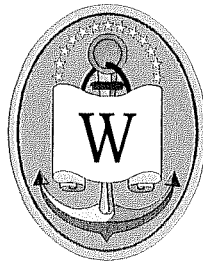


West

Construction Company, Inc.



Marine Work
Bridges
Pile Driving
Heavy Structures
Construction Management

January 29, 2007

Mr. Kurt Vause, PE
Director, Engineering Division
Anchorage Water and Wastewater Utility
3000 Arctic Blvd.
Anchorage, AK 99503

Re: 930 Zone Reservoir

Dear Mr. Vause,

Thank you for the timely response to our public records request for the Paradise Valley tank project. We also appreciate your offer to meet with us and discuss this project. Once the facts for this particular site are understood, we are certain that you will agree with our position that, at a minimum, this tank should be sited elsewhere or perhaps not even be built at all.

To provide you with some background, I am a general contractor that specializes in highway and heavy structures work statewide. We have constructed many heavy structures including a 2.6 million gallon chlorine contact water tank and understand most of the construction issues facing the AWWU for building this project. We have been told that the 930 tank site on Austria Drive is favored by AWWU because this site would be able to supply water to the proposed developments without pumping. For many reasons that we will discuss below, this argument does not pass muster.

- We understand that the City has agreed to purchase the properties where this tank would be sited for \$380,000. Given that this project is to benefit private development below where this tank is planned, it seems only reasonable that the developer should contribute its own land at no cost to the City.
- The proposed location has very poor soils. 25 years ago, I dug test holes on these lots when I was looking for a place to site my house. The soils were very poor with high silt and clay content as well as groundwater flowing out of the excavation. I had much difficulty getting an excavator around on the site and spent many hours getting unstuck. The shortage of good building land in this City should tell you something about the quality of these lots when everything around them has been built on. No doubt the site will need to be excavated to bedrock

and borrow imported to firm up the site. A different site on land provided by the developer would not have these significant civil costs.

- Austria Drive will require reconstruction to Municipal standards if the tank is sited and the proposed location. Austria Drive is too steep to meet Municipal standards. There is surface bed rock on the steepest part, which will require blasting. Further up, the material transitions to the poor soils that are discussed above. This will require significant quantities of waste excavation and borrow. This expense is not necessary if the tank were sited at an appropriate location.
- A water main will need to be constructed to the site through some very difficult ground conditions. If the tank were sited on the developments that would actually use the site, this additional pipe work would not be necessary.
- Given the wet conditions at the site and the high ground water, this area is subject to glaciating that will affect this work site and the adjacent land owners. This could turn into significant long term maintenance and liability issues for AWWU as well, and I do not know if adequate thought has been put into this very real issue.
- I also would not feel comfortable having a 2 million gallon water tank built just up hill from my home. As knowledgeable as we contractors and engineers think we are, it seems the seismic codes are upgraded every time we have a significant earthquake. I am concerned what would happen to the homes downhill from these tanks if we have a significant seismic event, perhaps when it is also very cold and the steel is at in its most vulnerable temperature condition. Not building at this site would certainly make this a non-issue for our neighborhood. Adequate channelization could be considered if the tank was sited in another location before homes are actually built.

In conclusion, the economic argument for building the tank at this site (to avoid pumping costs) does not pass muster when you take into consideration the tremendous costs for land acquisition and civil work required to make this site work. The million plus dollars saved by locating this tank in the proposed subdivision will pay for all the pumps and electricity this facility will ever need.

Sincerely,
West Construction Company, Inc.



Bradley West
President