding amount for the project. This funding requested was not funded.
- On August 30, 2021, SERRC and the School District submitted a reuse of scores and that was when it was funded.
- On August 31, 2021, the Superintendent and School Board President signed off on the FY 2023-2028 Six-Year Capital Improvement Plan.
- The School District received the grant from DEED for maintenance at the Sand Point School. At the February 9, 2023, Assembly Meeting, Resolution 23-39 was approved authorizing the Mayor to negotiate and execute a Memorandum of Understanding between the Borough and the School District for the Sand Point K-12 School Major Maintenance Project. Per the MOU, the Borough would assume the responsibilities of the grant and be responsible for the project.
- On February 23, 2023, the Borough signed the project agreement for the Sand Point K-12 School Major Maintenance between DEED and the Borough. The grant amount was \$1,929,575 and Borough share of \$1,039,002 totaling \$2,968,577 and the scope of work included renovations at the Sand Point School and pool including:
  - Improve HVAC: replace ventilation equipment, provide exhaust ventilation system, replace kitchen ventilation equipment.
  - Improve security: replace door hardware to provide access control and lockdown function.
  - Replace fire alarm.
  - Replace intercom system.
  - Renovate pool facility addition: upgrade restrooms and locker rooms; replace metal roof and repair structure as required; reconstruct or repair exterior walls; replace supply ventilation, ductwork, and controls; and improve drainage. Foundation work may occur if supported within the budget and after value analysis.
- On May 24, 2023, DOWL was contracted to complete an initial site visit of the Sand Point Pool in an amount not to exceed \$53,150.
- On June 26, 2023, DOWL, ECI, and BBFM completed a civil, architectural, mechanical, electrical, and structural site visit with an emphasis on the pool at the Sand Point School. The updated cost estimate was completed in August 2023 and the cost estimate came in at \$6,811,429, which far exceeds the initial cost due to a host of unexpected financial realities due to disruptions in the supply chain, COVID-19 slowdowns, and rising inflation.

- On September 1, 2023, SERCC/the School District submitted a Supplemental Funding Request requesting an additional \$3,842,852 for the project.
- At the September 14, 2023 Assembly Meeting, the Assembly approved Resolution 24-09 authorizing the Mayor to negotiate and execute a contract with DOWL to provide design and construction/management services for the Sand Point DEED grant project in an amount not to exceed \$847,420.
- On September 22, 2023, the Borough provided DOWL approval for Phase 1 – 35% for the DEED project in the amount of \$113,266.00. The remaining phases will be approved if the State of Alaska funds the Supplemental Funding Request or the Borough provides the additional funding to complete the project.

**Sand Point DEED Grant Funding Availability**

Permanent Fund Earning allocations occurred as follows:

FY20	\$50,000.00	Approved via Resolution 19-68
FY21	\$100,000.00	Approved via Resolution 20-64
FY22	\$300,000.00	Approved via Resolution 21-49
FY23	\$835,551.00	Transferred from Cold Bay Clinic Permanent Fund Earning Monies via Resolution 23-40.
	<b>\$1,285,551</b>	<b>Permanent Fund Earning Appropriation</b>

Additional Funds:

At the September 20, 2023 Assembly Special Meeting, the Assembly approved Resolution 24-11, authorizing the appropriation of approximately \$2,001,581.66 from the Borough’s Alaska Municipal League Investment Pool AEB Checking Account .3 Portfolio to the Sand Point School Project. These funds are currently located in the AMLIP Portfolio ending in .12.

A few expenses have been made therefore, the following funds are available:

Sand Point School Line-Item E 20-220-660-462	\$1,239,002.00
AMLIP Portfolio .12	\$2,001,581.66
<b>Total</b>	<b><u>\$3,240,583.66</u></b>

If these funds are not expended in their entirety, the Assembly will reappropriate the funds to a different project.