

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, August 27th, 2013

- I. Call to Order** (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**
- II. Roll Call** (Greg Busch, Kevin Jardell, Mike Peterson, Scott Spickler, and Tom Donek).
- III. Approval of Agenda.**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

- IV. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total).
- V. Approval of June 25th, 2013 Finance Committee Meeting Minutes.**
- VI. Items for Action.**

- 1. PND Engineer Contract Amendment for Construction Administration & Inspection –
Cruise Ship Staging Area Improvements (Phase II)
Presentation by the Port Engineer

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

- 2. PND Engineer Contract Amendment – Statter Harbor Launch Ramp Design
Presentation by the Port Engineer

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT MEETING

- 3. Legislative Grant Prioritization List
Presentation by Port Director

Committee Questions

Public Comment

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, August 27th, 2013

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

4. State of Alaska (Douglas Island Center Building) Request for use of Douglas Harbor Parking Lot
Presentation by Port Director

Committee Questions

Public Comment

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

VII. Items for Information/Discussion.

1. Southeast Alaska Land Trust (SEAL Trust) – Statter Boat Launch Mitigation Obligations/Next Steps
Discussion by the Port Director
2. Auke Bay Loading Facility Net Float – Option to Purchase
Discussion by the Port Director
3. Aurora Harbor Rebuild – Financial Considerations
Discussion by the Port Director
4. FY13 – Raw Fish Tax Revenue
Discussion by the Port Director

VIII. Staff & Member Reports.

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting September 24th, 2013 @ 5:00 pm in CBJ Room 224.

X. Adjournment.

CBJ Docks and Harbors Committee
Finance Meeting Minutes
For Tuesday, June 25th, 201

I. Call to Order

Mr. Kueffner called the Finance Committee Meeting to order at 5:05 p.m. in CBJ Room 224.

II. Roll Call

The following members were present: John Bush, Tom Donek, Scott Spickler, and Eric Kueffner.

Also in attendance were the following: Carl Uchytel – Port Director, Amy Mead – City Attorney, Mike Peterson – future board member.

III. Approval of Agenda

MOTION BY M . SPICKLER TO APPROVE AGENDA AND ASKED UNANIMOUS CONSENT.

Motion passed with no objection.

IV. Public Participation on Non-Agenda Items – None

V. Approval of the Finance Committee Meeting Minutes

Hearing no objection, the May 28th, 2013 Finance Committee Meeting Minutes were approved as presented.

VI. Items for Action

1. Tram Appraisal Methodology
Presentation by Port Director, Carl Uchytel.

Mr. Uchytel gave a brief overview of the letter that was attached to the June 25, 2013 finance agenda. The letter was sent to Goldbelt on May 10, 2013 regarding the hiring of a third independent appraiser to review the two different appraisal of the land leased for the Mount Robert's Tram. The third appraiser is to select one of the two original appraisals to help determine the lease price. Mr. Uchytel stated the letter offered five different appraisers that the city would agree to for a third appraiser's opinion. Mr. Uchytel also gave a brief description of the June 2, 2013 letter that Goldbelt responded with regarding a third appraiser. The Goldbelt letter rejected going to an independent third appraiser at this time until Docks & Harbors goes in to good faith negotiations for an actual amount for the increased rent and determining royalties. Goldbelt believes that there has not been good faith negotiations for actual amounts of the increase and also believes the royalty rent had been permanently dropped in 2006. Mr. Uchytel believes Docks & Harbors are at a complete impasse with Goldbelt.

Committee Questions

CBJ Docks and Harbors Committee
Finance Committee Meeting Minutes
For Tuesday June 5th, 01

Mr. Kueffner stated that the finance board advised Mr. Uchytel to send the letter regarding going forward with a third appraiser without going to the full board for recommendations. Mr. Kueffner referred to the Goldbelt letter and stated he believed that the Harbor Board has been engaged in good faith negotiations all along. Mr. Kueffner stated Mr. Uchytel thought it would be good have the city attorney, Amy Mead, come to the meeting regarding this issue.

Mrs. Mead stated she believes that there is not a meeting of the minds on the methodology used for the two different appraisals. The lease agreement requires under section 5.D.3 that the appraisers use a certain approach in valuing the land at its highest and best use. There is a different legal opinion on the meaning of the highest and best use between the CBJ appraisal and the Goldbelt appraisal. Mrs. Mead believes that the third appraiser would have to give a legal determination of which appraisal is valid and it would not be appropriate. Mrs. Mead recommends having Goldbelt get another appraiser that uses the city methodology to determine the rent. The city can set the base rent according to the lease language and Goldbelt could appeal to the city assembly if they desire. The assembly approved the lease language in the first place. Mrs. Mead also advised the board could meet with Goldbelt and see if both parties could meet and come to an agreement of the methodology used.

Mr. Kueffner stated he feels the Board has already tried all options to come to an agreement and Goldbelt responds with disagreement. Mr. Kueffner asked since Goldbelt has a written legal opinion, does that make a difference?

Mrs. Mead answered it could be persuasive.

Mr. Donek asked if we could request to have a written legal opinion for the Harbor's position.

Mrs. Mead answered she can provide a written legal opinion.

Mr. Uchytel asked what would the written legal opinion include?

Mr. Bush stated we do have all the legal opinion in our Harbor Board meeting minutes.

Mr. Donek said we will need to have the full board refreshed of the history.

Mr. Kueffner recommended we decide what to present to the full board regarding the lease rent.

CBJ Docks and Harbors Committee
Finance Committee Meeting Minutes
For Tuesday June 5th, 01

Mr. Bush stated we need to address the no royalty issue since it is not in writing.

Mr. Spickler requested a compilation of the meeting minutes from the staff.

Mr. Uchytel stated the lease is supposed to be looked at every three years, which has not been the case, to determine the rent and it has been at an impasse since 2011.

Public Comment

Mike Peterson – future board member – Douglas, AK

Mr. Peterson asked if it is in writing about the percentage of rent calculation being dropped from 10% to 8% & royalty being permanently dropped in 2006. And does the Port Director have the authority to negotiate the royalty rent out of the lease?

Mr. Kueffner answered the changes are not in writing and the city assembly wrote the lease and has the power to amend the lease. Docks & Harbors is supposed to administer the rent adjustment every three years and just collect the rent.

Dennis Watson – Juneau, AK

Mr. Watson advised he did all the research he could find in writing with the planning commission and the board. There is no document signed that proves the changes Goldbelt believes were permanent from 2006. The lease states there is a rent increase of every three years and Goldbelt should have come to the city regarding their rent increase and followed up with their obligations as a good tenant.

Committee Discussion/Action

Mr. Donek stated this is a city assembly and a planning commission lease and to stop any further delay we should go forward with our appraisal and go back to original lease.

Mr. Uchytel ask if we are moving forward with recommending the 10% of the rent calculation and the royalty rent based on what the original lease stated?

Mr. Donek answered yes.

CBJ Docks and Harbors Committee
Finance Committee Meeting Minutes
For Tuesday June 5th, 01

MOTION BY MR. DONEK TO SEND TO THE FULL BOARD WITH RECOMMENDATION TO USE THE ORIGINAL LEASE AND USE THE HORAN APPRAISAL TO DETERMINE BOTH THE GOLDBELT LEASE RENT AND THE ROYALTIES.

Mr. Bush seconded the motion. All were in favor.

2. Norway Point Beach Access Use Agreement

Presented by Port Director, Carl Uchytel

Mr. Uchytel advised he was approached by Jeremy Hansen from the Yacht club for permission to use the beach by Norway Point for the summer for catamarans. It would be an access user agreement allowing them to store the catamarans on the beach when not in use from April through October.

Mr. Uchytel used one half of the yearly skiff rate for a reasonable charge.

Committee Questions

Mr. Kueffner stated this is a great idea for working with the public.

Public Comment

Mr. Peterson – Douglas, AK

Mr. Peterson asked regarding the opening paragraph of the user agreement it did not specify only Norway Point? Are there other areas? Also, is there assumption that Docks & Harbors is not liable?

Mr. Uchytel answered it is only for Norway Point and this is just a draft and waiting for legal to approve.

Committee Discussion/Action

Mr. Kueffner stated it can add an indemnity clause if Mrs. Mead advises so.

Mr. Bush asked what does Docks & Harbors have for liability for moorage and launch agreements?

Mr. Donek answered there is none for the launch permits or the storage area at Norway Point. The only place we have insurance requirements is for floating vessels.

CBJ Docks and Harbors Committee
Finance Committee Meeting Minutes
For Tuesday June 5th, 01

MR. BUSH MOTIONED TO TAKE THE REQUEST TO THE FULL BOARD FOR APPROVAL OF THE NORWAY POINT BEACH ACCESS USER AGREEMENT WITH THE REDUCED SKIFF RATE AND ASKED FOR UNANIMOUS CONSENT.

Motion passed with no objection.

VII. Items for Information/Discussion

1. Taku Oil Letter

Mr. Uchytel advised this is just an FYI to the board regarding a letter to Taku Oil clarifying what the .05 cent per gallon fuel surcharge applies to. It is a fee for delivery and sale of fuel at the Auke Bay Loading Facility. Per regulations it does not apply to fuel being pumped in to a holding tank then delivered to other communities.

Mr. Kueffner agreed with the letter and stated maybe Docks & Harbors should be charging for the fueling of the holding tanks and bladders since the filling is at the ABLF.

Mr. Uchytel stated there is another section where Docks & harbors does receive compensation for freight fees instead.

Mr. Spickler said it should be left alone since the additional fee would be passed on to the remote communities.

VIII. Staff & Member Reports –

Mr. Spickler stated he contacted the CFO from Bartlett to assist and train Docks & Harbors staff with a software program for running budget reports. It would be a great value to monitor Docks & Harbors financial progress.

Mr. Uchytel asked for the name and contact people from BRH.

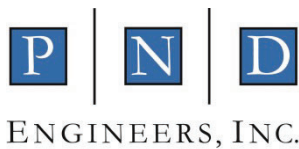
Mr. Kueffner stated this was his last meeting as the finance committee chair and it has been a great pleasure.

IX. Committee Administrative Matters

1. The Next Finance Committee Meeting is July 16th, 2013. (It was canceled, so the next meeting is August 27th, 2013)

X. Adjournment

1. The Finance Committee adjourned at 5:57 pm.



August 20, 2013

PND 102081.05

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

Subject: Cruise Ship Terminal Staging Area Improvements Phase II
Contract Administration and Inspection Services Proposal – Rev 1.

Dear Mr. Gillette:

PND Engineers, Inc. (PND) along with our local subconsultants: Haight Associates, Inc. (HAI), Wilson Engineering, Inc. (WEI), Jensen Yorba Lott (JYL) and Corvus Design, are pleased to provide this revised fee proposal for engineering services during construction of the Cruise Ship Terminal Staging Area Improvements Phase II. We have prepared the enclosed fee breakdown for the engineering tasks we anticipate based on our past experience with projects of a similar nature and the contract completion schedule. This proposal has been prepared following D&H review comments yet in advance of actual work schedule discussions with the CBJ's construction contractor.

Our proposal anticipates the Work will be completed within the contract completion schedule. We will cover onsite inspections, assuming one full time inspector working on average 50 hours/week covering one shift/day for 20 weeks. We have included budget for material testing of soil, concrete and asphalt. We have not included budget for double shift coverage. We will 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 normal uncertainties associated with the Contractor's performance, we propose to contract on a time and expenses (T&E) basis in accordance with our May 2013 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

A handwritten signature in blue ink, appearing to read 'Dick Somerville'.

Dick Somerville, P.E.
Vice President

Enclosures



PND Engineers, Inc.
Cruise Ship Terminal Staging Area Improvements - Phase II
Engineering Services Fee Proposal - August 20, 2013
Contract Administration and Inspection Services during Construction
PND Project No. 102081.05

Scope of Services

	PND Senior Engineer VII	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer IV	PND Tech V	PND Tech IV	WEI Principal Engineer	WEI Senior Engineer	Line Item Costs	Task Subtotal Costs
	\$180.00	\$130.00	\$110.00	\$100.00	\$105.00	\$90.00	\$155.00	\$115.00		
ANTICIPATED TASKS										
1. Project Management - Contract and subcontract agreements, direct subconsultants, PND/CBJ correspondence, administrative & clerical support	16					8	4			\$4,220
2. Prepare for & Conduct Preconstruction Conference, Prepare Minutes	4	2						2		\$1,210
3. Structural Submittal Reviews - concrete reinforcement, structural steel, railings and connection hardware.	4		24	8		2				\$4,340
4. Civil Submittal Reviews - upland improvements, water, drainage, concrete mix designs, grading plans.	4		16	24		4				\$5,240
5. Design assistance for scope changes, unanticipated site conditions, review proposed substitutions, coordination with utilities.	8		24	24	8	4				\$7,680
6. Attend weekly progress meetings with CBJ & Contractor	12		24							\$4,800
7. Project Engineering: On site construction inspections w/ daily reports & photos - assume 1 inspector on site 20 weeks at 50 hrs/wk through substantial completion, including special inspections for concrete and structural.	16	1000				16				\$134,320
8. Office Engineering: Project startup, C/A/CI file system, prepare & review contract correspondence, pay applications, change orders, RFI's, DCVR's, grade inspection assistance, materials testing & project meetings.	16						16	582		\$72,290
9. Substantial Completion Inspection & Prepare Final Punch List	4		4							\$1,160
10. Punch List Inspections through final completion & contract closeout documentation	4	80						80		\$20,320
11. Transfer contractor provided as-built data to electronic files	2		8		24					\$3,760
Total Estimated Manhours	90	1082	100	56	32	34	20	664		\$259,340
Estimated Third Party Expenses										
Haight & Associates										\$8,000
Corvus Design										\$8,030
JYL										\$1,765
Materials Testing										\$6,575
Misc. Expenses										\$2,500
										\$26,870
Total Estimated T&M Fee										\$286,210

Note: This budget assumes single construction shift, 20 weeks @ 50 hours / wk.



PND ENGINEERS, INC
STANDARD RATE SCHEDULE
EFFECTIVE MAY 2013

<u>Professional:</u>	Senior Engineer VII	\$180.00
	Senior Engineer VI	\$165.00
	Senior Engineer V	\$150.00
	Senior Engineer IV	\$140.00
	Senior Engineer III	\$130.00
	Senior Engineer II	\$120.00
	Senior Engineer I	\$110.00
	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
	Senior Environmental Scientist	\$105.00
	Environmental Scientist	\$90.00
	GIS Specialist	\$90.00
<u>Surveyors:</u>	Senior Land Surveyor	\$105.00
	Land Surveyor I	\$95.00
<u>Technicians:</u>		
	Technician VI	\$125.00
	Technician V	\$105.00
	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

WILSON ENGINEERING INC.

175 South Franklin Street, Suite 300, Juneau, Alaska 99801
(907) 586-2100, FAX (907) 463-4193, email: wileng@gcl.net

August 13, 2013

Mr. Dick Somerville, P.E.
P|N|D Engineers, Inc.
9360 Glacier Highway, Suite 100
Juneau, AK 99801

Re: Cruise Ship Terminal Staging Area Improvements – Phase II
Contract Administration & Inspection Services
Fee Proposal

Schedule of CA & Inspection Work: September 1, 2013 – June 30, 2014

Wilson Engineering will provide John Hollatz, P.E., CWI, as the Office Engineer and Field Inspector. John is certified as AK-CESCL, WAQTC AsTT, CTT, DTT, AkST, AWS-CWI, and ASNT-ACCP Level II to provide Construction Inspection duties, as required.

8/20/13
REV.

1. September 1, 2013 – September 30, 2013 (4 weeks)

John Hollatz: CA/Office start up, pre-con meeting, pre-construction photos, property owner notifications, submittals, correspondence, meetings

10 hrs/week x 4 weeks x \$115.00/hr =

Project meetings, inspection and reports

Jeff Wilson, P.E. – 4 hrs x \$155/hr =

~~\$ 4,600.00~~ 3680

\$ 620.00 620

~~\$ 5,220.00~~ 4300

Subtotal

2. October 1, 2013 – December 31, 2013 (12 weeks)

Office Engineer, weekly meetings grade inspections, testing, and reports

John Hollatz, P.E. – 20 hrs/week x 10 weeks x \$115.00/hr =

Project meetings, inspection and reports

Jeff Wilson, P.E. – 12 hrs x \$155/hr =

\$ 23,000.00

~~\$ 1,860.00~~ 1240

~~\$ 24,860.00~~ 24,240

Subtotal

3. January 1, 2014 – February 28, 2014 – WINTER SHUTDOWN (8 weeks)

Office Engineer,

John Hollatz, P.E. – 4 hrs/week x 8 weeks x \$115.00/hr =

\$ 3,680.00 ✓

4. March 1, 2014 – May 2, 2014 – Substantial Completion (8 weeks)

Office Engineer, weekly meetings grade inspections, testing, and reports

John Hollatz, P.E. – 40 hrs/week x 8 weeks x \$115.00/hr =

Project meetings, inspection and reports

Jeff Wilson, P.E. – 10 hrs x \$155/hr =

~~\$ 46,000.00~~ 36,800

~~\$ 2,480.00~~ 1240

~~\$ 48,480.00~~ 38,040

Subtotal

5. May 3, 2014 – June 30, 2014 – Final Completion & Project Closeout

Office Engineer, weekly meetings grade inspections, testing, and reports

John Hollatz, P.E. – 80 hrs x \$115.00/hr =

\$ 9,200.00 ✓

6. Project testing and expenses

16 sets - concrete strength tests (4 cylinders/test @ \$200/set) =

2 soil proctors x \$600/ea =

2 soil gradations x \$200/ea =

Nuclear Density gage =

Water Bact-Tee Test =

A.C. Pavement Oil Extraction, gradation, & Rice, 1 tests x \$700/ea. =

\$ 3,200.00

\$ 1,200.00

\$ 400.00

\$ 1,000.00

\$ 75.00

\$ 700.00

Subtotal

\$ 6,575.00 ✓

WILSON ENGINEERING INC.

*175 South Franklin Street, Suite 300, Juneau, Alaska 99801
(907) 586-2100, FAX (907) 463-4193, email: wileng@gcl.net*

TOTAL

~~\$98,015.00~~

86,035

✓ CRS,
PND

Sincerely,
Wilson Engineering Inc.



Jeffrey W. Wilson, P.E.
President



Corvus Design, Inc.
Attn: Christopher Mertil
 Anchorage: 907.222.2859
 Juneau: 907.988.9000
 www.corvus-design.com

Fee proposal						1-Aug-13
Client:	PND Engineers					
Project:	CSTSA- CA					
Contract Type:	Lump Sum					
	Personnel Type	Senior Principal	Principal Landscape Architect	Landscape Architect	Landscape Designer	Total Hours/ Total Fee
Task	Hourly Rate	\$155.00	\$145.00	\$115.00	\$85.00	
1.0 Construction Administration						
1.01 RFI & Change Order Responses		0	4	8	4	16
1.02 Review of Submittals, Shop Drawings		0	2	16	0	18
1.03 Landscape Inspections (including substantial and final) and Reporting		0	24	0	0	24
1.04 Meetings (4 @ 1 hours each)		0	4	0	0	4
1.0 Task Total Hours		0	34	24	4	62
1.0 Task Total Fee		\$0	\$4,930	\$2,760	\$340	\$8,030.00
1.0 Task Expenses						\$0.00
Fee Proposal Labor Totals						
Labor Total Hours		0	34	24	4	62
Labor Total Fee		\$0.00	\$4,930.00	\$2,760.00	\$340.00	\$8,030.00
Fee Proposal Expense Totals						
Expense Total						\$0.00
Fee Proposal Grand Total						
Grand Total Fee						\$8,030.00
Fee Notes:						
1) Additional deliverables, tasks, meetings and coordination beyond those outlined in this fee, and design aspects outside of scope, shall be considered additional services and shall be billed on a time and expenses basis or negotiated lump sum.						

DESIGN SERVICES PROPOSAL



CONSTRUCTION ADMINISTRATION

Project : CSTSA

STAFF:	Architect						Interior Design			Construction Manage			Drafter		Exec A	Cler A	ACC	TOTAL
	PMgr	A-III	A-II	A-I	Int III	Int II	ID-III	ID-II	ID-I	CM-III	CM-II	CM-I	D-II	D-I	EA	CA	A	
	\$160	\$125	\$110	\$100	\$95	\$85	\$140	\$110	\$85	\$120	\$95	\$90	\$85	\$75	\$80	\$40	\$85	
ARCHITECTURE:																		
Project Management	2																	
Pre-Construction Conf																		
Clarifications						3												
Submittal Review						4												
Testing/Inspection																		
RFIs/RFPs/CO'S						2												
Field Observations																		
2 @ 1 hours						2												
Substantial Compl Insp																		
1 @ 4 hours						4												
Final Completion Insp																		
1 @ 2 hours						2												
Close-out																		
Subtotal Hours	2	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	19
Subtotal Dollars \$	320	0	0	0	0	1,445	0	0	0	0	0	0	0	0	0	0	0	1,765

CONSULTANTS:

Civil Engineering
 Structural Engineering
 Mechanical Engineering
 Electrical Engineering
 Hazardous Materials Investigation
 Landscape Architecture

Subtotal \$0
 Overhead/Profit 10% \$0
 Total \$0

TOTAL CONSTRUCTION ADMINISTRATION SERVICES FEE \$1,765



CONSULTING
ELECTRICAL
ENGINEERS

MEMORANDUM

To: Dick

Date: 31 July 2013

From: Ben

H&A Job#: 137-80a

Regarding: Cruise Ship Terminal Uplands Phase II - Construction Services Fee

We look forward to supporting you with electrical engineering services for the upcoming construction of the Juneau Cruise Ship Terminal Uplands Ph II. We will include in our services the following tasks:

- Preconstruction meeting
- Submittal review
- RFI responses
- Progress meetings & inspections
- Substantial & final inspections
- Record drawings

We will invoice our work on a time and expense basis. I expect our total cost to be within a budget of \$8,000.

526 Main Street
Juneau, Alaska
99801

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



August 14, 2013

PND 082015

Mr. Gary Gillette, AIA
Port Engineer
CBJ Docks and Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Re: Statter Harbor Improvements
Engineering Services Fee Proposal – Final Design & Bid Phase

Dear Mr. Gillette:

PND Engineers, Inc. (PND) appreciates the opportunity to provide this fee proposal for engineering services on the Statter Harbor Improvements project. The scope of services under this proposal includes five tasks intended to move the project through final site investigations, ADOT/PF & ADEC permitting, final engineering designs, preparation of bid ready contract documents and bid phase assistance. Construction phase engineering services are not included in this proposal however can be negotiated at a future date following successful completion of the design and bid phases.

Scope of Improvements, Project Budget & Schedule

The scope of construction improvements anticipated under this proposal is illustrated in the enclosed drawing entitled *Statter Harbor Improvements, Proposed Project for Conditional Use Permit, dated June 10, 2013*. The work generally includes a new two lane boat launch ramp; boarding float; site expansion; paved parking areas for trailers and vehicles; a marine seawall; sea walk and other pedestrian access improvements; new highway access; water, sewer and storm drain utilities; electrical power and area lighting; landscaping & planting; covered shelter; and beach access stairway. Specific improvement items are listed in the attached preliminary budget estimate dated August 14, 2013.

The total project budget for this project is roughly \$12 million including construction, contingency and indirect costs. Design services are intended to commence in early September 2013 with the objective of being bid ready by May 2014.

Fee Proposal

PND will provide engineering services under five tasks and a detailed breakdown of the fees associated with each task is enclosed. A summary of the tasks and proposed fees follows.

Task	Task Description	Contract Method	Fee \$
1	Public Involvement Meetings, Topographic Survey, Final Geotechnical Report, DOT/PF & ADEC Permit Applications	T&E	\$57,740
2	35% Preliminary Design	FF	\$196,780
3	65% Design Development	FF	\$239,578
4	95% Final Design	FF	\$218,918
5	100% Bid Ready Documents & Bid Phase Assistance	FF	\$62,645
All	All Work Listed Above	As Shown	\$775,661

August 14, 2013

Page 2

Due to the inherent uncertainties in the level of service required to complete Task 1, PND proposes to perform this task on a time and expenses reimbursable basis utilizing our standard billing rates at time of service. The fees indicated in the breakdown shall not be exceeded without prior written authorization from the CBJ. PND proposes to complete Tasks 2 through 5 on a fixed fee basis for the scope of improvements outlined in the attached concept plan and budget estimate.

PND proposes to utilize Haight & Associates, Inc. for electrical engineering services and Corvus Design for landscape architecture. Together, we appreciate the opportunity to provide services to the CBJ on this important project. Thank you for reviewing the proposed scope, project budget, professional fees and schedule. Please let me know if we have perceived your needs appropriately for this project. We are available to commence immediately and look forward to working with the Docks and Harbors Department towards the successful completion of this exciting harbor project.

Sincerely,
PND Engineers, Inc. | Juneau Office

A handwritten signature in blue ink, appearing to read "Dick Somerville".

Dick Somerville, P.E.
Vice President

Enclosures



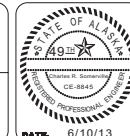
ENGINEERS, INC



DOCKS & HARBOR DEPARTMENT



DESIGN	BMI	CHECKED	CRS
DRAWING	PND	APPROVED	CRS
SCALE	SCALE IN FEET		
	0 60 120 FT		

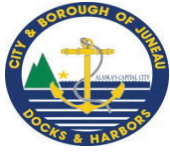


**CITY & BOROUGH OF JUNEAU
STATTER HARBOR IMPROVEMENTS**

**PROPOSED PROJECT FOR
CONDITIONAL USE PERMIT**

FIELD PROJECT NO. 082015 DATE FILE

2
SHEET
2 OF 2



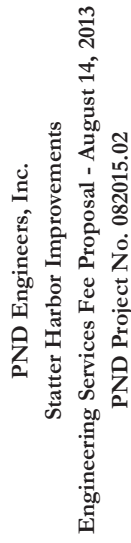
**STATTER HARBOR IMPROVEMENTS
BOAT LAUNCH FACILITY
PRELIMINARY BUDGET**



Prepared by: PND ENGINEERS, INC.

August 14, 2013

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	8%	\$662,440
2	Clearing & Grubbing	AC	2	\$7,500	\$15,000
3	Excavation	CY	15,000	\$12	\$180,000
4	Class A Shot Rock Borrow	CY	15,000	\$28	\$420,000
5	Class B Shot Rock Borrow	CY	95,000	\$20	\$1,900,000
6	Armor Rock Slope Protection	CY	4,000	\$40	\$160,000
7	Base Course	CY	3,250	\$50	\$162,500
8	AC Pavement, Type II, Class B, 3 Inch Thick	TON	3,000	\$170	\$510,000
9	Highway Access Improvements	LS	All Req'd	\$150,000	\$150,000
10	Parking Area Retaining Walls	SF	5,000	\$75	\$375,000
11	Curbs and Sidewalks	LS	All Req'd	\$150,000	\$150,000
12	Vista Lookout w/ Benches and Tables	LS	All Req'd	\$150,000	\$150,000
13	Safety Rail	LF	500	\$200	\$100,000
14	Covered Shelter	LS	All Req'd	\$100,000	\$100,000
15	Beach Access Stairway	LS	All Req'd	\$30,000	\$30,000
16	Painted Traffic Markings	LS	All Req'd	\$20,000	\$20,000
17	Signage	LS	All Req'd	\$25,000	\$25,000
18	Landscaping & Site Furnishings	LS	All Req'd	\$200,000	\$200,000
19	Storm Drain System	LS	All Req'd	\$150,000	\$150,000
20	Water & Sewer Utilities	LS	All Req'd	\$150,000	\$150,000
21	Boat Launch Apron & Abutment	LS	All Req'd	\$60,000	\$60,000
22	Boat Launch Ramp Planks	LS	All Req'd	\$500,000	\$500,000
23	Timber Boarding Float	LS	All Req'd	\$350,000	\$350,000
24	Boarding Float Anchor Piles	EA	6	\$8,000	\$48,000
25	Marine Seawall	LF	250	\$8,000	\$2,000,000
26	Area Lighting & Electrical Service	LS	All Req'd	\$300,000	\$300,000
27	Construction Survey Measurement	LS	All Req'd	\$75,000	\$75,000
ESTIMATED CONSTRUCTION COST					\$8,942,940
CONTINGENCY (10%)					\$894,294
COMPENSATORY MITIGATION					\$730,000
SITE SURVEYS, GEOTECHNICAL INVESTIGATION, DOT/PF & ADEC PERMITS					\$60,000
FINAL DESIGN & CONTRACT DOCUMENTS					\$737,793
CONTRACT ADMINISTRATION & CONSTRUCTION INSPECTION					\$737,793
TOTAL RECOMMENDED PROJECT BUDGET					\$12,102,819



Scope of Services										Task Subtotal
Task 1: Public Involvement Meetings, Topographic Survey, Geotechnical Report, DOTPF & ADEC Permits										
1. Project management: subconsultant contracts, correspondence & work sessions.	24									
2. Final Geotechnical Report - prepare final report with embankment and retaining wall design recommendations. No additional field investigations.	24				60		24	8		\$4,680
3. Topographic Survey & Basemap: Utility locates, DOT&PF Coordination in ROW, field survey & develop updated basemap for complete upland and intertidal improvement scope.	4				40	24		8		\$18,720
4. Three public meetings - prepare for and conduct presentations.	24				24	64		6	24	\$8,400
5. DOT&PF Driveway, Utility, Encroachment and Beautification Permits. DOT&PF coordination meetings and plan review. ADEC Stormwater discharge permit.	8				16	32		4	16	\$16,500
Total Estimated Manhours	84				140	120		22	56	\$8,440
										\$56,740
Estimated Third Party Expenses										
Misc Expenses	Reproduction and public involvement consumables									\$1,000
TOTAL ESTIMATED FEE TASK 1 (T&E)										\$1,000
										\$57,740



PND Engineers, Inc.
Statter Harbor Improvements
Engineering Services Fee Proposal - August 14, 2013
PND Project No. 082015.03

Scope of Services

Scope of Services	PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer V	PND Staff Engineer IV	PND Staff Engineer III	PND Tech V	PND Tech IV	PND CAD Designer V	Line Item Costs	Task Subtotal Costs
	\$180,00	\$165,00	\$130,00	\$110,00	\$105,00	\$100,00	\$95,00	\$105,00	\$90,00	\$95,00		
Task 2: 35% Preliminary Design												
1. Project management: correspondence, scheduling and work sessions	24				8				8			\$5,880
2. Demolition plan & material item summary.	2			4	12			4		2		\$2,670
3. Overall & enlarged site layout plans & survey control	8			40	60			16		12		\$14,960
4. Site grading and paving plans	8			40	40			16		8		\$12,480
5. Highway access improvements	4			16	8	12		4		4		\$5,320
6. Site typical sections - excavation & embankment	6			16	24	12		8		8		\$8,160
7. Shore protection - armor rock slope & scour reinforcement	2			4	16			4		4		\$3,280
8. Storm drain structures and piping	4			32	16	12		6		6		\$8,320
9. Water & sewer utilities	2			16	16	24		6		6		\$7,400
10. Curb, gutter & sidewalks	4			32	16			8		8		\$7,520
11. Parking area retaining walls	12	12	24	40	16	16		4		4		\$15,740
12. Marine seawall	32	60	40	24	8	8		16		12		\$27,960
13. Seawalk with vista lookouts	8	24	16	16	8			8		6		\$11,490
14. Safety guardrails	2	8	4	4	8	12		4		4		\$5,480
15. Covered shelter and beach access stairway	8		24	4	12			6		6		\$7,460
16. Signage & painted traffic markings	1			4	4			2		2		\$1,440
17. Boat launch apron and abutment	1			8	24			4		2		\$4,190
18. Boat launch ramp, concrete planks & timber sleepers	4			8	40			4		4		\$6,600
19. Timber boarding float and mooring piles	4	16		4	48			4		4		\$9,640
20. Landscape planters, planting and site furnishings coordination	1			24	4	16		4		4		\$5,640
21. Outline Specifications	4			4	8	8			4			\$3,160
22. Material quantity computations and cost estimate	2	2		12	12	4						\$3,670
Total Estimated Manhours	143	122	108	352	408	124		128	12	106		\$178,460

Estimated Third Party Expenses

Misc Expenses	Reproduction and consumables	\$1,000
Corvus Design	Landscape architectural design	\$11,670
Haight & Associates	Electrical Engineering	\$5,650
TOTAL FIXED FEE TASK 2 (FF)		\$18,320
		\$196,780



PND Engineers, Inc.
Statter Harbor Improvements
Engineering Services Fee Proposal - August 14, 2013
PND Project No. 082015.04

Scope of Services

Scope of Services	PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer V	PND Staff Engineer IV	PND Staff Engineer III	PND Tech V	PND Tech IV	PND CAD Designer V	Line Item Costs	Task Subtotal Costs
	\$180,00	\$165,00	\$130,00	\$110,00	\$105,00	\$100,00	\$95,00	\$105,00	\$90,00	\$95,00		
Task 3: 65% Design Development												
1. Project management: correspondence, scheduling and work sessions	20				8				8			\$5,160
2. Demolition plan & material item summary.	2			4	16			4		2		\$3,090
3. Overall & enlarged site layout plans & survey control	12			60	40			24		12		\$16,620
4. Site grading and paving plans	12			60	60			16		8		\$17,500
5. Highway access improvements	6			16	16	20		8		4		\$7,740
6. Site sections and details	12			24	24	24		16		8		\$12,160
7. Shore protection - armor rock slope & scour reinforcement	4			8	16			6		4		\$4,290
8. Storm drain structures and piping	6			40	32	16		12		6		\$12,270
9. Water & sewer utilities	4			16	16	24		8		6		\$7,970
10. Curb, gutter & sidewalks	8			32	24	16		8		8		\$10,680
11. Parking area retaining walls	12	16	32	40	24	16		8		4		\$18,700
12. Marine seawall	40	80	60	16	8	8		16		12		\$34,420
13. Seawalk with vista lookouts	12	24	24	8	8			8		6		\$12,370
14. Safety guardrails	4	8	4	4	8	8		4		4		\$5,440
15. Covered shelter and beach access stairway	8		24		8	4		6		6		\$7,000
16. Signage & painted traffic markings	2			4	8	8		4		2		\$3,050
17. Boat launch apron and abutment	4			4	24			6		4		\$4,690
18. Boat launch ramp, concrete planks & timber sleepers	6			12	48			8		4		\$8,660
19. Timber boarding float and mooring piles	6	16		2	40			8		8		\$9,740
20. Landscape planters, planting and site furnishings coordination	4			24	12	16		8		4		\$7,440
21. Preliminary Specifications	8			8	8	12			8			\$5,080
22. Material quantity computations and cost estimate	2	2	2	12	8	8						\$3,910
Total Estimated Manhours	194	146	146	394	456	180		178	16	112		\$217,980

Estimated Third Party Expenses

Misc Expenses	Reproduction and consumables	\$1,000
Corvus Design	Landscape architectural design	\$10,390
Haight & Associates	Electrical Engineering	\$10,208
TOTAL FIXED FEE TASK 3 (FF)		\$21,598
		\$239,578



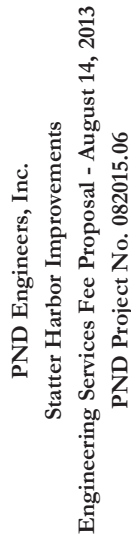
PND Engineers, Inc.
Statter Harbor Improvements
Engineering Services Fee Proposal - August 14, 2013
PND Project No. 082015.05

Scope of Services

Scope of Services	PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer V	PND Staff Engineer IV	PND Staff Engineer III	PND Tech V	PND Tech IV	PND CAD Designer V	Line Item Costs	Task Subtotal Costs
	\$180.00	\$165.00	\$130.00	\$110.00	\$105.00	\$100.00	\$95.00	\$105.00	\$90.00	\$95.00		
Task 4: 95% Final Design												
1. Project management: correspondence, scheduling and work sessions	24				8				8			\$5,880
2. Demolition plan & material item summary.	2			4	8			4		2		\$2,250
3. Overall & enlarged site layout plans & survey control	8			60	40			16		12		\$15,060
4. Site grading and paving plans	8			60	60			16		8		\$16,780
5. Highway access improvements	4			12	12	16		8		4		\$6,120
6. Site sections and details	8			24	24	24		16		8		\$11,440
7. Shore protection - armor rock slope & scour reinforcement	4			8	8			4		4		\$3,240
8. Storm drain structures and piping	4			32	32	16		8		4		\$10,420
9. Water & sewer utilities	4			12	12	16		8		6		\$6,310
10. Curb, gutter & sidewalks	6			24	16	16		8		4		\$8,220
11. Parking area retaining walls	8	12	24	32	16	16		8		4		\$14,560
12. Marine seawall	40	60	60	16	8	8		12		12		\$30,700
13. Seawalk with vista lookouts	8	24	24	8	8			8		4		\$11,460
14. Safety guardrails	6	8	4	4	8	8		4		4		\$5,800
15. Covered shelter and beach access stairway	12		16		8			6		6		\$6,280
16. Signage & painted traffic markings	2			4	8	4		2		2		\$2,440
17. Boat launch apron and abutment	2			4	24			4		2		\$3,930
18. Boat launch ramp, concrete planks & timber sleepers	8			8	40			8		4		\$7,740
19. Timber boarding float and mooring piles	8	12			40			4		8		\$8,800
20. Landscape planters, planting and site furnishings coordination	4			16	12	8		8		4		\$5,760
21. Land specifications & Bid Documents	16	6	8	8	8	16			16			\$9,670
22. Final bid quantities and Engineer's Estimate	8	2	2	16	8	8						\$5,430
Total Estimated Manhours	194	124	138	352	408	156		152	24	102		\$198,290

Estimated Third Party Expenses

Misc Expenses	Reproduction and consumables	\$1,000
Corvus Design	Landscape architectural design	\$9,080
Haight & Associates	Electrical Engineering	\$10,548
TOTAL FIXED FEE TASK 4 (FF)		\$20,628
		\$218,918



Scope of Services										Line Item Costs	Task Subtotal Costs
Task 5: 100% Bid Ready Documents & Bid Phase Assistance											
	PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer V	PND Staff Engineer IV	PND Staff Engineer III	PND Tech V	PND Tech IV	PND CAD Designer V	
	\$180,000	\$165,000	\$130,000	\$110,000	\$105,000	\$100,000	\$95,000	\$105,000	\$90,000	\$95,000	
Task 5: 100% Bid Ready Documents & Bid Phase Assistance											
1. Project management: correspondence, scheduling and work sessions	24				8	16			4		\$5,520
2. Address final scope and review comments from CB[	8	4	2	16		16		12		8	\$9,420
3. Conduct Internal QA Design Audit - plans, specs, calculations, cost estimate, schedule, bid documents	24	16	12	32	32	32		24	16	8	\$23,320
4. Prepare final stamped bid ready documents - plans & specs	8	8	4	16	16	16		8	8	4	\$10,260
5. Conduct prebid conference	3	3		3	3						\$1,680
6. Provide bidder responses and prepare addenda	8	4		8	8	8		4	2		\$5,220
Total Estimated Manhours	75	35	18	75	83	72		48	30	20	\$55,420
Estimated Third Party Expenses											
Misc Expenses	Reproduction and consumables										\$1,000
Corvus Design	Landscape architectural design										\$4,975
Haight & Associates	Electrical Engineering										\$1,250
TOTAL FIXED FEE TASK 5 (FF)											\$7,225
											\$62,645



PND ENGINEERS, INC
STANDARD RATE SCHEDULE
EFFECTIVE MAY 2013

<u>Professional:</u>	Senior Engineer VII	\$180.00
	Senior Engineer VI	\$165.00
	Senior Engineer V	\$150.00
	Senior Engineer IV	\$140.00
	Senior Engineer III	\$130.00
	Senior Engineer II	\$120.00
	Senior Engineer I	\$110.00
	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
	Senior Environmental Scientist	\$105.00
<u>Surveyors:</u>	Environmental Scientist	\$90.00
	GIS Specialist	\$90.00
<u>Technicians:</u>	Senior Land Surveyor	\$105.00
	Land Surveyor I	\$95.00
	Technician VI	\$125.00
	Technician V	\$105.00
	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



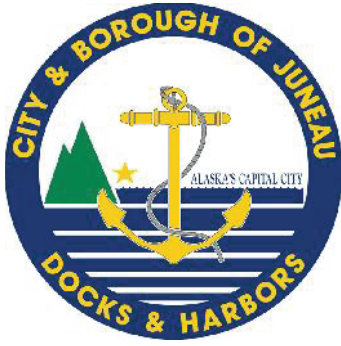
Corvus Design, Inc.
Attn: Christopher Merl
 Anchorage: 907.222.2859
 Juneau: 907.988.9000
 www.corvus-design.com

Fee proposal					1-Aug-13
Client:	PND Engineers				
Project:	Statter Harbor				
Contract Type:	Lump Sum				
	Personnel Type	Principal Landscape Architect	Landscape Architect	Landscape Designer	Total Hours/ Total Fee
Task	Hourly Rate	\$145.00	\$115.00	\$85.00	
1.0	35% Schematic Design				
1.01	Drawing Setup/Import Files	0	0	4	4
1.02	Coordination with Engineering	4	0	2	6
1.03	Refine Site Master Plan	16	8	0	24
1.04	Develop Schematic Landscape Plan	4	12	24	40
1.05	Presentation Rendering	2	8	8	18
1.06	Estimate	2	0	0	2
1.07	Public Meeting	4	0	0	4
1.08	Team Meetings (1 @ 2 hours each)	2	0	0	2
1.09	Project Management	2	0	0	2
1.0	Task Total Hours	36	28	38	102
1.0	Task Total Fee	\$5,220	\$3,220	\$3,230	\$11,670.00
1.0 Task Expenses					\$0.00
2.0	65% Design Development				
2.01	Landscape Plans & Details	8	16	32	56
2.02	Coordination with Engineering	4	0	2	6
2.03	Presentation Rendering	2	8	8	18
2.04	Update Estimate	2	0	0	2
2.05	Outline Specifications	4	0	0	4
2.06	Public Meeting	4	0	0	4
2.07	Team Meetings (2 @ 2 hours each)	4	0	0	4
2.08	Project Management	2	0	0	2
2.0	Task Total Hours	28	24	42	94
2.0	Task Total Fee	\$4,060	\$2,760	\$3,570	\$10,390.00
2.0 Task Expenses					\$0.00



Corvus Design, Inc.
Attn: Christopher Merl
 Anchorage: 907.222.2859
 Juneau: 907.988.9000
 www.corvus-design.com

	Personnel Type	Principal Landscape Architect	Landscape Architect	Landscape Designer	Total Hours/ Total Fee
Task	Hourly Rate	\$145.00	\$115.00	\$85.00	
3.0 95% Design					
3.01 Landscape Plans & Details		8	16	32	56
3.02 Coordination with Engineering		4	0	2	6
3.03 Update Estimate		2	0	0	2
3.04 Specifications		8	0	0	8
3.05 Meetings (1 @ 2 hours each)		2	0	0	2
3.06 Project Management		2	0	0	2
3.07 Quality Assurance/Quality Control		4	0	0	4
3.0 Task Total Hours		30	16	34	80
3.0 Task Total Fee		\$4,350	\$1,840	\$2,890	\$9,080.00
3.0 Task Expenses					\$0.00
4.0 100% Design					
4.01 Landscape Plans & Details		2	6	12	20
4.02 Coordination with Engineering		0	0	1	1
4.03 Final Estimate		1	0	0	1
4.04 Final Site and Landscape Specifications		4	0	0	4
4.05 Meetings (1 @ 2 hours each)		2	0	0	2
4.06 Project Management		1	0	0	1
4.07 Quality Assurance/Quality Control		2	0	0	2
4.0 Task Total Hours		12	6	13	31
4.0 Task Total Fee		\$1,740	\$690	\$1,105	\$3,535.00
4.0 Task Expenses					\$0.00
5.0 Bid Period Assistance					
5.01 Bid Period Assistance		4	2	4	10
5.02 Meetings (1 @ 2 hours each)		2	0	0	2
5.0 Task Total Hours		6	2	4	12
5.0 Task Total Fee		\$870	\$230	\$340	\$1,440.00
Fee Proposal Labor Totals					
Labor Total Hours		112	76	131	319
Labor Total Fee		\$16,240.00	\$8,740.00	\$11,135.00	\$36,115.00
Fee Proposal Expense Totals					
Expense Total					\$0.00
Fee Proposal Grand Total					
Grand Total Fee					\$36,115.00
Fee Notes:					
1) Fee includes single copy 8.5x11 and 11x17 hard copy reproduction and digital files. Additional reproduction shall be reimbursed on a time and expenses basis.					
2) Additional deliverables, tasks, meetings and coordination beyond those outlined in this fee, and design aspects outside of scope, shall be considered additional services and shall be billed on a time and expenses basis or negotiated lump sum.					
3) Travel delays and associated expenses shall be billed on a time and expenses basis.					



Port of Juneau

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

From: Carl Uchytel, Port Director
To: Docks & Harbors Board
Date: August 23, 2013
Re: Legislative Grant Priorities – FY15

Annually, the City Manager's Office asks for a prioritized list from CBJ Departments and Boards regarding potential State and Federal Funding Request for the following FY. Typically this request comes out in December. However, this year the City has requested the list be provided earlier to allow for the Governor to place in his budget prior to the legislative session commencing.

Attached are the two requests we provided last year. I recommend we resubmit the same projects.

#

Encl: Douglas Harbor Rebuild - \$3.5M
Aurora Harbor Rebuild - \$5M



Port of Juneau

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

Docks and Harbors Board FY 15 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 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 been working to acquire permits for the project. The current cost estimate \$8.5M.

Funds Requested (FY15)

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: The project is anticipated to be bid in 2014 with construction to begin in late 2014 or early 2015.

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

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



Port of Juneau

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

Docks and Harbors Board FY 15 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. PND Engineers performed a preliminary design in 2010 and an updated replacement cost in 2013. The cost is estimated to be \$22M for the entire facility.

Full funding is not at hand so the project will be phased. Phase I is estimated to be \$11M with money secured. This project 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 as far as funding in hand will allow.

Funds Requested (FY15)

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

Funds Already 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)

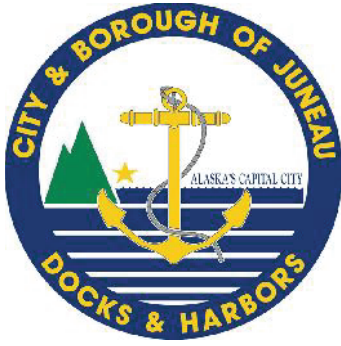
Funds Needed But Not Yet Received – \$11,000,000

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 some 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: Docks and Harbors began design in FY13 to be ready for the first phase of construction in 2014. The future projects can be phased as funding allows.

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 Uchtyl, CBJ Port Director 586-0294.



Port of Juneau

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

From: Carl Uchytel, Port Director

To: Docks & Harbors Finance Committee

Date: August 23, 2013

Re: State of Alaska (Douglas Island Center Building) Request for use of Douglas Harbor Parking Lot

Docks & Harbors has been approached by the State Leasing & Facilities Manager of the Department of Administration/Division of General Services to consider entering into a long term lease for privately owned vehicles. The request is for up to 40 privately owned vehicles to use the Douglas Harbor Parking Lot and/or adjacent street parking for an indefinite period. The ADF&G Building (aka Douglas Island Center Building) will be undergoing a construction project and the State anticipates additional personnel being assigned to this facility once complete. DIC Building currently has approximately 180 assigned employees with 95 available parking spaces (~20 parking spaces at the DIC and an additional 75 spaces in Douglas from three private sources). The average monthly parking space for the three privately owned lots is \$37, the highest leased lot is \$42/space per month.

In 2012, Docks & Harbors entered into multi-year, renewal agreement with ADF&G to permit 26 full size pick-up trucks to be parked at the Douglas Harbor from September to May for the sum of \$5000 per season. These vehicles typically are deployed to other SE Alaskan rural communities in the summer and are not operated while parked over the winter.

From July 18 to August 15th, I have been taking an inventory count of privately owned vehicles which are parked adjacent to Douglas Harbor. The daily average, including weekends, was 52 vehicles. The daily average, excluding weekends was 49. The peak number of 73 vehicles was recorded on Saturday July 28 and Sunday August 11 (Derby Weekend). The attached drawing suggests that approximately 118 spaces are available in the area which I surveyed. Because the Douglas Harbor lot is not paved, a conservative 10 feet width space is assumed (often 8 feet is used in parking space design). It is also assume that angled parking is not required (which is currently posted) which provides addition vehicular spaces.

The Docks & Harbors CIP/Operations Committee approved the request to allow up to 40 vehicles to park at Douglas Harbor at the August 22nd Meeting. A recommendation at the meeting was to approach the State for snow removal consideration. I have set up a meeting to consult with the State for next actions.