

**Pitka's Point K-12 Site Restoration**

**FY2021 Request: \$6,200,000**  
**Reference No: AMD 61946**

**AP/AL:** Appropriation  
**Category:** Education

**Project Type:** Life / Health / Safety  
**Recipient:** Department of Education & Early Development

**Location:** Pitkas Point

**House District:** Bering Straits/Yukon Delta (HD 39)

**Impact House District:** Bering Straits/Yukon Delta (HD 39)

**Contact:** Tim Mearig

**Estimated Project Dates:** 07/01/2020 - 06/30/2025

**Contact Phone:** (907)465-6906

**Brief Summary and Statement of Need:**

The Pitkas Point School is on a parcel of land held by the Department of Commerce, Community, and Economic Development's Municipal Land Trust under the department's lease. The Department of Education and Early Development (DEED) is responsible for restoring the site prior to lease termination. DEED entered into a Reimbursable Services Agreement with the Department of Transportation and Public Facilities to demolish the school and clean up soil contamination on the site. However, project work in 2019 revealed that the extent of the contamination is beyond both the estimated amount and the available funds.

<b>Funding:</b>	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>Total</u>
1004 Gen Fund	\$6,200,000						\$6,200,000
<b>Total:</b>	\$6,200,000	\$0	\$0	\$0	\$0	\$0	\$6,200,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input type="checkbox"/> Ongoing
0% = Minimum State Match % Required		<input checked="" type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

Sec21 Ch19 SLA2018 P30 L24 SB142 \$3,400,000

**Project Description/Justification:**

The Pitkas Point School site is in trust with the Municipal Land Trust (MLT) within the Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs. In 1984, the Department of Education and Early Development (DEED) and MLT entered a lease agreement for the school site (3.4 acres), with DEED providing a use permit for the site and state-owned facilities to the Regional Educational Attendance Areas. Pitkas Point School was closed in FY2013 due to low enrollment. The Lower Yukon School District (LYSD) has no projection to reopen the school. In 2016, the LYSD school board passed a resolution declaring the school excess to their needs in accordance with 4 AAC 31.085. DEED desires to terminate the lease with MLT and to dispose of the school and other improvements to the parcel. In FY2019, DEED received an appropriation of \$3.4 million to accomplish the work needed to bring the premises to a "clean, neat

and presentable condition” in order to responsibly terminate the lease. This project addressed remaining building demolition of hazardous material removal. Demolition of housing units, a former vocational-education building, storage building, and generator module is complete.

**Measurable Project Objectives & Success Criteria:**

*Objectives:* Remove all hazardous materials from the site and buildings. Demolish and remove all structures from the site. Remove all utilities to the parcel boundary. Replace soils removed, clean and grade site.

*Success Criteria:* Site is accepted as “clean, neat and presentable” by MLT.

**High Level Description, Boundaries, Assumptions Strategies & Key Deliverables:**

*Description:* Will utilize A/E design consultant for building and soil remediation plan/design to ADEC standards. Will use the DOT&PF Contracting Office for procurement. Will need periodic construction phase inspections. Full-time on-site resident engineer not anticipated at this time. DOT&PF will coordinate and collaborate with DEED on project budget and expenses. DOT&PF will provide monthly status reports to DEED.

*Boundaries:* Project is limited to the existing lease parcel.

*Assumptions:* Anticipated Receipt of RSA to DOT&PF August 2018. Design and Design Review complete by March 2019. Construction summer of 2019.

*Strategies:* DEED will provide a project manager for coordination with the project stakeholders including: DOT&PF, DCCED (MLT), Lower Yukon School District, Pitka’s Point Traditional Council, and City of St. Mary’s. MLT will be the lead for coordinating the input of the Pitkas Point community through PPTC. Contaminated soils will be land farmed unless it is determined to be more cost effective to ship out.

*Key Deliverables:* Design documents, Construction documents for advertising.

**Milestones:**

RSA Funding Initiation/Authorization: September 2018

Design RFP: September 2018

PSA & Award: November 2018

Design Complete: February 2019

Bid Advertisement: March 2019

Construction Award: April 2019

Construction Complete (initial): September 2019

Land Farming Complete: September 2022