

CLERK'S OFFICE

APPROVED

Date: 12-14-10

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Real Estate Department

For Reading: December 14, 2010

ANCHORAGE, ALASKA

AR NO. 2010-363

1 A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE APPROPRIATING
2 SIXTY-TWO THOUSAND, FOUR HUNDRED TWENTY-EIGHT DOLLARS (\$62,428)
3 FROM THE REAL ESTATE SERVICES DIVISION 2010 OPERATING BUDGET
4 AREAWIDE FUND (101) AS A CONTRIBUTION TO THE AREAWIDE CIP FUND (401)
5 FOR THE REAL ESTATE SERVICES DIVISION'S 4501 LAKE OTIS PARKWAY
6 INTERIM REMEDIAL ACTION CAPITAL PROJECT.
7

8
9 WHEREAS, Real Estate Department (RED) is managing the assessment and clean up of the
10 former Peacock Cleaners site located at 4501 Lake Otis Parkway; and,
11

12 WHEREAS, state and federal agencies have identified and requested immediate attention in
13 undertaking preliminary remedial tasks at the site; and
14

15 WHEREAS, Sixty-Two Thousand, Four Hundred Twenty-Eight Dollars (\$62,428) is being
16 requested for this project and is available from the Real Estate Services (RES) Division (Fund
17 101) for appropriation from the 2010 RES Operating Budget as a contribution to the Areawide
18 Capital Fund (401); now, therefore,
19

20 THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:
21


22 **Section 1.** To appropriate the sum of Sixty-Two Thousand Four Hundred Twenty-Eight
23 Dollars (\$62,428) from the RES 2010 Operating Budget as a contribution to the Areawide
24 Capital Fund (401) for the 4501 Lake Otis Parkway Interim Remedial Action Capital project.
25

26 **Section 2.** This resolution shall take effect immediately upon approval by the Assembly.
27

28
29 PASSED AND APPROVED by the Anchorage Assembly this 14th day of December 2010.
30

31
32
33 ATTEST:


Chair

34
35
36 
37 Municipal Clerk
38

39 **Departmental Appropriation:**

40 Real Estate/Real Estate Services Division \$62,428

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 660-2010

Meeting Date: December 14, 2010

1 **From:** MAYOR

2
3 **Subject:** A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE
4 APPROPRIATING SIXTY-TWO THOUSAND, FOUR HUNDRED
5 TWENTY-EIGHT DOLLARS (\$62,428) FROM THE REAL ESTATE
6 SERVICES DIVISION 2010 OPERATING BUDGET AREA WIDE FUND
7 (101) AS A CONTRIBUTION TO THE AREA WIDE CAPITAL FUND
8 (401) FOR THE REAL ESTATE SERVICES DIVISION'S 4501 LAKE
9 OTIS PARKWAY INTERIM REMEDIAL ACTION CAPITAL PROJECT.

10
11 The accompanying resolution appropriates Sixty-Two Thousand, Four Hundred
12 Twenty-Eight Dollars (\$62,428) from the Real Estate Department's Real Estate
13 Services Division 2010 Operating Budget (Fund 101) as a contribution to the
14 Areawide Capital Fund (401) for creating a capital project to complete interim
15 remedial work on municipally owned contaminated property located at 4501 Lake
16 Otis Parkway.

17
18 The subject property is the site of the former Peacock Cleaners, located on the east
19 side of Lake Otis Parkway and south of Tudor Road (see map, Appendix A). The
20 Municipality of Anchorage was awarded an EPA Brownfields Cleanup grant in 2008
21 to address contamination issues on the subject parcel, and under the grant a draft
22 Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared.

23
24 The purpose of this interim cleanup is to undertake preliminary remedial tasks
25 identified by the state and federal agencies as needing immediate attention. This work
26 complements other remedial action covered under the EPA grant, with both projects
27 working to ultimately facilitate the site's redevelopment.

28
29 The scope of services for this remedial work was approved via a task order signed
30 October 7, 2010 per the Shannon and Wilson—Project Management & Engineering
31 (PM&E) term contract, and work is ongoing. Completion was expected by the end of
32 the calendar year. Due to delays in state and federal agency approvals the project will
33 need to be extended into 2011 and will most likely be completed after breakup. The
34 scope of services includes: obtaining an Area of Contamination (AOC) determination
35 from the EPA; developing a work plan including a Site Specific Health and Safety
36 Plan for the Alaska Department of Environmental Conservation (ADEC) review;
37 decommissioning the site's well; removing Stoddard solvent UST and drums; well
38 monitoring, and laboratory testing. Estimated costs for these services and follow-up
39 report are estimated by the contractor, Shannon & Wilson, at \$62,428. Shannon &

1 Wilson's term contract with PM&E will expire at the end of 2010; therefore this
2 resolution approves completing the project as executed October 7, 2010. Shannon &
3 Wilson has provided prior professional remediation services on the subject property,
4 and is uniquely familiar with the property and eminently qualified to provide this
5 service in conjunction with work being undertaken through the EPA cleanup grant.

6
7 Funds for this interim remedial action are available in the Real Estate Services 2010
8 Operating Budget.

9
10 The budget detail is as follows:

11
12 REVENUE

13	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT NAME</u>	<u>AMOUNT</u>
14	401-1227-9601-122701-BP2010	Contributions from other funds	\$62,428

15
16 EXPENDITURES

17	<u>ACCOUNT NUMBER</u>	<u>ACCOUNT NAME</u>	<u>AMOUNT</u>
18	401-1227-3101-122701-BP2010	Professional Services	\$62,428

19
20 THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION OF
21 THE MUNICIPALITY OF ANCHORAGE APPROPRIATING SIXTY-TWO THOUSAND,
22 FOUR HUNDRED TWENTY-EIGHT DOLLARS (\$62,428) FROM THE REAL ESTATE
23 SERVICES DIVISION 2010 OPERATING BUDGET AREAWIDE FUND (101) AS A
24 CONTRIBUTION TO THE AREAWIDE CAPITAL FUND (401) FOR THE REAL
25 ESTATE SERVICES DIVISION'S 4501 LAKE OTIS PARKWAY INTERIM REMEDIAL
26 ACTION CAPITAL PROJECT.

27
28 Prepared by: Alison L. Smith, Land Manager
29 Real Estate Department

30 Concur: Tammy R. Oswald, Acting Executive Director
31 Real Estate Department

32 Fund certification: Lucinda Mahoney, CFO
33 101-1222-3901-122200-BP2010 \$62,428
34 (2010 RES Operating Budget)

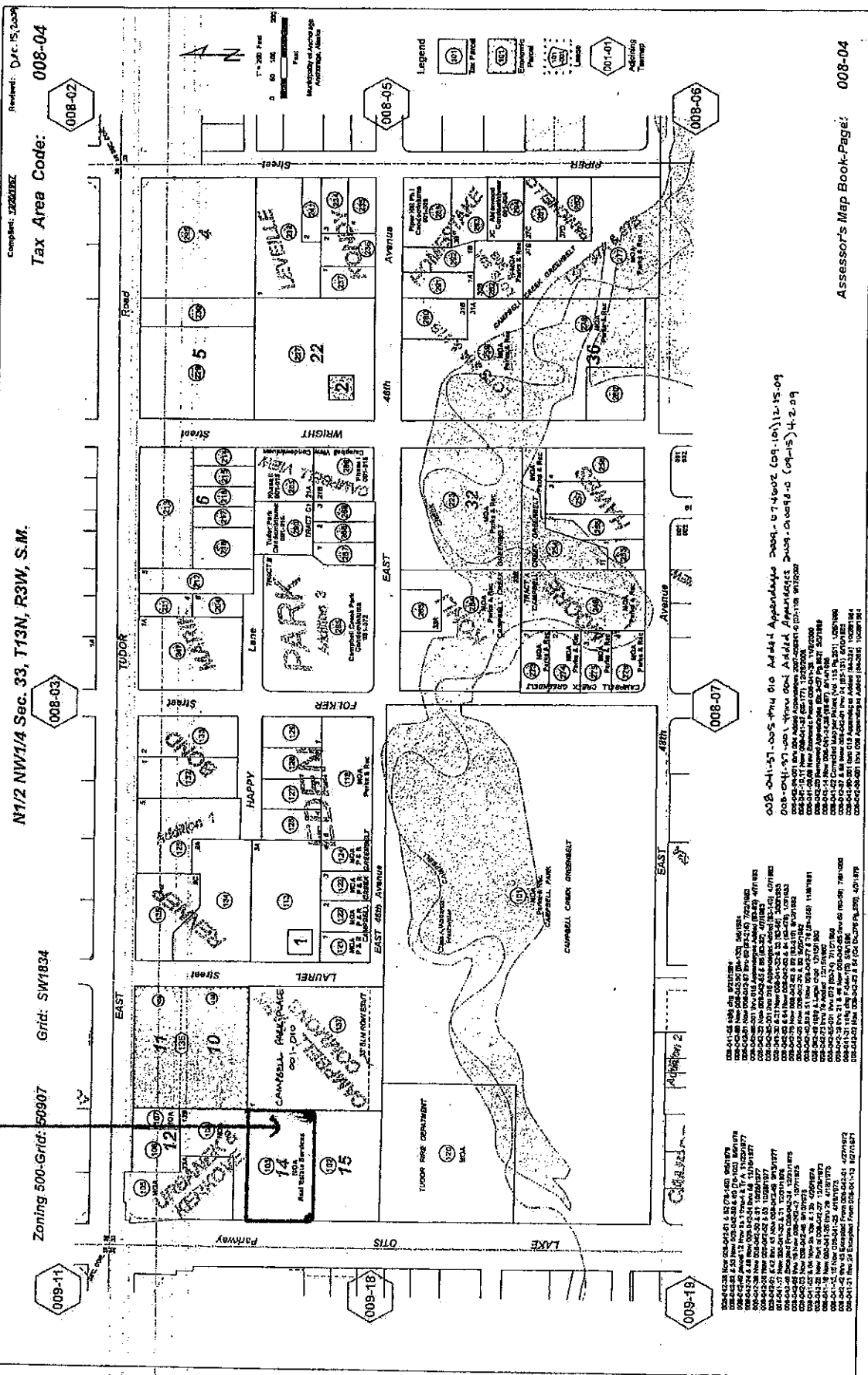
35 Concur: George J. Vakalis, Municipal Manager

36 Respectfully submitted: Daniel A. Sullivan, Mayor

37
38 Appendix A: Area Map

Appendix "A"

008-041-03-000
T13N R3W SEC 33 SM, Lot 14



Complaint: 2260182
Review: D.F.C. 15/2009
Tax Area Code: 008-04

N1/2 NW1/4 Sec. 33, T13N, R3W, S.M.

Grid: SW1834

Zoning 500-Grid: 50907

008-041-03-000-001 thru 010 Added Appendix 2009-07-16/02 (09-10) 12-15-09
008-041-03-000-011 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09
008-041-03-000-021 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09
008-041-03-000-031 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09
008-041-03-000-041 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09
008-041-03-000-051 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09
008-041-03-000-061 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09
008-041-03-000-071 thru 000 Added Appendix 2009-08-19-0 (09-15) 4-2-09

008-041-03-000-001 thru 000
008-041-03-000-011 thru 000
008-041-03-000-021 thru 000
008-041-03-000-031 thru 000
008-041-03-000-041 thru 000
008-041-03-000-051 thru 000
008-041-03-000-061 thru 000
008-041-03-000-071 thru 000

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Title: A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE APPROPRIATING SIXTY-TWO THOUSAND, FOUR HUNDRED TWENTY-EIGHT DOLLARS (\$62,428) FROM THE REAL ESTATE SERVICES DIVISION 2010 OPERATING BUDGET AREAWIDE FUND (101) AS A CONTRIBUTION TO THE AREAWIDE CIP FUND (401) FOR THE REAL ESTATE SERVICES DIVISION'S 4501 LAKE OTIS PARKWAY INTERIM REMEDIAL ACTION CAPITAL PROJECT

Author: pruittns**Initiating Dept:** Real_Estate**Description:** Support for Interim remediation of contaminated MOA property**Keywords:** Peacock Cleaners site Interim Action Plan 4501 Lake Otis Parkway**Date Prepared:** 11/23/10 8:37 AM**Director Name:** Tammy R. Oswald (Acting)**Assembly Meeting Date:** 12/14/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	12/3/10 4:46 PM	Exit	Joy Maglaqui	Public	009657
MuniManager_SubWorkflow	12/3/10 4:46 PM	Approve	Joy Maglaqui	Public	009657
Finance_SubWorkflow	12/3/10 4:45 PM	Approve	Lucinda Mahoney	Public	009657
Finance_SubWorkflow	12/3/10 3:46 PM	Checkin	Nina Pruitt	Public	009657
OMB_SubWorkflow	12/3/10 1:41 PM	Approve	Cheryl Frasca	Public	009657
Real_Estate_SubWorkflow	12/3/10 1:17 PM	Approve	Tammy Oswald	Public	009657
FundsAppropWorkflow	12/3/10 1:15 PM	Checkin	Lynn Roderick Van Horn	Public	009657
OMB_SubWorkflow	11/24/10 8:54 AM	Reject	Cheryl Frasca	Public	009657
Real_Estate_SubWorkflow	11/23/10 8:44 AM	Approve	Tammy Oswald	Public	009657
FundsAppropWorkflow	11/23/10 8:42 AM	Checkin	Lynn Roderick Van Horn	Public	009657