CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, July 31st, 2014

I. Call to Order (5:30 p.m. at the CBJ Assembly Chambers.)

II. Roll (John Bush, Tom Donek, Bob Janes, David Logan, Mike Peterson, Budd Simpson, Scott Spickler, David Summers, and Greg Busch).

III. Special Order of Business

1. Election of Board Chair and Vice-Chair
Presentation by the past Board Chair.

IV. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

V. Approval of June 26th, 2014 Regular Board Meeting Minutes.

VI. Public Participation on Non-Agenda Items (not to exceed 5 minutes per person, or twenty minutes total time).

VII. Special Recognition
Presentation by the Port Director

VIII. Consent Agenda

A. Public Requests for consent Agenda Changes
B. Board Members Requests for Consent Agenda Changes
C. Items for Action

1. AGS Lease Amendment

   RECOMMENDATION: TO APPROVE LEASE AMENDMENT #3 TO THE ALASKA GLACIER SEAFOOD LEASE AND AUTHORIZE THE PORT DIRECTOR TO SIGN FOR THE AMENDMENT TO TAKE EFFECT.

2. Docks & Harbors New Mission Statement

   RECOMMENDATION: TO APPROVE THE NEW MISSION STATEMENT ESTABLISHED AT THE STAFF STRATEGIC PLANNING WORK SESSION "DEVELOP AND PROVIDE OPPORTUNITIES, SERVICES AND FACILITIES TO SUPPORT MARINE RELATED COMMERCE, INDUSTRY, FISHERIES, RECREATION AND VISITORS".

3. State and Federal Funding Requests

   RECOMMENDATION: TO APPROVE THE STATE AND FEDERAL FUNDING REQUESTS SUBMITTED TO THE CITY MANAGER ON JULY 25TH, 2014 WITH PRIORITY BEING STATTER HARBOR #1, DOUGLAS HARBOR #2, AND AURORA HARBOR #3.

IX. Unfinished Business - None

X. New Business

1. Aurora Harbor CA/I Contract Amendment
   Presented by the Port Engineer

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND THAT THE ASSEMBLY APPROVE A CONTRACT AMENDMENT TO PND ENGINEERS FOR CONSTRUCTION ADMINISTRATION AND INSPECTIION FOR THE AURORA HARBOR RE-BUILD IN THE AMOUNT OF $630,130.

1. Oceanographic Equipment at Statter Breakwater
   Presented by the Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO AUTHORIZE THE PORT DIRECTOR TO ENTER INTO AN AGREEMENT WITH OCEANUS FOR THE PURPOSE OF INSTALLING OCEANOGRAPHIC EQUIPMENT AT STATTER HARBOR.

XI. Items for Information/Discussion.

1. Statter Harbor Launch Ramp 95% Design
   Presentation by the Port Engineer

2. CBJ Pay and Performance
   Presentation by CBJ Human Resources & Risk Management Director

XII. Committee and Member Reports

1. Operations/Planning Committee Meeting – Cancelled
2. Finance Committee Meeting – July 11th, 2014
3. Member Reports

XIII. Port Engineer's Report – Mr. Gillette's report is in the packet.

XIV. Harbormaster's Report

XV. Port Director's Report

XVI. Assembly Liaison Report

XVII. Board Administrative Matters

a. Operations/Planning Committee Meeting – August 21st, 2014

b. Finance Committee Meeting– August 26th 2014

c. Board Meeting – August 28th, 2014

XVIII. Executive Session

Discussion of Personnel Matters relating to the Port Director's Evaluation

XIX. Adjournment

CBJ Docks and Harbors Board
REGULAR BOARD MEETING MINUTES
For Thursday, June 26th, 2014

I. Call to Order.

Mr. Donek called the Regular Board Meeting to order at 5:29 p.m. in the Assembly Chambers. Mr. Donek said Mr. Busch was going to be late.

II. Roll Call.

The following members were present: John Bush (via telephone), Tom Donek, Bob Janes, Kevin Jardell, David Logan, Mike Peterson, Scott Spickler, and Greg Busch.

Absent: Budd Simpson

Also present were the following: Carl Uchytil – Port Director, Gary Gillette – Port Engineer, Dave Borg – Harbormaster, and Loren Jones – Assembly Liaison.

III. Approval of Agenda.

Mr. Uchytil requested to add a Special Order of the Day to after the Assembly Liaison Report.
MOTION By MR. LOGAN: TO APPROVE THE AGENDA AS AMENDED AND ASK UNANIMOUS CONSENT.

Motion was approved with no objection.

IV. Approval of Previous Meeting Minutes – May 29th, 2014 Regular Board Minutes were approved as presented.

V. Public Participation on Non-Agenda Items –

Howard Lockwood, Juneau, AK – Manager of Juneau Port Development, LLC
Mr. Lockwood provided the Board with a handout which included a letter dated June 24, 2014, ATS 556A Harbor Project Phase Construction Schedule and a picture and concept drawing. He said he is here to give an update on the Juneau Port Development, LLC permitting for the Harbor project at the Little Rock Dump. For the last two months, he has been meeting with Hal Hart, the CDD Director, members of the CDD staff, and CBJ legal members in regards to using the best method for a project of this size. It was decided that it will be broken down into five phases. Mr. Lockwood said July 2nd is the conditional use pre-application meeting at 10:30 am in the conference room in the Marine View Building. He said they are moving very rapidly now and just wanted the Board to know what was going on.

Mr. Jardell asked if he has the permits to commence dredging in 2014 and 2015?

Mr. Lockwood said he applied for the dredge permit. The Engineers will review this and he plans to start on Phase I.

Mr. Uchytil asked if he has all the permits from the US Army Corp of Engineers, EPA, and the Water Quality?

Mr. Lockwood said they would have all of that before the conditional use permit will be issued. This is a requirement under the conditional use permit.

Mr. Uchytil asked if all of the permits have been applied for?

Mr. Lockwood said he will get a tentative permit conditional upon these other things taking place. The key permit is the permit from DNR to remove the precious metals. He said this is a fairly simple permit because it is just basically moving material from one area of the property to another area, and everything is cleaned up in the process.

Mr. Uchytil asked what Mr. Lockwood's schedule is to dredge onsite?

Mr. Lockwood said he hopes within the next two months. He wants to see this job move forward.

VI. Consent Agenda

A. Public Requests for Consent Agenda Changes – None
B. Board Member Requests for consent Agenda Changes – None
C. Items for Action – None moved

1. Statter Harbor ADF & G Cooperative Agreement

PORT DIRECTOR RECOMMENDATION: THAT THE ASSEMBLY ADOPT AN ORDINANCE TO APPROPRIATE $3,137,500 RESULTING FROM THE SPORT FISH RESTORATION ACT AND PROVIDED FOR BY ADF&G TO THE STATTER HARBOR LAUNCH RAMP CIP FUND.

Motion Passed with no objection

VII. Unfinished Business- None

VIII. New Business -

1. PND Contract for Cruise Berths Construction Administration

Mr. Gillette said Docks & Harbors held a competitive Request for Proposal process for the Construction Administration and Inspection for the Cruise Berth Project. Five firms presented proposals and PND was selected by the team. The team consisted of the Port Director, the Port Engineer, the Deputy Port Engineer, a Board member, and an Assembly member. This phase of Construction Administration and Inspection has been broken into two tasks. Task one is the submittal reviews and task two is the fabrication inspections. The total for these two tasks is $1,061,590, it is a time and material basis. This amount is PND's best estimate for what this project is going to take based on what they think the fabrication and final process will be. PND's past estimates have been very close, or even under what has been estimated. Staff agrees that the proposal is consistent with the work that needs to be completed.

Board Questions –
Mr. Logan asked who was going to take ownership of the design?

Mr. Gillette said the concrete float design is by BergerABAM, and they will stamp the drawing.

Mr. Uchytil said BergerABAM is under contract by Manson Construction. Manson will also be checking to make sure this is properly designed.

Mr. Peterson asked if the $1,061,590 was in the budget?

Mr. Gillette said yes it is in the percentage estimated for the Construction Administrative and Inspection.

Public Comment – None

Board Discussion/Action

MOTION By MR. JARDELL: MOVE THAT DOCKS & HARBORS BOARD APPROVE THE CONTRACT ADMINISTRATIVE AND INSPECTION SERVICES PROPOSAL AS OUTLINED IN THE PND ENGINEERS LETTER OF JUNE 20TH 2014 AND REQUEST IT BE MOVED TO THE ASSEMBLY FOR THEIR APPROVAL AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

IX. Items for Information/Discussion –

1. Comprehensive Review of CBJ Docks & Harbors Fee

Mr. Uchytil said the goal is to look at all of the Harbor rate structures including how the fee schedules are managed. The timeline for this is to complete the

reviews and necessary regulation changes to affect the FY16 rates. Special sub-committee(s) of Docks & Harbors Board members will be convened to facilitate the review and provide a transparent public process. Mr. Uchytil said he worked on a priority list –

Sequencing of Review

Docks Enterprise

- Upland Support of Docks Enterprise
  - Tour Broker & Vending Permit (05 CBJAC 15.070)
  - Loading Permit Fees (05 CBJAC 15.080)
  - Electricity Fees (05 CBJAC 15.090)
  - Other Fees (05 CBJAC 15.095)
- Cruise Ship Fees
  - Dockage Charges (05 CBJAC 15.030)
  - Port Dues (85.02.105)
  - Port Maintenance Fee (05 CBJAC 15.040)
  - Marine Passenger Fee (05 CBJAC 15.100)
  - Portable Water Fee (05 CBJAC 15.050)
  - Vessel Lightering Fee (05 CBJAC 15.060)

Harbor Enterprise

- Passenger-for-hire Fees (05 CBJAC 20.080)
    - Inspected vessel fees
    - Uninspected vessel fees
- Auke Bay Loading Facility
  - Fee for delivery and sale of fuel at ABLF (05 CBJAC 20.175)
  - Auke Bay Loading Facility (05 CBJAC 45.050)
    - Staging
    - Storage
    - Landing Craft Loading Ramp Use
    - Drive Down Use Fees
    - Crane Use Fees
- Parking
  - Statter Harbor Lower Parking Lot Permit Fee (05 CBJAC 20.090)
  - Parking Lot Fees (05 CBJAC 20.160)
  - Parking Management (05 CBJAC 45.055)
- Staff Labor fees (05 CBJAC 20.140)
- Boat Launch fees
  - Recreational boat Launch fees (05 CBJAC 20.060)
  - Fees for commercial use of boat launches (05 CBJAC 20.070)
  - Freight use of Launch Ramp facilities (05 CBJAC 45.035)
- Small Boat Harbor fee
  - Special Annual Moorage fee for skiffs (05 CBJAC 20.020)
  - Assigned Moorage Credit (05 CBJAC 20.025)
  - Daily Moorage Fees (05 CBJAC 20.030)
  - Downtown monthly Moorage Fees (05 CBJAC 20.040)

- Auke Bay monthly Moorage Fees (05 CBJAC 20.041)
- Monthly Pre-paid Discounts (05 CBJAC 20.042)
- Active Fishing Vessel Discount at Statter Harbor (05 CBJAC 20.044)
- Fee for tenders (05 CBJAC 20.020)
- Residence surcharge (05 CBJAC 20.050)
- Grid Usage Fees (05 CBJAC 20.100)
- Crane Use Fees (05 CBJAC 20.110)
- Pump Use fees (05 CBJAC 20.120)
- Storage fees (05 CBJAC 20.130)
- Reserved moorage waitlist fee (05 CBJAC 20.150)
- Private boathouse surcharge (05 CBJAC 20.170)
- Other fees (i.e. catamaran) (05 CBJAC 20.180)
- Winter management waitlisted vessel moorage zone (05 CBJAC 25.090)
- Shorepower access Fee (05 CBJAC 30.010)
- Vessel salvage and disposal (05 CBJAC 40.010(g)(1)(ii))
- Boom truck usage fee (05 CBJAC 15.110)

Tideland Leases

- Leasing
  - Appraisal, lease rent requirements, and dispute resolution (05 CBJAC 50.040)
  - Application fees; terms; payment (53.20.030(2))

Mr. Busch asked where the transient moorage fees paid downtown versus paying for a year round slip will be discussed? Would that be under the small boat harbor fees, or would it be looked at separately?

Mr. Uchytil said the priority could be changed. The Board needs to be systematic how the price rates are looked at and reviewed.

Mr. Logan said he recommends to look at what each use fee costs the Harbor and adjust accordingly.

X. Committee and Board Member Reports

1. Operations/Planning Committee Meeting – June 19th, 2014
   Mr. Logan said the Committee discussed the fee review and what form it should take.
2. Finance Committee Meeting – June 24th, 2014
   Mr. Donek said the Committee discussed the fee review, and the Mt. Robert Tram. The Committee gave direction to the sub-committee how to proceed with the Mt. Roberts Tram negotiations.
3. Member Reports – Mr. Logan said he attended the 16B project 1% for art meeting. Mr. Gillette is sending out an RFP and art should be selected well in advance of construction actually starting.

XI. Port Engineer's Report – Mr. Gillette's report is in the packet.
Mr. Gillette said Statter Harbor C-float is repaired and being used.

He said we are in the submittal process for the Cruise Berth project as well as the Aurora Harbor project.
Staff received the permit for Douglas Harbor dredging and it is signed by the Port Director. A major condition is to develop a monitoring and sampling plan for the material placed in the channel, which will require approval from the Board.
Mr. Uchytil said we are happy with receiving the permit. Staff is exploring the cost to cap 22 acres of material placed in the Gastineau Channel versus costs to dispose of the material at fish creek quarry.

XII. Harbormaster's Report -

Mr. Borg said staff is 90% complete on the bench project, and should be completed by tomorrow.
He said he is still working on the vehicle that went off the ramp in North Douglas. He is talking with local eye witnesses.
Docks & Harbors passed the facility security plan performed by the Coast Guard this last week.
Mr. Borg said 31 boats have been pulled at the ABLF since the beginning of the season. Staff is moving forward with getting power at the ABLF.
The Sea Float plane is complete.
Norway Point improvements are taking a little longer, due to ordering of material.

XIII. Port Director's Report-

Mr. Uchytil said next week is the new fiscal year.
Horan & Company has been selected from an RFP for an appraisal services term contract.
The RFB for portable sanitation units will be opened tomorrow.
Two more RFP's are out, purchase and installation of Oceanographic/Meteorological data collections to provide a data link for wind and current around the 16B project, and reporting system and Vibration Monitoring sensor to monitor during the construction of the 16B project.
Mr. Uchytil said the Harbormaster has been proactive on making sure the vessels in our harbors are qualified vessels. Some of the vessels that are really classed as ships are leaving the harbors. The last one that left was the Challenger in Douglas.
Mr. Uchytil said six applications were received for the three vacant Harbor Board positions.
Mr. Uchytil said he will be taking vacation from the 15th of July to the 31st. He will try to be back for the Board meeting on the 31st.

Mr. Peterson asked how long is the term contract for Horan & Company?
Mr. Uchytil said one year with option to renew three additional years.

XIV. Assembly Liaison Report-

Mr. Jones said the Ordinance appropriating the Sports Fish Restoration Act Funds is on the agenda to be introduced at the Assembly meeting on Monday. This will be introduced for public hearing. The next actual Assembly meeting is July 21st.

The PND contract to be approved by the Assembly will be later in the meeting due to a large agenda.

July 10th and the 17th will be interviews for the applicants for the different Boards.

The mayor has appointed a Committee to look at sales and property tax exemptions. They will start meeting in July and have been tasked to go through all 35 exemptions and make a recommendation whether they stay, go, or are amended by January. Preliminary indications are there is a $6 million dollar gap that needs to be filled for FY16.

Assembly elections will be August through October.

Special Order of the Day

Mr. Busch presented Kevin Jardell with a Docks & Harbors cutting board and a Port of Juneau cap and Kevin was thanked for his years of service.

XV. Board Administrative Matters

1. Operations/Planning Committee Meeting – July 24th, 2014
2. Finance Committee Meeting – July 29th, 2014
3. Board Meeting – July 31st, 2014

Mr. Busch asked for Board members to send him an e-mail if they wanted to change the Committee they are currently serving on or would like a leadership role.

MOTION By MR. LOGAN: TO ENTER INTO EXECUTIVE SESSION FOR DISCUSSION OF PERSONNEL MATTERS RELATING TO THE PORT DIRECTOR'S EVALUATION.

The Board entered into executive session at 6:26 pm.

XVI. Executive Session

Return from Executive Session at 6:38 PM.

XVII. Adjournment

The regular Board Meeting adjourned at 6:38 p.m.

AMENDMENT TO LEASE AGREEMENT FOR A PORTION OF ALASKA TIDELANDS SURVEY 357 LOCATED IN AUKE BAY

PART I: PARTIES

This lease amendment is between the City and Borough of Juneau, Alaska, a municipal corporation in the State of Alaska, hereafter "City" or "CBJ," and Alaska Glacier Seafoods, Inc. (AGS), a corporation organized under the laws of the State of Alaska, with its principal place of business in Juneau, Alaska, hereafter "Lessee" or "AGS."

PART II: LEASE BEING AMENDED

This is Amendment #3 to Lease Agreement for a Portion of Alaska Tidelands Survey 357 Located in Auke Bay. This amendment modifies the original lease dated April 21, 2010, recorded as document number 2010-0023333-0, Juneau Recording District. The original lease is incorporated by this reference. Except for the modifications set forth below, the lease remains unchanged and in full force and effect.

PART III: LEASE AMENDMENT

These amendments shall take effect upon signature by the CBJ.

The following sections of the original lease are amended by replacing the original paragraph in its entirety and replacing it with the following:

5. Authorized Use of Premises; Fence; Utilities

(b) The City grants Lessee the right of ingress and egress across the City's Auke Bay Loading Facility for the purpose of allowing easier access to and from the Leased Premises for movement of freight vans. This right shall run from the effective date of this Amendment and automatically terminate on October 15, 2016.

The Lessee may utilize the Auke Bay Loading Facility in order to access the Leased Premises under the following conditions:

(i). Lessee shall install, at Lessee's expense and reasonably acceptable to the City to prevent entry, a lockable gate along the common properly line, as depicted in the March 2, 2012 drawing, attached as Exhibit 1, with the locking system shared between the parties.

(ii). It is understood that AGS will be using the allowed access on a daily basis. AGS agrees that the gate may be open only when vehicles are actually moving through the gate, and agrees to shut the it immediately thereafter.

(iii). AGS-owned vehicles may not be left unattended, and AGS employees may not park, west of the jersey barriers (on the Auke Bay Loading Facility property).

(iv). AGS shall maintain the jersey barriers previously installed in such a manner as to dissuade vehicular traffic, between the properties.

(v). AGS forklifts and other AGS-owned vehicles may also operate via the access between the AGS leased property and the CBJ owned vessel float/boat ramp on an occasional basis, approximately thrice weekly. CBJ reserves the right to limit or terminate this use if, in the opinion of CBJ, such use has become routine or excessive.

(vi). The CBJ shall inform AGS any time security protocols, consistent with the U.S. Coast Guard facility security regulations and the Facility Security Plan, are to be adhered to. Variances or waivers of Facility Security Plan provisions shall not be granted.

(vii). Under no circumstance shall the access through the property affect or hinder any scheduled marine vessel loading operations at the CBJ owned, adjacent launch ramp.

(viii). Failure to abide by these conditions may result in the revocation of the Lessee's right of ingress and egress.

(ix). It is agreed that all provisions of the underlying lease that refer to the "Leased Premises," shall refer also this right of ingress and egress, where applicable.

PART IV: CONTRACT EXECUTION

CBJ and Contractor agree and sign below. This contract is not effective until signed by the CBJ. Contractor represents that the person signing below on its behalf has the authority to do so and that it is a valid and binding contract enforceable in accordance with its terms.

City:

Date: _____

By: _____
Carl Uchytil, P.E.
CBJ Port Director

Contractor:

Date: 7/14/14

By: _____
Mike Erickson, President
Alaska Glacier Seafoods, Inc.

Approved as to form: _____, Law Department

Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Docks and Harbors Board
FY 16 Legislative Grant Request
Statter Harbor Master Plan

Project Description: The Statter Harbor Master Plan was developed over many years with significant public involvement. The Plan is being constructed in phases and will commensurate with available funding. Phase I (moorage facility repair and expansion) was completed in May 2013. Phase II (dual lane launch ramp and parking) is scheduled for construction beginning fall of 2014 with completion in spring 2016. Phase III (boat haul-out and kayak launch ramp) requires additional funding. Phase IV (passenger for hire float and uplands bus staging) is planned for the future as funds become available.

Phase III would demolish the existing two-lane launch ramp and replace it with a boat haul-out ramp and kayak launch ramp; a boarding float; uplands parking; and upgrade the existing boat repair/storage facility. Because the project is to be built on the site of the existing boat launch ramp it would be constructed after completion of the new launch ramp.

The cost estimate for Phase III is $2.2M. The current funds available for this project is $.95M thus $1.25M is needed to fully fund the project.

Funds Requested (FY16)

State Funds - $1,250,000 (Legislative Request)

Funds Already in Hand

State Funds - $500,000 (FY14 Legislative Appropriation)
Local Funds - $450,000 (CBJ Sales Tax Proceeds)

Project Time-Line: **Construction** of Phase III would begin in fall 2016 with completion in spring 2017.

Maintenance Responsibility: CBJ is responsible for all ongoing maintenance expense and will use local harbor operations funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294.

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Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Docks and Harbors Board
FY 16 Legislative Grant Request
Douglas Harbor Rebuild

Project Description: The Douglas Harbor moorage facility was expanded in about 2005 but the original 1960s era portion was not upgraded. The concept was to construct the new portion to provide moorage area while the old section was rebuilt. The old section (subject of this project) needs to be dredged to the original depth. The effects of post-glacial rebound and sedimentation have caused the harbor to lose effective depth thus dredging is required. The existing floats and piling structures as well as the electrical and water systems are beyond their useful life and are in need of full replacement.

The design of the project was near completion when soil testing indicated that some of the proposed dredge material was contaminated. Docks and Harbors has acquired permits for the project. The current cost estimate $8.5M.

Funds Requested (FY16)

State Funds - $3,000,000 (Legislative Request)

Funds Already in Hand

State Funds - $2,000,000 (Alaska Municipal Harbor Grant)
Local Funds - $3,500,000 (2007 Harbor Revenue Bonds)

Project Time-Line: If full funding is realized the project would begin in 2015 with completion in 2016.

Maintenance Responsibility: CBJ is responsible for all ongoing maintenance expense and will use local harbor operations funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294.

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Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Docks and Harbors Board
FY 16 Legislative Grant Request
Phase II Aurora Harbor Rebuild

Project Description: The 1962 Aurora Harbor moorage facility is well beyond its design life and in need of replacement. The replacement cost is estimated to be $22M for the facility.

Full funding is not in-hand thus the project is being phased. Phase I funded and will begin construction in fall 2014. Phase I consists of replacing the head float and gangway; main floats (A, B, C & D) and associated finger floats; electrical; domestic water; sewage pump out; and a new fire suppression system. Phase II would replace the same elements to the extent funding allows.

Funds Requested (FY16)

State Funds - $5,000,000 (Legislative Request)

Funds In-Hand (Phase I)

State Funds - $2,000,000 (ADOT Municipal Harbor Grant)
Local Funds - $1,500,000 (Harbor Funds)
Local Funds - $500,000 (Cruise Passenger Fees)
Local Funds - $7,000,000 (2012 GO Bond)

Funds In-Hand (Phase II)

State Funds - $0
Local Funds - $0

Funds Needed But Not Yet Received – $11,000,000

Project Review: A condition assessment of Aurora Harbor was completed in 2004 by PND Engineers and determined that the harbor was in fair to poor condition. Since then numerous emergency repairs have been performed as piling and floatation have deteriorated to the point of failure. There is no harbor wide fire suppression system which presents a safety concern.

Project Time-Line: Phase I is scheduled for construction in fall 2014 with completion spring 2015. Phase II would be scheduled as funds allow.

Maintenance Responsibility: CBJ Docks and Harbors is responsible for all ongoing maintenance and will use local harbor operations funds for these expenses.

Project Contact: Carl Uchytil, CBJ Port Director 586-0294.

#

PND ENGINEERS, INC.

July 10, 2014 PND 122055.07

Gary Gillette
Port Engineer
CBJ Docks & Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Subject: Aurora Harbor Rebuild – Phase 1
Contract Administration and Inspection Services

Dear Mr. Gillette:

PND Engineers, Inc. (PND) and our electrical consultant, Haight & Associates, Inc. (HAI), are pleased to provide this fee proposal for engineering services during construction of the Aurora Harbor Rebuild – Phase 1 project. We have prepared the enclosed fee breakdown for the tasks we currently anticipate for the project based on our past experience with projects of a similar nature. This proposal has been prepared in advance of detailed work plan discussions with Northern Construction Services (NCS), the CBJ's construction contractor.

Our proposal anticipates the Work will be performed by NCS within the contract completion schedule. We assume that the fabrication of structural materials including timber float units, steel assemblies, piles and gangway will be completed within 30 weeks at fabrication plants in Oregon. PND's Seattle office will provide periodic fabrication inspections. Our local office will provide on site field inspections, assuming one full time inspector six days/week covering one shift/day on an average of 60 hours/week for a total of 42 weeks. We have not included budget for double shift coverage. Our goal is to address design, construction and quality assurance issues efficiently and promptly to avoid costly project delays for the CBJ.

We hope that we have perceived your needs appropriately and offer the attached scope and fee proposal breakdown for your consideration. Due to uncertainties associated with the Contractor's performance, we propose to contract on a time and expenses (T&E) basis in accordance with our attached May 2014 billing rates. We will monitor expenditures with you on a monthly basis and will not exceed the estimated budget without your prior written authorization.

Feel free to call me at any time should you have any questions or need additional information regarding this proposal. We look forward to working with you towards the successful completion of this project.

Sincerely,
PND Engineers, Inc. | Juneau Office

Dick Somerville, P.E.
Vice President

Enclosures

PND Engineers, Inc.
Aurora Harbor Rebuild
Engineering Services Fee Proposal - July 10, 2014
Contract Administration and Construction Inspection Services
PND Project No. 122055.07

Scope of Services	PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer II	PND Tech VI	PND Staff Engineer V	PND Staff Engineer IV	CAD Designer V	PND Tech IV	Line Item Costs	Task Subtotal Costs
	$180.00	$165.00	$125.00	$125.00	$105.00	$100.00	$95.00	$90.00		
ANTICIPATED TASKS										
1. Contract administration - Contract and subcontract agreements, CA/CI file system, direct subconsultants & inspectors, prepare contract correspondence, pay applications, change orders, FO's, RFI's, DCM's. Assume 46 weeks (August 1, 2014 to June 15, 2015)	92	184	368					46	$97,060	
2. Conduct Preconstruction Conference & Prepare Minutes	2	4	8						$2,020	
3. Structural Submittal Reviews - timber floats, gangway, piles, structural steel, approach docks, timber deck, concrete reinforcement, transition plates, demolition plans, fabrication work plans	8	40	80			64		8	$25,160	
4. Civil & Mechanical Submittal Reviews - upland improvements, water system, fire suppression, sewer pumpout	8				24	40		2	$8,140	
5. Design assistance for scope changes, unanticipated site conditions, review proposed substitutions, coordination with existing CBJ utilities to remain	8	16	40		16		24	4	$13,400	
6. Attend weekly progress meetings with CBJ & Contractor, prepare written progress reports	24	60	80					24	$26,380	
7. Fabrication periodic inspections for piles, structural steel, timber, floats & gangway: photos & reports - periodic basis 24 hrs/wk x 30 weeks	30	60	360		360			15	$99,450	
8. On site construction inspections w/ daily reports & photos - assume 1 inspector on site 42 weeks at 60 hrs/wk through substantial completion, split inspector duties 3 /1			630		1890			42	$280,980	
9. Substantial Completion Inspection & Prepare Final Punch List	4	8	8						$3,040	
10. Punch List Inspections through Final Completion & Contract Closeout Documentation, O&M Manual	16	24	80					8	$17,560	
11. Transfer contractor provided as-built data to electronic files	2	2	4				40		$4,990	**$578,180**
Total Estimated Manhours	194	398	1658		2290	104	64	149		

Estimated Third Party Expenses			
Haight & Assocs.	Electrical Engineering Services	$26,350	
Lodging	Assume 30 overnights @ $150/day - Fabrication Inspections	$4,500	
Meal perdiem allowance - fabrication inspection	60 man days * $60	$3,600	
Travel Allowance	Airfares & mileage for fabrication inspections	$10,000	
Materials Testing	Independent Lab Testing Allowance	$2,500	
Misc. Expenses	Job consumables, fuel, freight, small tools, field supplies, goldstreaks, etc.	$5,000	**$51,950**

Total Estimated T&M Fee **$630,130**

Note: This budget assumes single shift during construction.

HAIGHT & ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS

526 Main Street
Juneau, Alaska
99801

Telephone
(907) 586-9788
Fax
(907) 586-5774

FEE ESTIMATE

PROJECT NAME: Aurora Harbor Floats A - D

CLIENT: PND
PROJECT NO.: 137-95
DATE: 8 July 2014

STAFF	GROUND FAULT EDUCATION (HOURS)	CONSTRUCTION ADMINISTRATION: (HOURS)	CONSTRUCTION OBSERVATIONS: (HOURS)	TOTAL (HOURS)	RATE ($/HR)	TOTAL ($)
Principal Engineer	45	9	14	68	175	11,900
Senior Engineer	0	0	0	0	170	0
Staff Engineer	28	42	32	102	130	13,260
CAD/Designer	0	0	0	0	95	0
CAD/Technician	0	0	0	0	85	0
Clerical	0	0	0	0	65	0
Administrative	13	1	0	14	85	1,190
TOTAL (Time)	86	52	46	184		
TOTALS ($)	$12,620	$7,120	$6,610			$26,350
Total (Sales Tax - CBJ @ 5%)	$0	$0	$0			$0
TOTAL (Reimbursable Expenses)	$0	$0	$0			$0
PROJECT TOTAL	**$12,620**	**$7,120**	**$6,610**			**$26,350**
INVOICE PARAMETER:	LS	LS	T&E			

LS = Lump Sum or Fixed Fee
T&E = Time & Expense

PND ENGINEERS, INC.

PND ENGINEERS, INC.
STANDARD RATE SCHEDULE
EFFECTIVE MAY 2014

		Regular Rate
Professional:	Senior Engineer VII	$180.00
	Senior Engineer VI	$165.00
	Senior Engineer V	$155.00
	Senior Engineer IV	$145.00
	Senior Engineer III	$135.00
	Senior Engineer II	$125.00
	Senior Engineer I	$115.00
	Staff Engineer V	$105.00
	Staff Engineer IV	$100.00
	Staff Engineer III	$95.00
	Staff Engineer II	$90.00
	Staff Engineer I	$85.00
	Senior Scientist	$110.00
	Environmental Scientist III	$120.00
	Environmental Scientist II	$105.00
	Environmental Scientist I	$90.00
	GIS Specialist	$90.00
Surveyors:	Senior Land Surveyor III	$120.00
	Senior Land Surveyor II	$110.00
	Senior Land Surveyor I	$100.00
Technicians:	Technician VI	$125.00
	Technician V	$110.00
	Technician IV	$90.00
	Technician III	$80.00
	Technician II	$70.00
	Technician I	$45.00
	CAD Designer V	$95.00
	CAD Designer IV	$85.00
	CAD Designer III	$70.00

CBJ Law Department

MEMORANDUM

To: Carl Uchytil, Port Director

From: Christopher F. Orman, Assistant City Attorney

Date: June 25, 2014

RE: Oceanus – Research at Statter Harbor

Port Director Carl Uchytil approached CBJ Law about a project which would allow a small sampling system via a vertical standpipe permanently bolted to a location on the Auke Bay breakwater. The purpose of the project would be to "create a safe and well-located site that can be used by school and university students to learn about the ecosystem of Auke Bay."

CBJ 53.09.310 allows

> Permits for less than one year for the use of City and Borough owned land may be granted by the manager after review and an opportunity to comment by the planning commission for nonconsumptive uses which do not cause or require significant damage to the property when it is certain that the use can be completed within one year or when an application is pending for an easement, sale or lease of the parcel to the permit applicant. Permits shall be nonexclusive unless otherwise provided in the permit.

However, use permits are commonly associated with larger economic uses; such as storing materials on CBJ property during a construction project. CBJ 53.09.310 does not appear to apply to a project such as the one proposed here: a seemingly de minimus use of land which serves the general public interest by providing a simple oceanic research

station for education and even CBJ use.

Historically, the CBJ has entered agreements authorizing/permitting certain uses such as the use of CBJ land as requested here without undertaking a full use permit process. For example, the CBJ recently authorized the State – in a four year agreement with options to renew – to place bat "stations" on CBJ land for research purposes. The agreement was entered into and the manager – given the authorities provided to the manager via the code – signed the agreement.

Because this issue involves Docks and Harbors land, the Docks and Harbors board has the "powers necessary and incidental to operation of all port and harbor facilities."[1] The proposed project appears "incidental" Therefore, for this project to go forward, Docks and Harbors board has the power to decide whether or not this project will be permitted and what the parameters will be as to the project. This means Docks and Harbors board needs to:

(1) hear the proposal as an agenda item[2];

(2) move to provide the port director with the authority to enter into an agreement with Oceanus as to this project; and

(3) outline the scope of the project, including indemnification, insurance, warranty, and other specific applicable provisions/conditions they would like in a contract.

---

[1] CBJ 85.02.060.

[2] Thus, all standard Public Meetings Act laws apply, which means allowing for public comment on the proposed project, etc. My point being, treat it just like any other item before the board. This may require coordinating with the individual who has proposed the project to put together more documentation about the project, answering questions such as: (1) will the dock itself be drilled? (2) how much space will it take up? (3) when used, how much space will it take up?; (4) how much total space of the dock will he need for the pipe and then to use the project?; and (5) who often will this be used (and does that change depending on the month/season?)?. These are just some of the questions you may want to answer in a packet to the board.

In essence, the Docks and Harbors board needs to hear the issue, grant the port director authority to enter an agreement (if they wish), and provide the conditions of use as to the project. Only then can an agreement be drafted, finalized, and then signed by you.

Given this process, I will close the RLS at this time. If the Board approves the project, then simply contact me about the contract (instead of opening a new RLS), and I will place the contract on my calendar and complete the project.

Enclosures:
Preliminary Documents from Oceanus about the Project

OCEANUS ALASKA
Marine Environmental Services
PO Box 211470
Auke Bay, AK 99821

27 May 2014

Carl Uchytyl, Port Director
City and Borough of Juneau
Docks and Harbors Board
155 South Seward Street
Juneau, AK 99801

Re: Auke Bay Harbor Oceanography Station

Dear Mr. Uchytyl:

I am a marine ecologist working in the Auke Bay are intermittently for over two decades. I recognize Auke Bay as a premier port for advancing marine science and education for both visitors and residents. I would like to discuss the possibility of installing a modest oceanography station in the harbor configuration to provide a safe and accessible sampling location for year around use.

Background Auke Bay has served as a key oceanographic data monitoring point on the West Coast of the US since 1959. Dr. Bruce Wing and others at the Auke Bay lab collected marine temperature and sea surface salinity, Secchi disc depth and water color at the ABL dock consistently for over 50 years.

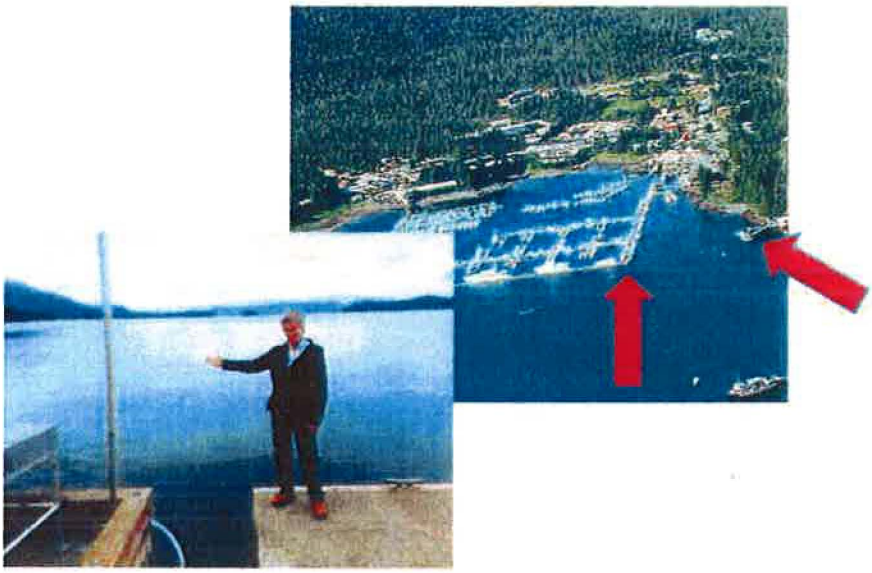
Auke Bay lab staff were relocated to the Lena Point facility, and Dr. Wing retired in 2011, and other staff continued the station through 2013. As the US Coast Guard is now managing the lab and property, no one is continuing to collect these vital data (per Dr. Phil Mundy, December, 2013).

Station Concept I propose to install an aluminum davit, from which to deploy marine scientific equipment for physical oceanographic and biological sampling.

The davit will be dedicated for only this purpose, and have a lockbox for the seawater instruments attached to it.

The davit may consist of a vertical standpipe (approximately three feet high), permanently bolted to a secured section of the Auke Bay Harbor breakwater (see map, Figure 1.). The proposed location is ideal in that it provides sufficient depth (37 meters), does not require walking to the far end of the breakwater, which can be challenging for some people in winter, and the site is very close to the long term Auke Bay lab station. I understand that the Auke Bay harbor staff are soon going to make a minor modification to this section of the dock, and I propose to include the installation of the davit in the modification plan.

Figure 1. Ideal Location in Auke Bay Harbor for Oceanography Station



A draft design of the base (pipe) permanently attached to the pier is shown in Figure 2. A removable, aluminum davit inserted into (and rotating within) the vertical base pipe, is shown in Figure 3.

Figure 2.

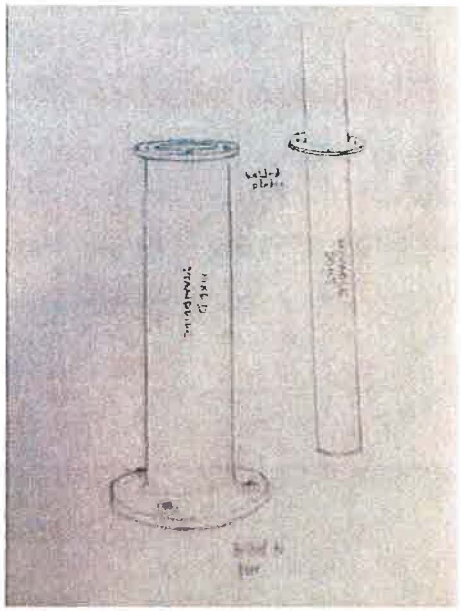
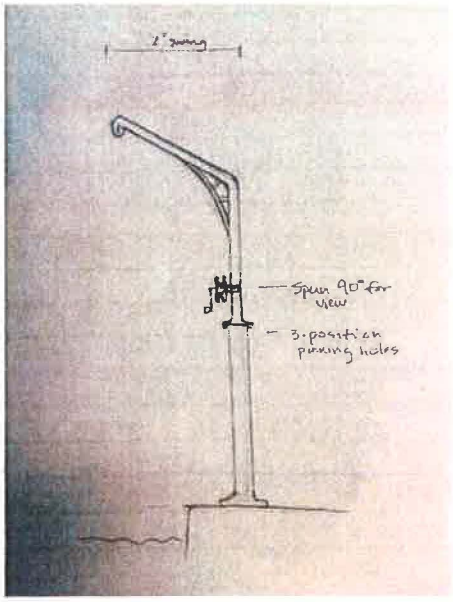


Figure 3.



Different tools will be deployed from the davit for daily, weekly and monthly measurements. These tools include, a temperature, conductivity and depth meter (CTD), Secchi disc, plankton net, seawater sampler and underwater camera, as shown in Figure 4.

Figure 4.

I am currently collect these data by carrying equipment to the proposed docksite by cart and hand-deploy each instrument. My goal in establishing this station is to create a safe and well-located site that can be used by school and university

students to learn about the ecosystem of Auke Bay. I intend to post data of interest to the public both on the current website used for the old Auke Bay lab data, as well and present the data in graphical form at the harbor for the general public and visiting students to access.

I would like to discuss potential design features and installation of this station with you and your staff when you are available to do so. I will be out of town in early June, but will return to my office in the Auke Bay Harbor by mid-June, and am accessible by email in the interim.

Sincerely,

Michelle Ridgway
Marine Ecologist
mishridgway@gmail.com
(907) 957-2277

Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

MEMORANDUM

To: Docks and Harbors Board
From: Gary Gillette, Port Engineer
Date: July 23, 2014
Re: Statter Harbor 95% Design Review

At the regular Docks and Harbors Board meeting on July 31, 2014 the Statter Harbor Launch Ramp project will be discussed relative to the 95% design phase.

Once final comments are taken and considered PND Engineers will complete the bid documents for the project.

You can view the 95% Design Documents at ftp.ci.juneau.ak.us. Once at the web page click on "pub" to get a list of documents. Click on Statter Harbor 95 Percent Review Documents to view the documents.

If you have questions please contact me at your convenience at 907-586-0398 or gary_gillette@ci.juneau.ak.us.

P | N | D
ENGINEERS, INC.

July 7, 2014 PND 082015.04

Gary Gillette
Port Engineer
City & Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Subject: Statter Harbor Improvements
95% Design Review Submittal

Dear Gary:

PND has prepared the 95% design review submittal for the Statter Harbor Improvements project. Enclosed please find three sets of documents for your distribution to CBJ reviewers. The submittal contains plans, specifications, bid documents, project schedule and an updated cost estimate for the work at 95% design completion.

USACE Permits: The COE recently issued a permit modification POA-2008-782-M2, allowing temporary fill to be placed seaward of the original permitted fill footprint. This fill is part of the surcharge and soft ground modifications work necessary to consolidate and strengthen the existing fine grained marine soils in the vicinity of the seawall. The fill will be removed following the consolidation period which will be determined during construction by instrumentation and monitoring. The permit modification document is included in the contract documents.

DOT&PF Permit Applications and Coordination Issues: Permit applications have been delivered to DOT&PF for the driveway, utilities within the right of way and beautification along the right of way. We have received an approved Utility permit however the other two applications remain under review as DOT&PF assesses the proposed CBJ improvements along with their own on Glacier Highway. We recommend scheduling a final coordination meeting with CBJ and DOT&PF at your earliest convenience.

Project Cost Estimate: The cost estimate has been updated based on the current scope of improvements prepared to a 95% design completion level. Total project budget including $0.51 million contingency, AEL&P primary electrical service, compensatory mitigation, site investigations, engineering and other indirect costs is estimated at $12.77 million. Costs have increased since the 65% submittal primarily due to the following:

- Curb, gutter and sidewalk in DOT&PF right of way adjacent to the new driveway entrance
- Grading, drainage, landscaping and fencing improvements added to the Deems' property
- Concrete curb, steel guardrail and ACP patching along Deems' driveway
- Soft ground instrumentation and monitoring requirements to ensure stability during construction
- Additional power, lighting, controls and security surveillance improvements
- Additional hardscape & decorative concrete finishes
- Water services and hot box mechanical equipment
- Computational adjustments to material quantities based on updated grading and drainage plans
- Cost adjustments to unit pricing based on recent bid tabs

Additional Design Services: The project has required additional design services for civil, landscape and electrical disciplines primarily to address improvements on Deems' property and the addition of security surveillance cameras. PND will summarize the additional costs once we have received them from our subconsultants.

Deems Construction Easement: We recommend obtaining an easement or similar legal document before constructing the proposed grading, drainage and landscaping improvements on private property. PND is available to assist with the preparation of exhibits for such a document should you find that necessary.

ADNR Tidelands: Please confirm that the CBJ has obtained the necessary tidelands associated with this project. The tidelands survey work has been conducted by others and PND has not seen the final ATS documents.

ADEC Stormwater Plan Review: Final stamped engineering plans must be delivered to ADEC to obtain a letter of non-objection prior to commencement of construction. PND will submit these to ADEC as soon as possible.

Project Schedule: Enclosed find an updated project schedule demonstrating design and construction phase activities through project completion in June 2016. The design phase is on this schedule with the next milestone being CBJ final design review by July 18th.

Public Meeting: PND is prepared to present the 95% design documents to the Harbor Board at their next regularly scheduled meeting in late July.

95% Review Work Session: PND looks forward to receiving your comments to this design submittal and would like to schedule a review work session by July 18th to remain on schedule.

Please feel free to contact us if you have any immediate questions or concerns regarding the project. We look forward to a final review meeting and proceeding with the preparation of bid ready documents.

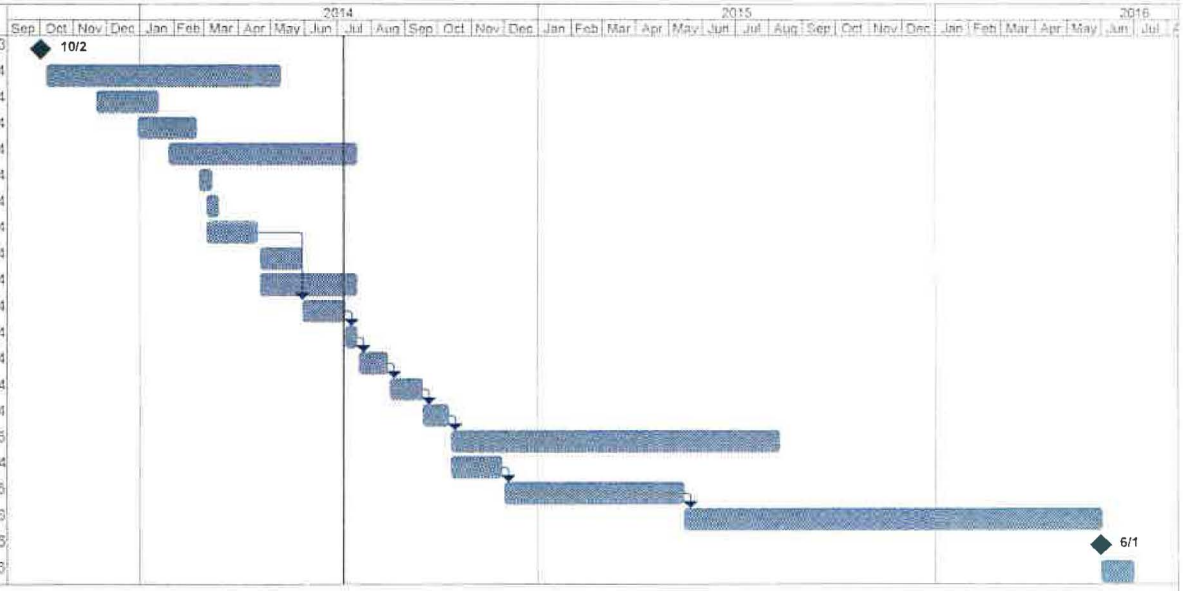
Sincerely,
PND Engineers, Inc. | Juneau Office

Dick Somerville, P.E.
Vice President

Enclosures

STATTER HARBOR IMPROVEMENTS
PROJECT SCHEDULE

ID	Task Name	Start	Finish
1	NTP Final Design Phase	Wed 10/2/13	Wed 10/2/13
2	Geotechnical Analysis, Recommendations & Final Report	Mon 10/7/13	Fri 5/9/14
3	Topographic Survey and Base Map Preparation	Fri 11/22/13	Fri 1/17/14
4	35% Design Submittal	Mon 12/30/13	Fri 2/21/14
5	ADOT&PF Design Coordination Meetings	Mon 1/27/14	Fri 7/18/14
6	CBJ Review 35% Documents	Mon 2/24/14	Fri 3/7/14
7	Public Meeting - Prepare and Present	Mon 3/3/14	Thu 3/13/14
8	65% Design Submittal	Mon 3/3/14	Fri 4/18/14
9	CBJ Review 65% Documents & Public Mtg	Mon 4/21/14	Thu 5/29/14
10	ADOT&PF Driveway, ROW & Utility Permits	Mon 4/21/14	Fri 7/18/14
11	95% Final Design Submittal	Fri 5/30/14	Mon 7/7/14
12	CBJ Review 95% Documents	Tue 7/8/14	Fri 7/18/14
13	Stamped Bid Ready Contract Docs	Mon 7/21/14	Fri 8/15/14
14	Reproduce Plan Sets, Advertise & Open Construction Bids	Mon 8/18/14	Tue 9/16/14
15	Assembly Award, Contract, NTP for Construction Contract	Wed 9/17/14	Fri 10/10/14
16	Submittals, Material Fabrication & Delivery	Mon 10/13/14	Mon 8/10/15
17	Construct Sand Layer, Wick Drains & Instrumentation	Mon 10/13/14	Fri 11/28/14
18	Construct Temp MSE Wall and Surcharge Fill	Mon 12/1/14	Thu 5/14/15
19	Final Construction	Fri 5/15/15	Wed 6/1/16
20	Substantial Completion & Owner Occupy	Wed 6/1/16	Wed 6/1/16
21	Final Completion	Wed 6/1/16	Thu 6/30/16



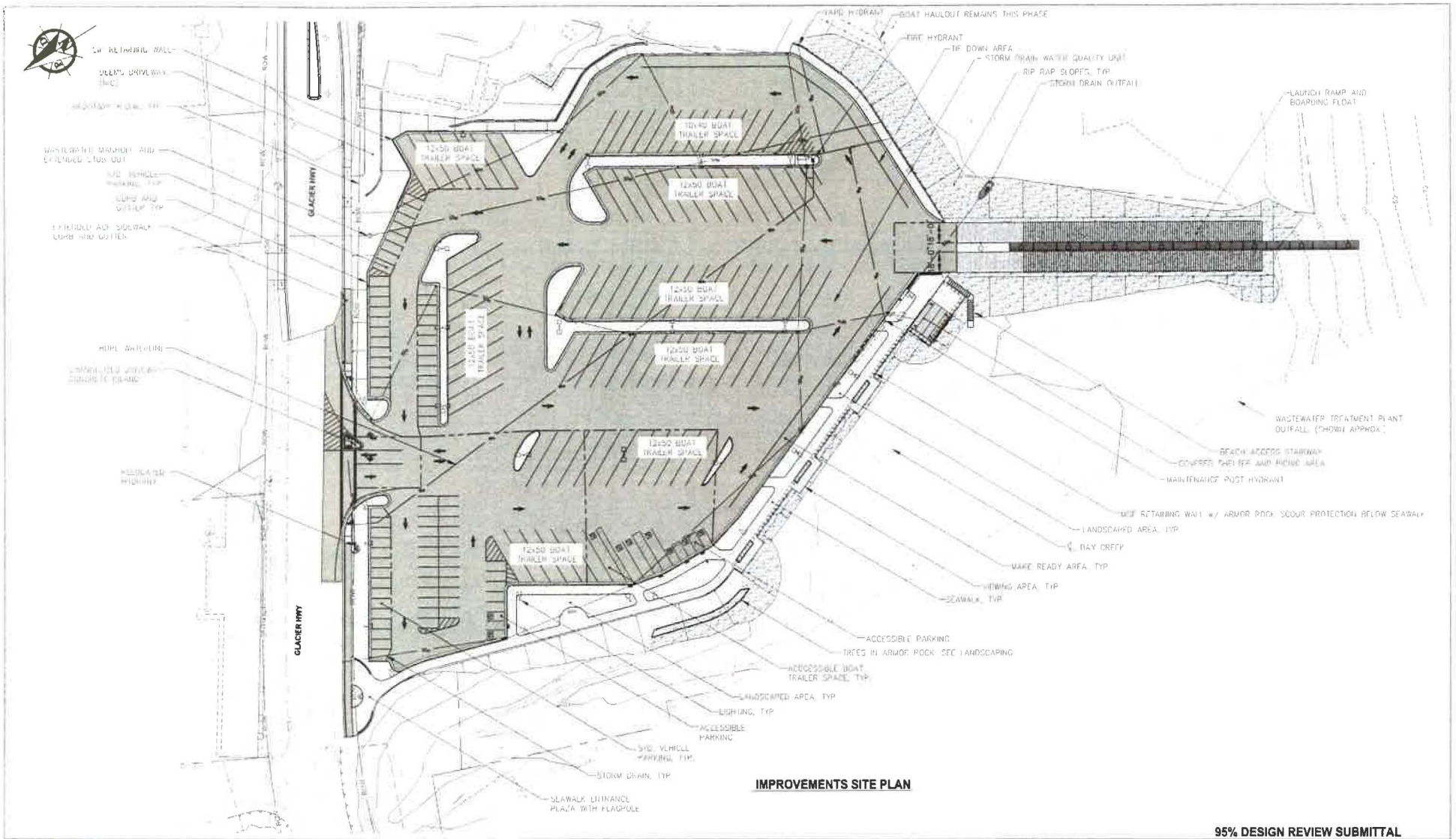
PKD No. 082015
June 23, 2015

Task	Rolled Up Split	External Milestone	Duration-only	Progress
Split	Rolled Up Milestone	Inactive Task	Manual Summary Rollup	Deadline
Milestone	Rolled Up Progress	Inactive Milestone	Manual Summary
Summary	External Tasks	Inactive Summary	Start-only
Rolled Up Task	Project Summary	Manual Task	Finish-only

STATTER HARBOR IMPROVEMENTS
DH14-001
ENGINEER'S ESTIMATE @ 95% DESIGN COMPLETION
Prepared by: PND ENGINEERS, INC.
July 7, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	8%	$756,296
1570.1	Erosion & Sediment Control	LS	All Req'd	$50,000	$50,000
2060.1	Demolition, Salvage & Disposal	LS	All Req'd	$30,000	$30,000
2201.1	Clearing & Grubbing	LS	All Req'd	$25,000	$25,000
2202.1	Waste Excavation	CY	4,500	$12	$54,000
2202.2	Usable Excavation	CY	20,000	$8	$160,000
2202.3	Mining Area Restoration and Road Cleaning Guarantee	CS	All Req'd	$10,000	$10,000
2202.4	Class A Shot Rock Borrow	CY	24,000	$26	$624,000
2202.5	Class B Shot Rock Borrow	TON	218,000	$11.50	$2,507,000
2202.6	Sand	CY	6,500	$25	$162,500
2204.1	Base Course Grading D-1	CY	3,800	$42	$159,600
2204.2	Base Course Grading A	CY	400	$42	$16,800
2205.1	Rip Rap Class II	CY	200	$40	$8,000
2205.2	Rip Rap Class III	CY	2,200	$40	$88,000
2205.3	Armor Rock	CY	1,600	$40	$64,000
2231.1	Plant Protection and Salvaging	LS	All Req'd	$5,000	$5,000
2301.1	Wick Drains	LF	200,000	$1.75	$350,000
2302.1	Staged Construction Monitoring	LS	All Req'd	$25,000	$25,000
2401.1	3-Inch HDPE Wastewater Pipe	LF	500	$60	$30,000
2402.1	Wastewater Manhole	EA	1	$5,000	$5,000
2402.2	Adjust Existing Wastewater Cleanout to Finish Grade	EA	1	$500	$500
2501.1	4-Inch CPP Storm Drain Pipe	LF	40	$40	$1,600
2501.2	18-Inch CPP Storm Drain Pipe	LF	2,000	$60	$120,000
2501.3	24-Inch CPP Storm Drain Pipe	LF	350	$80	$28,000
2501.4	4-Inch PVC Storm Drain Pipe	LF	30	$40	$1,200
2501.5	8-Inch PVC Storm Drain Pipe	LF	55	$50	$2,750
2502.1	Storm Drain Catch Basin	EA	15	$2,500	$37,500
2502.2	Storm Drain Manhole, Type I	EA	3	$4,500	$13,500
2502.3	Storm Drain Manhole, Type II	EA	1	$5,000	$5,000
2502.4	Storm Drain Water Quality Unit with 24-Inch Bypass	EA	1	$20,000	$20,000
2502.5	Storm Drain Outfall Structure	EA	1	$18,000	$18,000
2502.6	Trench Drain	EA	1	$10,000	$10,000
2502.7	Culvert Headwall	EA	1	$2,000	$2,000
2601.1	6-Inch HDPE Water Pipe	EA	650	$70	$45,500
2601.2	Water Services	LS	All Req'd	$5,000	$5,000
2601.3	Water Meter Enclosure with Components	LS	All Req'd	$35,000	$35,000
2602.1	Adjust Valve Box to Finish Grade	EA	2	$500	$1,000
2603.1	Furnish Fire Hydrant	EA	1	$2,500	$2,500
2603.2	Salvage and Paint Existing Fire Hydrant	EA	1	$2,000	$2,000
2603.3	Install Fire Hydrant w / Storz Connector	EA	2	$5,000	$10,000
2702.1	Construction Surveying	LS	All Req'd	$50,000	$50,000
2714.1	Geotextile Fabric, All Types	SY	10,000	$4	$40,000
2718.1	Signage	LS	All Req'd	$20,000	$20,000
2720.1	Painted Traffic Markings	LS	All Req'd	$25,000	$25,000
2726.1	Temporary Geotextile Wall	LS	All Req'd	$25,000	$25,000
2726.2	MSE Wall	SF	9,000	$100	$900,000

2801.1	AC Pavement, Type II-A, Class B, 3-Inch Thick	TON	3,750	$180	$675,000
2870.1	Site Furnishings	LS	All Req'd	$50,000	$50,000
2893.1	8'x320' Timber Boarding Float	LS	All Req'd	$350,000	$350,000
2896.1	Furnish and Install 12.75-Inch dia. Steel Pipe Pile	EA	8	$8,000	$64,000
2910.1	Planting Soils	CY	2,700	$50	$135,000
2920.1	Lawns and Grasses	LS	All Req'd	$10,000	$10,000
2930.1	Exterior Plants	LS	All Req'd	$140,000	$140,000
2970.1	Landscape Maintenance	LS	All Req'd	$30,000	$30,000
3301.1	Cast in Place Concrete Retaining Wall with Fence	SF	830	$100	$83,000
3302.1	Deems Concrete Block Wall	BLK	11	$700	$7,700
3303.1	6" Thick Concrete Seawalk on Grade	SY	850	$160	$136,000
3303.2	Cantilevered Concrete Seawalk, 11-Foot Wide	LF	165	$400	$66,000
3303.3	Curb and Gutter, All Types	LF	4,100	$38	$155,800
3303.4	Seawalk Entrance Plaza Planter, Seating Walls & Flagpole	LS	All Req'd	$30,000	$30,000
3303.5	Concrete Decorations	LS	All Req'd	$35,000	$35,000
3304.1	Cantilevered Concrete Vista Lookout Area with Planter	EA	3	$75,000	$225,000
3304.2	Beach Access Stairway with Rail	LS	All Req'd	$40,000	$40,000
3305.1	Boat Launch Ramp, Apron and Abutment	LS	All Req'd	$70,000	$70,000
3305.2	Boat Launch Ramp, Precast Concrete Ramp Planks	LS	All Req'd	$450,000	$450,000
5120.1	Seawalk Guardrail	LF	415	$250	$103,750
5120.2	Deems Driveway Curb and Guardrail	LS	All Req'd	$50,000	$50,000
11100.1	Soft Ground Instrumentation	LS	All Req'd	$150,000	$150,000
13121.1	Covered Shelter with 14-Inch Thick Cantilevered Concrete Slab	LS	All Req'd	$140,000	$140,000
13121.2	Covered Kiosk	LS	All Req'd	$12,500	$12,500
16000.1	Electrical - Power, Lighting & Security	LS	All Req'd	$450,000	$450,000
	ESTIMATED CONSTRUCTION COST				**$10,209,996**
	CONTINGENCY (5%)				**$510,500**
	AEL&P ELECTRICAL PRIMARY WORK				**$130,000**
	COMPENSATORY MITIGATION				**$330,000**
	SITE SURVEYS, GEOTECHNICAL INVESTIGATION, DOT/PF & ADEC PERMITS				**$60,000**
	FINAL DESIGN & CONTRACT DOCUMENTS				**$717,921**
	CONTRACT ADMINISTRATION & CONSTRUCTION INSPECTION				**$816,800**
	TOTAL RECOMMENDED PROJECT BUDGET				**$12,775,216**



IMPROVEMENTS SITE PLAN

95% DESIGN REVIEW SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	DSGN	CKD	APP

PND ENGINEERS, INC
9360 Glacier Highway, Ste 100
Juneau, Alaska 99801
Phone: 907.586.2093
Fax: 907.586.3065
www.pndengineers.com

DESIGN: TCB CHECKED: CRS
DRAWN: TCB APPROVED: CRS
SCALE: SCALE IN FEET 0 40 80 FT.
DATE: 7/7/14

CITY & BOROUGH OF JUNEAU, ALASKA
STATTER HARBOR IMPROVEMENTS
CONTRACT NO. DH14-014

SHEET TITLE: GENERAL IMPROVEMENTS OVERVIEW
PND PROJECT NO.: 0257015

1.05
SHEET 5 OF 76

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I				
Miscellaneous	In Progress		Staff	Shoreside Electrical
Auke Bay Loading Facility - Phase II				
Reporting	On-Going	Quarterly	Staff	Next report due Oct 31 (July, Aug, Sept)
Old Douglas Harbor Reconstruction				
Permitting	In Progress		ACOE	COE Permit Issued
Address Permit Conditions	In Progress		Staff	Monitoring Plan
Investigate Uplands Disposal	In Progress		Staff	Fish Creek Quarry
Review of 2007 95% Drawings	Hold		Staff	
Final Engineering and Design	Hold		PND	
Bid	Hold			
Construction	Hold	TBD		
Statter Harbor Launch Ramp				
Conveyance - DNR Property at Glacier Hwy	In Progress		R&M	Awaiting survey approval by DNR
DNR Tidelands Survey	In Progress			Awaiting survey instructions
Final Engineering and Design	In Progress		PND	Reviewing 95% Design
Bid	Hold	July/Aug 2014		
Construction	Hold		TBD	
Statter Harbor Moorage Improvements				
As-Built Drawings	In Progress		PND	Warranty work in progress
CT Staging Area Improvements - Phase I				
As-Built Drawings	In Progress		PND	Reviewing As-Built Drawings
CT Staging Area Improvements - Phase II				
Construction	In Progress	May 2, 2014	Miller Const. Co.	Punch List Items to be completed
Signs	In Progress		Staff	Awaiting Taxi signs
As-Built Drawings	In Progress		PND	
Port of Juneau Cruise Berths				
1% for Art	In Progress		Staff	Developing RFP
Prefabrication and Procurement	In Progress		Manson	
Submittal Review and Fabrication Inspection	In Progress		PND	
Construction	Hold	Sept 2015	Manson	
RFP for Vibration Monitoring Services	In Progress		Staff	RFP "On the Street" - Due Aug 6

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Port-Customs-Visitors Buildings				
As-Built Drawings	Complete		JYL	Final review by D&H
Cathodic Protection Replacement				
Final Engineering and Design	In Progress	Fall 2014	Tinnea	Awaiting final bid documents
Aurora Harbor Re-Build				
Pre-Construction Meeting	In Progress		NCS	28-Jul-2014
Construction	In Progress	Fall 2014		Submittal Review
Completion		Spring 2015		
Douglas Breakwater	Complete		ACOE	Awaiting final processing - CBJ Match Amount
Bridge Area - SeaWalk Planning	Hold			Coordination with Engineering
Alaska Marine Services Center	Hold			Coordinate with AKMX, Eng, P&R
Statter Harbor Passenger For Hire Float	Hold			Awaiting Funding
Statter Boat Haul-Out/Kayak Ramp	Hold			Awaiting full funding
Weather Monitoring System	In Progress		Staff	RFP "On the Street" - Due Aug 6
Periodic Maintenance Plan	Planning		Staff	Awaiting computer software
Archipelago Property Improvements	Planning		Staff	Awaiting Board Direction
DHS Security Grant	Planning			Planning scoping session
Statter C Float Repair	Complete		Trucano	Awaiting project close out
Seaplane Float Repairs	Complete		Trucano	Awaiting project close out
Norway Point Float Repairs	Construction		Silverbow	Awaiting materials
Auke Bay Breakwater Safety Improvements	Design		PND	