

Survey of Hillside Road Service Areas

Report prepared by Zac Johnson

December 21, 2021

This survey was undertaken at the request of Anchorage Assemblyman John Weddleton. The intent was to develop a high-level understanding of potential capital improvement projects in the Limited Road Service Areas in the Hillside District. Once spending criteria are established for the Federal Infrastructure Bill, the goal is to direct funding towards some of the projects outlined below. Additionally, the second section of this report outlines feedback on contractor performance and common suggestions for improving the contracting process.

1 PROJECTS IDENTIFIED IN EACH LRSA

1. BEAR VALLEY LRSA

Project List: Resurface roads with D1 gravel, replace culvert, and improve ditching. Roads are cat trails, surfaced with organic matter. Estimate in hand from contractor.

Estimated Costs: \$176,300 for culverts, ditching, and gravel.

Point of Contact: William Ennis

2. BIRCH TREE/ELMORE LRSA

Project List: Replace culvert with a bridge on 140th Ave. Stream has become broad and shallow; freezing leads to flooding along the roadway. As the stream is a spawning habitat, USACE & ADFG would have to approve plans. Regrade 142nd Ave, east of Buffalo Rd; too steep presently. A \$750,000 grant was spent on engineering.

Estimated Costs: Unknown for bridge. Improvements to 142nd Ave estimated to \$4 million by the engineering firm; costs could be significantly reduced if LRSA could work directly with contractor.

Point of Contact: Edward Bosco.

3. GLEN ALPS SA

Project List: Improvements/repairs to Upper De Armoun Rd, Glen Alps Rd, and Canyon Rd. Engineering may not be required. Reshape hairpin curve on Toilsome Hill Dr. Chugach State Park has completed design work for a new trailhead, but road/parking improvements needed (project would be a partnership between LRSA and Park).

Estimated Costs: \$700,000 – 1 million to repave Upper DeArmoun Rd. \$1.5 – 2 million to reshape curve on Toilsome Tr (based on 2008 estimate).

Point of Contact: Joseph Connelly

4. HOMESTEAD LRSA

Project List: No immediate needs; roads were repaved three or four years ago.

Estimated Costs: N/A

Point of Contact: Harry McDonald

5. LAKEHILL LRSA

Project List: Replace culverts where needed. Crack sealing area wide. Redo some roadways. Bank stabilization, armoring prevent erosion, and reestablish shoulder in one area. No high-level engineering required for projects.

Estimated Costs: Unknown

Point of Contact: Allen Price

6. MOUNTAIN PARK ESTATES LRSA

Project List: Upgrade road surfaces and fix drainage issues. Relocate the GCI fiber optic cable to allow for ditching on east side of Saunders Rd.

Estimated Costs: Unknown

Point of Contact: Robert Redlinger

7. MOUNTAIN PARK/ROBIN HILL RRSA

Project List: Upgrade subgrade, drainage, sightlines, pathways, and relocate utilities along Birch Rd. Design/engineering work has been started, but not completed (funding in place, contracting in progress). Goal is to have engineering completed by the second quarter of 2023. Improvements to Ridgeview Dr (existing road was put in by homeowners in phases). Have quote from CRW engineering to complete project.

Estimated Costs: \$2.7 million for Birch Rd improvements. \$1.2 for Ridgeview Dr.

Point of Contact: Brian Hoefler

8. PARADISE VALLEY SOUTH LRSA

Project List: Pave Greece Dr (currently RAP); road leads to a newer development which falls within ARDSA boundaries.

Estimated Costs: Unknown

Point of Contact: Priscilla Irany

9. RABBIT CREEK VIEW AND RABBIT CREEK HEIGHTS LRSA

Project List: Add culverts and guardrail to the intersection of Jaime and Heights Hill; creek would need to be dammed/pumped during construction. No additional engineering required. Add RAP to road surfaces. Repair ditching.

Estimated Costs: \$22-23,000 for guardrail. \$60,000 for culvert. \$50-60,000 for ditching. \$100,000 for RAP.

Point of Contact: Vern Pomraning

10. RAVEN WOODS/BUBBLING BROOK LRSA

Project List: Pave Trappers Trail/Gillette Loop and Bunnyshoe; RAP acceptable as lower cost alternative. Replace culvert at entrance near Gillette Loop.

Estimated Costs: Unknown

Point of Contact: John Binder

11. ROCKHILL LRSA

Project List: Upgrade/replace culverts throughout area to address localized flooding in spring. Repave Main Tree; cracks were slurry sealed a few years ago and holes were filled with RAP in fall of 2021. Consider redesigning a steep, sharp curve on Main Tree (collisions with guardrail are regular occurrence). Remove vegetation and improve sightlines. Upgrade/replace locking mailbox clusters.

Estimated Costs: Approximately \$16-20,000 for mailbox clusters (estimated \$4,000 per cluster).

Point of Contact: David Haag

12. SEQUOIA ESTATES LRSA

Project List: Expand fire hydrant coverage. Roads expected to need surface repairs in approximately five years (repaved about ten years ago).

Estimated Costs: Approximately \$250,000 for repaving.

Point of Contact: Robert Valantas

13. SKY RANCH ESTATES LRSA

Project List: Area contains two miles of road, all in need of upgrading (last work was done 20 years ago).

Estimated Costs: Unknown

Point of Contact: Joseph Kurtak

14. SOUTH GOLDENVIEW RRSA

Project List: Straighten, pave, and improve drainage on 156th Ave (\$300k). Reduce dip and pave 172nd Ave (\$765k). Pave and improve drainage on Lower Virgo Ave (\$390k). Widen and pave (bus safety

improvement; would require ASD approval) **Ricky Rd** (\$565k). **Pave Wolf Creek Dr** (\$225k) and **Rosemont Dr** (\$125k). **Acquire right of way, pave, and improve drainage** on **Elizabeth St** (\$845k). **Improve and pave St. James St** and **Circle Roadway** (\$325k), and **162nd Ave** (west of Goldenview Dr) (\$110k). **Replace culvert and pave Upper Virgo Ave** and **Little Survivor Creek** (\$350k). **Replace culvert** on **Prominence Pointe Dr** above north drainage (\$60k). **Improve drainage** on **Prominence Point Dr** south drainage (\$400k). **Improve drainage** on **Prominence Pointe Dr Switchback No. 2** (\$550k).

Estimate Costs: \$5,010,000 in total. Estimates received from HDL Engineering and AWR Engineering.

Point of Contact: Marty Lemon

15. SRW HOMEOWNERS LRSA

Project List: **RAP surface** on **Sean Cir.** And **99th Ave** (currently gravel). All other roads in the area were upgraded to RAP in 2008. Engineering may be required prior to construction. **Fix substate** along **98th Ave** to address heaving in low areas.

Estimated Costs: Approximately \$750,000 (not including engineering) for all projects. RAP surfacing for 99th Ave alone estimated to be approximately \$400,000.

Point of Contact: Andy Clary

16. TALUS WEST LRSA

Project List: Add **French Drains** to ditches along **140th Ave** and **Buffalo** (areas outside LRSA, but affect groundwater within). Lack of interconnected drainage system in the area presents problems.

Estimated Costs: Unknown

Point of Contact: Anthony Winsor

17. TOTEM LRSA

Project List: **Ditching and culvert improvements.** Consider widening roads to 40' standard (community has mixed feelings about doing so).

Estimated costs: Unknown

Point of Contact: Tim Haakenson

18. UPPER GROVE LRSA

Project List: **Repave streets. Replace culverts** (already in progress, as funding allows).

Estimated Costs: Approximately \$150,000 for repaving.

Point of Contact: Denise Cottrell

19. UPPER O'MALLEY LRSA

Project List: Paving and drainage improvements to Shebanof, Schuss Rd, Nebesna, and Doggie Ave. No engineering required; LRSA could coordinate work directly through the contractor. The access road to Prospect Heights Trailhead is in poor condition; repairs/upgrades would simplify maintenance for the LRSA, but the road itself is in the park.

Estimated Costs: Unknown (bid may be available for Doggie Ave paving).

Point of contact: Davide Pease

20. VALLI VUE ESTATES LRSA

Project List: Roads are in very good condition. There is a community well that is need of an upgrade, but this is does not fall under the purview of the LRSA Board.

Estimated Costs: Unknown to repair/replace well.

Point of Contact: Paul Strand

21. VILLAGES SCENIC PARKWAY LRSA

Project List: Unknown

Estimated Costs: Unknown

Point of Contact: No response received as of December 21, 2021.

2 INPUT ON CONTRACTING PROCESS

There were some disparities between boards regarding their level of satisfaction with their current contractor. However, nearly all expressed concern regarding the decline in number of contractors participating in the bid process.

Some board members spoke favorably on combining several LRSA's, believing doing so would create greater economies of scale and allow for more leverage in contracting. Other board members were reluctant to consider combining LRSA's, fearing having to subsidize projects in other areas. No one favored ceding local control over the roads to the municipality.

There were numerous ideas put forth on how to improve the contracting process. The three most commonly expressed ideas are at the top of the list, in bold.

22. SUGGESTIONS:

- **Delegate more control over the contracting process to the LRSA Boards.**
- **Establish performance and customer service metrics for contractors.**
- **Implement penalties when contractors do not respond within the specified timeframe.**
- Create a more streamlined process for contracting.
- Provide training for LRSA Board Members on contracting process and equipment inspection.
- Allow the LRSA Boards to opt-out, rather than allow for automatic contract renewals.
- Replace current system of low bidding for hourly use of equipment with a monthly flat rate for the area.
- Require the MOA to regularly inspect areas to evaluate quality of service.
- Have separate contracts for winter and summer road services.