

CBJ DOCKS & HARBORS BOARD
AMENDED REGULAR BOARD MEETING AGENDA
For Thursday, September 30, 2010

- I. Call to Order (7:00 p.m. to 9:00 p.m.) in the **Room 224, City Hall.**
- II. Roll Call (Busch, Donek, Etheridge, Jardell, Jebe, Kueffner, Preston, Williams, Wostmann).
- 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 Previous Meeting Minutes.
Presented by the Committee Secretary

Public Comment

MOTION: TO APPROVE THE AUGUST 26, 2010 REGULAR BOARD MEETING MINUTES AS PRESENTED OR AMENDED.

Committee Discussion/Action

- VI. Items for Action.

- 1. Boat Shelter Sale – Aurora F-18

Presentation by the Finance Committee Chair

Public Comment

MOTION: TO NOT EXERCISE THE BOARD'S RIGHT OF FIRST REFUSAL ON THE PURCHASE OF A BOAT SHELTER AT AURORA F-18

Committee Discussion/Action

- 2. Statter Harbor Rebuild and DeHart's Marina Replacement Professional Services Contract Approval

Presentation by Finance Committee Chair

Public Comment

MOTION: TO APPROVE A CONTRACT WITH PND, INC. FOR PROFESSIONAL SERVICES RELATED TO THE REBUILD OF STATTER HARBOR AND THE REPLACEMENT OF DEHART'S MARINA IN AN AMOUNT NOT TO EXCEED \$50,000.

Committee Discussion/Action

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3. Auke Bay Loading Facility Phase 1 Close-out

Presentation by Finance Committee Chair

MOTION: TO RECOMMEND THE BOARD APPROVE THE CLOSE-OUT PLAN FOR THE AUKE BAY LOADING FACILITY PHASE I PROJECT AS PRESENTED BY THE PORT ENGINEER TO THE FINANCE COMMITTEE.

Public Comment

Committee Discussion/Action

4. Archipelago Property Purchase and Appraisal Review

Presentation by Finance Committee Chair

MOTION: TO AUTHORIZE STAFF TO NEGOTIATE THE PURCHASE OF PROPERTY FROM ARCHIPELAGO PROPERTIES FOR PUBLIC ACCESS AND OPEN SPACE PURPOSES ALONG THE DOWNTOWN WATERFRONT AS RECOMMENDED BY THE FINANCE COMMITTEE.

Public Comment

Committee Discussion/Action

5. Cruiseship Terminal Staging Area Design Contract Award

Presentation by Finance Committee Chair

MOTION: TO APPROVE A CONTRACT WITH PND, INC. FOR DESIGN OF THE CRUISESHIP TERMINAL STAGING AREA IN THE AMOUNT OF \$235,505 AND TO REQUEST THE ASSEMBLY APPROVE THE CONTRACT.

Public Comment

Committee Discussion/Action

VII. Items for Information/Discussion.

1. Juneau Port Construction Update

Presentation by Howard Lockwood

Committee Discussion/Action

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2. Statter Harbor Launch Ramp EA Update

Presentation by Port Engineer

Committee Discussion/Action

3. Discussion on Board Member Absences

Presentation by Board Chair

Committee Discussion/Action

VIII. Committee and Board Member Reports

1. Operations Committee Meeting –09/21/2010
2. CIP/Planning Committee Meeting – Cancelled
3. Finance Committee Meeting– 09/28/2010

IX. Assembly Liaison Report

X. Administrative Officer's Report.

XI. Port Engineer's Report

XII. Harbormaster's Report

XIII. Port Director's Report

XIV. Committee Administrative Matters.

1. Next Regular Board Meeting – October 28, 2010
2. Next Operations Meeting – October 19, 2010
3. Next CIP Meeting – October 21, 2010
4. Next Finance Meeting – All staff will be at Harbormaster's Conference on October 26, 2010
5. 2011 Meeting Schedule Discussion
6. Special Board Meeting for Cruise Dock Improvements 16B. Geotech Contract

XV. Adjournment.

MOTION: TO ADJOURN THE REGULAR BOARD MEETING.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, August 26, 2010

I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 7:00 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

The following members were present: Mr. Donek, Mr. Jardell, Ms Jebe, Mr. Kueffner, Mr. Busch, Mr. Williams and Mr. Preston.

The following member attended via teleconference: Mr. Wostmann.

Also present were the following: Mr. Stone – Port Director, Mr. Benner –Harbormaster and Mr. Gillette- Port Engineer.

III. Approval of Agenda.

Mr. Stone no changes

MOTION by Mr. Bush TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the July 29, 2010 Regular Board Meeting were approved as presented.

V. Public Participation on Non-Agenda Items.

Ms Rieser from Douglas Harbor complained about broken electric meter pedestals. The meters need to be fixed now. More meters are needed at the Harbor. There are 7 slips and only 6 meters.

Mr. Preston said the Harbor would be hearing from the board.

VI. Items for Action.

1. AEL&P Rate Hike

Mr. Stone said we are proposing to amend the shore power access fees adopted several years ago by 20% and adjust them so we recover what we anticipate the charges passed on to us by AEL&P taking into account their recent adjustment. This was presented at the last board meeting, brought to the hearing at the finance committee and Mr. Stone has not received any written comments.

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VI. Items for Action (continued).

Mr Kueffner stated he was concerned about people on non metered service being imposed these charges with no fault of their own.

Mr Stone stated this applies to anyone AEL&P would not establish an account with. This would apply if only to people without a meter.

Public Comments

Ms Reser stated this will make winter rate from October through April to be 180.00 a month for 30 amp service. She was under the impression that this was going to happen and be revenue neutral. The Harbor needs to go back to having the rate metered. Mr. Preston corrected the price will be 162.00 for a 30 amp service.

Board Comments

Mr. Jardell wanted to have back ground on revenue neutral brought out for the public to hear.

Mr. Stone past history recovery was 80% before AEL&P adjusted their rates. Other power circuits were 20% on Non-Revenue sources. We are adjusting 20% to provide for the 20% increase. We are not over charging for power being used. We are using an average rate. It is the best attempt for recovering the rate increase. Moorage rates covers all maintenance including replacing electrical pedestal replacements.

Ms. Jebe how many pedestals do we have? Discussion with John Stone on the Pedestals in the Douglas Harbor. Pedestals put in does not meet the tariffs required by state law. John stated the ultimate plan for Douglas to have new certified AEL&P meters installed with the new harbor plan.

Mr. Williams discussion on pedestals not meeting the tariffs. Mr Preston interrupted and suggested those questions should be coming from the Operations Committee.

MOTION by MR. JARDELL: HAVE THE REGULATION AS PRESENTED IN OUT PACKET BE FORWARDED TO THE ASSEMBLY FOR ADOPTION AND ASK FOR UNANAMOUS CONSENT.

Motion passed with 1 Objection

2. Dehart's Marina Rebuild Plans

Mr Williams addressed topics on Dehart's Marina Rebuild Plans.

55 year round vessels, 17 seasonal stall holders

\$7.5 million to rebuild.

Petro Marine needs to be moved to Statter Harbor toward breakwater end.

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VI. Items for Action (continued).

Advantages:

- More accessible fuel to vessels
- Less traffic
- Generate more revenue.

Other issues: Notify users of alternate arrangements
Reassign users to Statter?
Some stalls may not have power.
Firs come first serve open concept.
Verbal agreements
Is the rebuild reasonable?
No Tier 2 project has been granted State funding.

Mr. Stone would like to schedule a special board meeting with the Dehart's Marina patrons and have a discussions on what to do with the Marina in the event we have to shut it down before we have money to rebuild it. Mr Stone was asking for approval to get the meeting set up for later September or early October.

Public Comments

Mr. Watson stated he would like time to be able to do research before the meeting.

Mr. White stated he was very disappointed on the process and advertising. He feels there should be more consideration for the people that have been here.

MOTION by MR. JARDELL: DIRECT THE PORT DIRECTOR TO SET A SPECIAL BOARD MEETING WITH DEHART'S MARINA PATRONS FOR THE PURPOSE OF DISCUSSING THE REBUILD OF THE MARINA AND CONTINGENCY PLANS IN THE EVENT THE MARINA IS NOT REPLACED PRIOR TO THE TIME IT IS SHUT DOWN.

The motion passed without objection.

3. Aurora Harbor Rebuild

Mr. Williams reports \$17.1 million is the estimated cost by Docks & Harbors Staff to rebuild the Harbor. We applied for \$2 million this year with legislature plus with local match we have another \$2 million. So, we will have approximately \$4 million to rebuild on A & B flats. After that we need approximately \$13 million. We could apply for \$6.5 million from legislature and ask CBJ to put up a bond for the rest. We can apply for another \$5 million when match is available. More discussion.

Public Comment

Discussion on why Dehart's does not have funding available like Aurora Harbor.

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VI. Items for Action (continued).

Mr. Watson commented qualifier for Tier I would be Statter Harbor and explained how that worked.

MOTION by Mr. WILLIAMS: TO INFORM THE ASSEMBLY THAT AURORA HARBOR IS REACHING THE END OF ITS USEFUL LIFE AND ITS REPLACEMENT COST IS ESTIMATED AT \$17.1 MILLION. THE BOARD HAS REQUESTED THE STATE HARBOR GRANT IN THE AMOUNT OF \$2 MILLION DOLLARS THAT WILL BE ACTED ON BY THE LEGISLATURE THIS WINTER. THE GRANT WILL BE MATCHED WITH THE BOARDS REMAINING RESERVED FUNDS. SINCE ADDITIONAL FUNDS NEEDED TO COMPLETE THE REBUILD, ESTIMATED AT \$13.1 MILLION IN 2010, HAVE NOT BEEN IDENTIFIED AND ARE NOT READILY AVAILABLE, THE BOARD WILL NEED FINANCING ASSISTANCE.

The motion was approved by unanimous consent.

4. Terminal Restroom Study

Mr. Williams stated we need more restrooms in the downtown area. Brought to board from CIP. Requesting to have a Restroom study done.

Discussion and comments between board members

MOTION by MR WILLIAMS: TO APPROVE CONTRACT AMENDMENT TO JENSEN YORBA LOTT, INC. IN THE AMOUNT OF \$13,695.00 TO PREPARE NEEDS ANALYSIS, DESIGN CONCEPTS AND COST ESTIMATES TO PROVIDE ADDITIONAL PUBLIC RESTROOMS IN THE CRUISE SHIP TERMINAL AREA.

Motion passes as presented by unanimous consent.

VII. Items for Information/Discussion.

There was none

VIII. PRAC Representative Report.

There was none.

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IX. Committee and Board Member Reports.

1. Operations Committee Meeting- August 17th, 2010

Ms Jebe reported they had an election on the New Vice Chair Greg Busch. Consideration of terminal operator agreement. Long Shoremen were having issues with lightering tie up. Discussion on boats at Auke Bay commercial loading facility are tied up that have to be moved by our staff. Decided to wait and see if current regulations will cover the costs. Need a better plan for Norway Plan. Seeking proposal for a study. They are going to check with Law department about vendors having more than 1 permit.

2. CIP/Planning Committee Meeting – August 19th, 2010

Mr. Williams said they have a wish list Aurora Harbor reconstruction, Aurora Harbor vehicle access improvements, Aurora Harbor area intersection improvements and North Douglas area launch ramp. Fishermen had concerns about the proposed cruise ship dock.

3. Finance Committee Meeting – August 24th, 2010

Mr. Kueffner only thing dealt with was AEL&P. Recovery costs of the new increase at AEL&P.

X. Assembly Liaison Report

Ms Danner with City and Borough Assembly reported the Assembly cited an ordinance to increase water and waste water 10% for remainder of FY11 and 7% in FY12.

XI. Administrative Officer's Report.

There was none.

XII. Port Engineer's Report.

Mr. Gillette's report was included in the packet.

XIII. Harbor Master's Report.

Mr. Benner said Mr. Jason Maroney wanted Harbor bill taken care of. He has defaulted on the agreement each month. We are moving forward to have his vessel impounded. He is currently \$3,000.00 in arrears and over \$5,000 in arrears over all. He was made aware if he defaulted on that agreement the vessel would be impounded.

Over 1,000 Crab were dumped in Harris Harbor. The person has been caught. These will have to be removed.

Aurora Harbor working with Law enforcement about drug trafficking. Felony charges have been brought against a person.

Non-Moving letters were sent out.

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XIII. Harbor Master's Report (continued)

In touch with the state about the Graffiti on the bridge. The State responded they are aware of the Graffiti and they will take care of.

6 Douglas Harbor meters have not worked properly since they've been installed. Anchor and Chatham came and looked at them, there is no digital meter that meets code. Jelly meters need to be installed and all the electric needs to be redone. We are looking into when the Douglas Harbor is rebuilt

XIV. Port Director's Report.

Mr. Stone said we will look into Ms Rieser's complaints on the meters in the Douglas Harbor.

XV. Committee Administrative Matters.

A. Meeting Calendar for September 2010.

Operations Committee Meeting – September 21, 2010

5:00 p.m. at the Aurora Harbor Office might be cancelled or postponed

CIP/Planning Committee Meeting – September 23, 2010

5:00 p.m. in the CBJ Assembly Chambers might be cancelled or postponed

Finance Committee Meeting – September 28, 2010

5:00 p.m. in the CBJ Meeting Room #224 might be cancelled or postponed

Regular Board Meeting – September 30, 2010

7.00 p.m. in the CBJ Assembly Chambers

Discussion about Board Members that are going to be out of town.

XVI. Adjournment.

MOTION by MR. KUEFFNER : TO ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

The motion passed without objection.

The Regular Board Meeting adjourned at 8:25 p.m.

John Stone

From: mary marks [dragonfly@acsalaska.net]
Sent: Tuesday, September 14, 2010 4:18 PM
To: John Stone
Subject: Re: Sale of boathouse Aurora F-18

John,

Thanks for the info. The asking price is \$28,000. The assessed value is \$30,500.

Mary

----- Original Message -----

From: John Stone
To: mary marks
Sent: Tuesday, September 14, 2010 1:17 PM
Subject: RE: Sale of boathouse Aurora F-18

Mary,

The actual regulation concerning boat house sales follows:

(f) *Boat shelter sales.* Reserved moorage status within a boat shelter may transfer between the seller and buyer of a boat shelter. In order to transfer the reserved moorage status within a boat shelter, the owner of a boat shelter shall inform the Port Director of the owner's desire to sell a shelter before offering the shelter for sale to the general public. The Docks and Harbors Board has the first right of refusal to purchase the shelter at fair market value. If the Board does not exercise its first right of refusal within 30 days after notice, the owner may offer the shelter for sale to the general public. If the owner sells the shelter without informing the Port Director and allowing the Docks and Harbors Board its first right of refusal, the reserved moorage within the shelter will not transfer to the buyer. This subsection does not allow an inappropriately sized vessel to be assigned reserved moorage space within a boat shelter.

You will need to get me what you consider to be the fair market value, usually the sale price, and I will run it by the Board on September 30 at their regular meeting. They have never bought one so I do not expect them to match the offer. You should have an answer the morning of October 1.

Call me at 586-0294 if you have questions.

John

From: mary marks [mailto:dragonfly@acsalaska.net]
Sent: Tuesday, September 14, 2010 12:42 PM
To: John Stone
Subject: Re: Sale of boathouse Aurora F-18

Hi John,

Yes, we have an offer that is acceptable.

When will we be able to proceed with the sale?

Thanks,

Mary

----- Original Message -----

From: John Stone

To: mary marks

Sent: Monday, September 13, 2010 2:20 PM

Subject: RE: Sale of boathouse Aurora F-18

Thanks Mary,

I will let the Board know this month. The harbor regulations give the Board a first right of refusal. Do you have an offer or asking price?

John

From: mary marks [mailto:dragonfly@acsalaska.net]

Sent: Monday, September 13, 2010 10:29 AM

To: John Stone

Subject: Sale of boathouse Aurora F-18

Mr. Stone,

This is to inform the Harbor Board of the impending sale of the boathouse at Aurora F-18.

Thom Grogan



ENGINEERS, INC.

September 23, 2010

PND 10J084

John Stone, P.E.
Port Director
CBJ Docks & Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Subject: Statter Harbor Moorage Improvements
Preliminary Engineering Services

Dear Mr. Stone:

PND is pleased to provide this proposal for preliminary engineering services on the Statter Harbor Moorage Improvements project. We have been working with the CBJ Docks and Harbors Department (D&H) on the planning of this project for the last seven years. We conducted a condition assessment of the municipal moorage facilities in 2003, DeHarts Marina assessment in 2004, conceptual moorage replacement designs in 2005, extensive boat launch and upland reconfiguration options since 2008 and this summer completed scientific habitat studies and topographic/bathymetric surveys of the harbor as part of the ongoing NEPA EA process. All this work is relevant to the current objectives of refurbishing the existing moorage facilities while planning for the replacement of DeHarts.

Earlier this month, PND met with D&H staff on site at Statter to review the development objectives for this project. We walked the floats and discovered additional damage on the existing moorage facility since our 2003 condition assessment. We discussed new alternatives for moorage expansion extending from the existing Headwalk Float as well as from A Float in addition to possible locations for a new fuel float. We reviewed the original anchor chain design documents and discussed the difficulties with attaching new chains to concrete block anchors potentially buried in sediments. Further, we discussed the technical complexities involved with attaching new moorage floats to the existing post tensioned and anchored concrete float system. Specialized new float modules may be required at critical float intersections and anchor terminations. This combination of factors requires further assessment of the various repair and moorage expansion options and selection of a preferred alternative by the CBJ before final design and contract documents can be prepared.

The intent of this initial proposal is to perform several preliminary engineering tasks to confirm the final scope of facility improvements. To accomplish this, PND has engaged Haight and Associates to assist with electrical power and lighting system options. Echelon Engineering will provide a deep dive (120') inspection on several anchor chains. Completion of these initial tasks will provide the necessary information to scope the work and will allow the CBJ to move forward rapidly with the final design and permitting phases of the project.

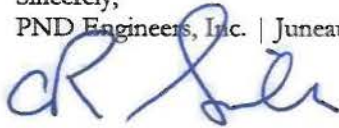
The following budgets are proposed on a T&M basis to allow some flexibility to address issues and concerns as they arise during the assessment and alternatives process.

Tasks and Estimated Budgets

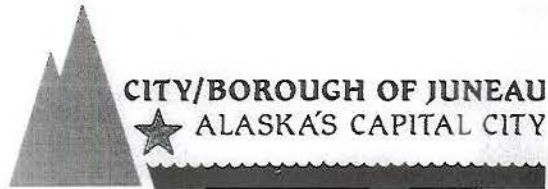
Task	T&M Budget
1. Perform structural field condition assessment update on existing concrete moorage system, wave attenuator and main gangway.	\$10,000
2. Analyze existing post tensioned and anchored moorage design with Intermediate Tensioning Units (ITU), anchor well floats, anchor chain terminations and float to float connections. Prepare recommendations for repairs and/or replacement.	\$10,000
3. Perform one day deep dive inspection with photos and report on a representative sample of anchor chains and terminations.	\$5,000
4. Perform electrical condition assessment on existing power and lighting utilities. Prepare concept level options and cost estimates for addressing deficiencies with existing system and providing service to new float expansion.	\$10,000
5. Prepare final repair scope recommendations for existing moorage systems. Prepare concept level design layout options and cost estimates for new moorage replacement and expansion alternatives extending from existing Headwalk Float and Float A. Assist CBJ in formulation of a Preferred Alternative and prepare final design proposal.	\$15,000
Total Estimated T&M Budget	\$50,000

This work will be performed on a T&M basis utilizing 2010 Standard Billing Rates for all firms. We will not exceed the total contract amount without the CBJ's written authorization. Thank you for reviewing our proposal and please contact me with any modifications you feel are necessary to better serve your immediate needs. We look forward to proceeding with this work with the goal of completing it within 90 days of receiving NTP. Feel free to contact me if you have any further questions regarding these matters.

Sincerely,
PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E.
Vice President



City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau

To: DeHart's Marina Patrons
CC: 
From: Jim Preston, Chair of the Docks and Harbors Board
Date: September 23, 2010
Re: Future of Dehart's Marina

There are a lot of rumors flying around concerning the future of DeHart's Marina. I am sending this letter so you know where the Board is at concerning DeHart's.

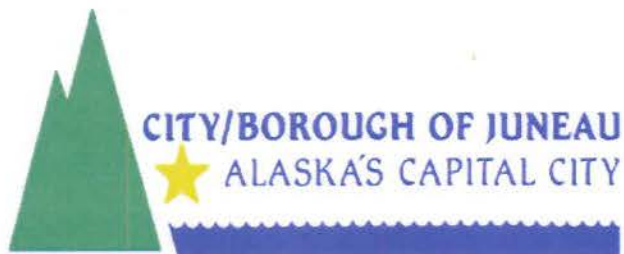
At our regular meeting of August 26, 2010, we directed the Port Director to set-up a meeting with the patrons to discuss the future of Dehart's Marina. We are doing this because the marina is at the end of its useful life and something needs to be done before it becomes a public safety issue.

The Port Director is in the process of assembling information on how we can replace the marina, how much it would cost, and what would happen if we don't have enough money to completely replace it before it becomes a public safety hazard. The Port Director expects to have this information by the start of the New Year. At that time, we will send it to you and let you know when we plan to have a special meeting for the purpose of discussing it.

Despite what you may be hearing, I want to emphasize that the Board has not made any decisions concerning closure of the marina nor is it predisposed to a particular course of action. Our action at the August meeting was to begin a public process for developing a detailed replacement plan.

You are welcome to contact me or any of the other Board members. Our contact info is on the CBJ webpage at <http://www.juneau.org/harbors/board.php>.

On behalf of the Docks and Harbors Board, I want to thank you for your continued patronage to the Juneau Docks and Harbors Department.



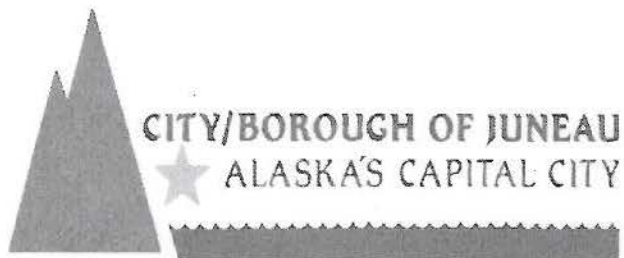
City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau MEMORANDUM

To: CBJ Harbor Board
From: Gary Gillette, Port Engineer
Date: September 9, 2010
Re: Auke Bay Loading Facility - Phase I - Contract Close Out

The Auke Bay Loading Facility - Phase I is complete and final paperwork is ready for close out. Following is a summary of the contract amount with change orders resulting in the amount needed in order to make final payment to the contractor. The amount needed is greater than currently in the account thus it is recommended that the difference be transferred from the retained earnings account in order to close out this phase of the project.

Original Contract Amount	\$7,076,664.00	
Change Order No. 1	\$604,000.00	Additional Fill Area
Change Order No. 2	-\$127,727.79	Pile splices, approach dock modifications, less fill material
Change Order No. 3	\$12,729.11	Misc. field modifications
Change Order No. 4	\$61,950.00	Fill adjustment based on final records
Final Contract Amount	\$7,627,615.38	
Amount Paid to Date	\$7,484,071.21	
Amount Owed	\$143,544.17	
Amount in Account	\$16,711.62	
Amount Needed to make final payment to contractor	\$126,832.55	
Recommended amount of transfer to cover final payment and administration costs	\$130,000.00	Transfer from retained earnings



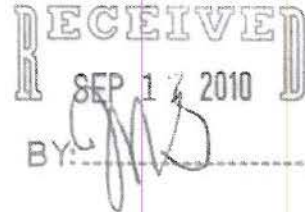
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155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau MEMORANDUM

To: Docks and Harbors Board
From: Gary Gillette, Port Engineer
Date: September 27, 2010
Re: Transfer Request

The Auke Bay Loading Facility-Phase I project is complete and ready for final close out. There is insufficient funding in the account to make final payment to the contractor thus staff recommends funds be transferred from the Harbors Fund Balance to cover the shortfall. The proposed transfer is shown in the following table.

From Account	Project	Amount	Source
Harbors Fund Balance		\$130,000	Harbors Fund Balance
To Account	Project	Amount	
H354-74	Auke Bay Loading Facility - Phase I	\$130,000	



ARCHIPELAGO PROPERTY LLC
ONE SEALASKA PLAZA, SUITE 300
JUNEAU, AK 99801

TELEPHONE: 907-586-1400

FAX: 907-586-3065

September 17, 2010

John Stone, Port Director
City & Borough of Juneau
Docks & Harbors Department
155 South Franklin Street
Juneau, AK 99801

Re: Archipelago Properties/Sidewalk and Right-of-Way Expansion

Dear Mr. Stone:

The purpose of this letter is to confirm on behalf of Archipelago Properties LLC, that we have received the partial-taking appraisal from Alaska Appraisal Associates, Inc., dated September 3, 2010. Archipelago is prepared to proceed with negotiations with the CBJ Docks & Harbors Department using the appraisal results as a starting point.

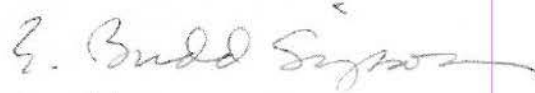
In order to facilitate the transaction between Docks & Harbors and Archipelago, we request that you provide a specific statement of the amount of property you would propose to acquire for right-of-way expansion and public space, plus a drawing of the proposed location of such acquisitions and listing of any other conditions or concerns on the part of Docks and Harbors.

From Archipelago's perspective, we will develop a listing of any other conditions or covenants we would propose as part of the transaction, such as continuing access for utilities or other similar easements or interests in favor of the remaining property that might be affected by the acquisition. I will provide a similar request to the CBJ Engineering and Lands Department in the context of their interest in acquiring additional property for their proposed sidewalk widening project.

John Stone
September 17, 2010
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I look forward to working with the Docks and Harbors Department to complete this transaction as quickly as possible.

Sincerely,
ARCHIPELAGO PROPERTIES LLC.

A handwritten signature in cursive script, reading "E. Budd Simpson". The signature is written in dark ink and is positioned above the printed name.

E. Budd Simpson, Manager



September 14, 2010

PND 10J072

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

Re: Cruise Ship Terminal Staging Area
RFP No. DH10-749

Dear Mr. Gillette:

PND Engineers, Inc. (PND) is pleased to provide this revised fee proposal for the Cruise Ship Terminal Staging Area project. The scope of services under this proposal includes surveying, geotechnical investigations, permitting, work sessions, preliminary design, final design, bid ready contract documents and bid phase services. Construction phase services will be negotiated at a future date following successful completion of the design phase.

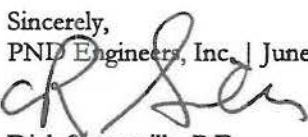
The scope of construction improvements anticipated under this proposal is illustrated by the enclosed drawing entitled "Preferred Concept Revised" dated June 4, 2010 with markups and the accompanying planning level budget dated August 18, 2010. We do not anticipate significant changes to this plan since the project has already been vetted through the public process however we recognize that minor changes may be required to fine tune some areas of the layout.

Enclosed please find a detailed breakdown of PND's fixed price proposal to complete the work described along with backup from each of our subconsultants. A summary of the anticipated tasks and fees follows.

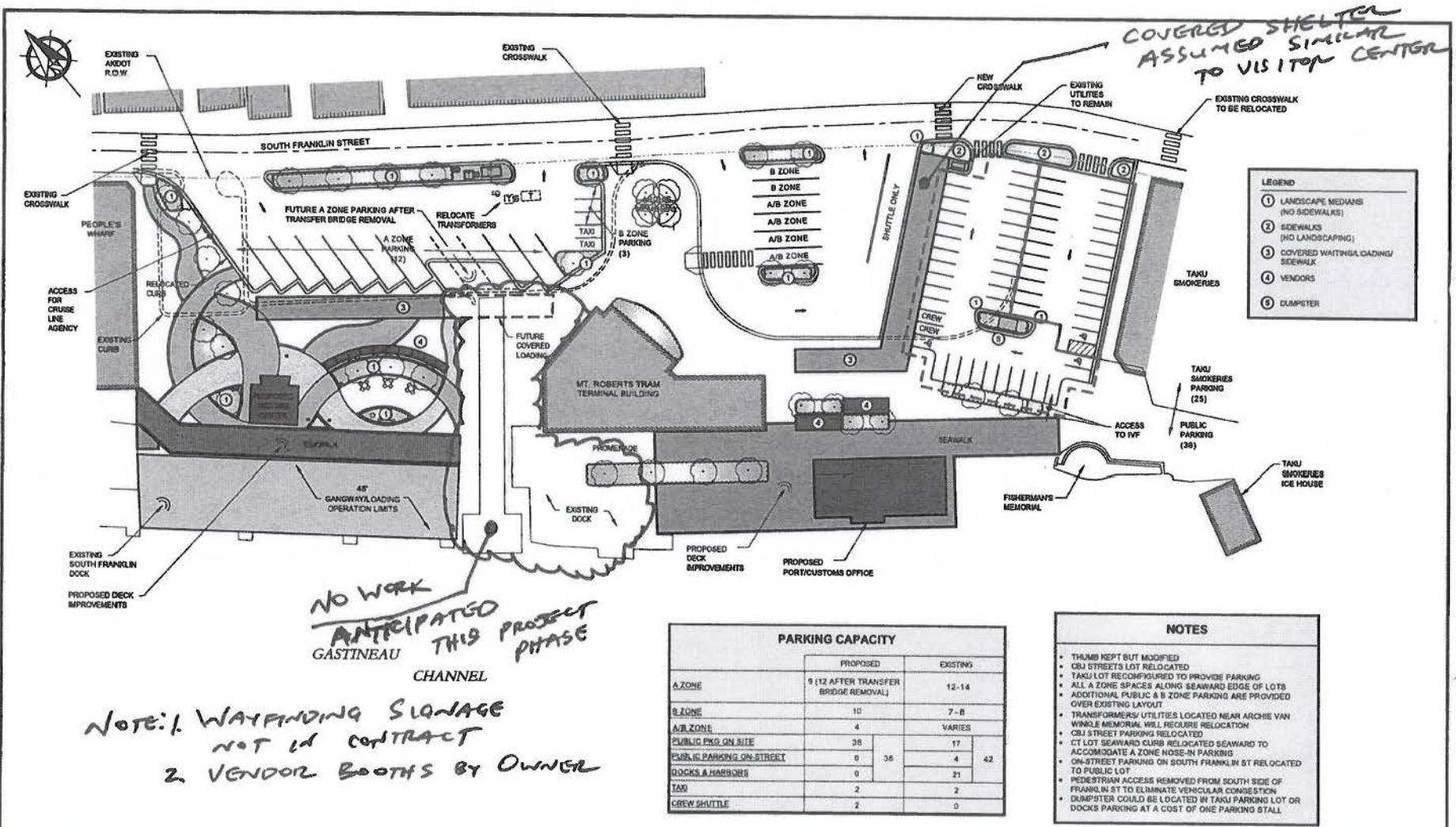
Task	Description	Fixed Fee
1	Pre-design: project management, survey & geotech site investigations, work sessions, schematics, permitting	\$44,420
2	Preliminary design submittal: 65% plans, specs and cost estimate	\$ 55,500
3	Final design submittal: 65% plans, specs and cost estimate	\$ 42,310
4	Bid ready contract documents	\$ 11,840
5	Bid phase assistance	\$ 3,510
6	Subconsultants: JYL, Corvus, Haight & Assoc, Denali Drilling	\$ 77,925
Total		\$235,505

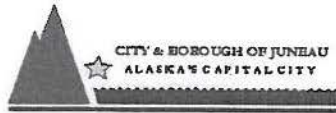
The PND Team appreciates the opportunity to provide engineering services on this important project. Thank you for reviewing our fee proposal and let me know if we have perceived your needs for this project.

Sincerely,
PND Engineers, Inc. | Juneau Office


Dick Somerville, P.E.
Vice President

Enclosures





CRUISE SHIP TERMINAL STAGING AREA
CBJ Project No. DH 10-749

PRELIMINARY PLANNING LEVEL BUDGET
Prepared By: PND Engineers, Inc. on August 18, 2010

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$190,600
2060.1	Demolition & Disposal	LS	All Req'd	\$75,000	\$75,000
2202.1	Excavation	CY	4,000	\$12	\$48,000
2202.2	Select Borrow	CY	3,000	\$20	\$60,000
2202.3	Lightweight Fill	CY	750	\$100	\$75,000
2204.1	Base Course, Grading D-1	CY	1,200	\$45	\$54,000
2480.1	Landscaping & Plantings	LS	All Req'd	\$50,000	\$50,000
2501.1	Storm Drain Improvements	LS	All Req'd	\$75,000	\$75,000
2702.1	Construction Surveying	LS	All Req'd	\$30,000	\$30,000
2714.1	Geotextile Reinforcement	SY	4,000	\$5	\$20,000
2719.1	Sign Assembly	LS	All Req'd	\$10,000	\$10,000
2720.1	Painted Traffic Markings	LS	All Req'd	\$10,000	\$10,000
2801.1	AC Pavement, Type II Class B, 2.25" Thick	TON	800	\$150	\$120,000
2875.1	Covered Shelter	LS	All Req'd	\$450,000	\$450,000
3301.1	Concrete Curb and Gutter	LF	2,400	\$35	\$84,000
3301.2	Concrete Sidewalks, 6" Thick	SY	500	\$100	\$50,000
3301.3	Concrete Aprons, 6" Thick	SY	1,500	\$150	\$225,000
3301.4	Concrete Planters	LS	All Req'd	\$200,000	\$200,000
11000.1	Exterior Furnishings	LS	All Req'd	\$25,000	\$25,000
16000.1	Area Lighting	LS	All Req'd	\$200,000	\$200,000
16000.2	Relocate AELP Transformers	LS	All Req'd	\$45,000	\$45,000
ESTIMATED CONSTRUCTION BID PRICE					\$2,096,600
CONTINGENCY (10%)					\$209,660
PUBLIC INVOLVEMENT & PERMITTING					\$15,000
SITE INVESTIGATIONS - SURVEYS & GEOTECHNICAL					\$40,000
FINAL ENGINEERING DESIGN & CONTRACT DOCUMENTS (9%)					\$188,694
CONTRACT ADMINISTRATION & CONSTRUCTION INSPECTION (9%)					\$188,694
TOTAL RECOMMENDED PROJECT BUDGET					\$2,738,648

CBJ Cruise Ship Dock Staging Areas
DH 10-749
Fixed Fee Proposal for Final Design and Bid Phase Services - Revision 1
September 14, 2010

	Senior Engineer VII	Senior Engineer II	Staff Engineer V	Staff Engineer IV	Staff Engineer III	CAD Designer V	Tech IV	Line Item Costs	Task Subtotal Costs
	\$160.00	\$120.00	\$100.00	\$95.00	\$90.00	\$90.00	\$90.00		
TASK 1: Pre-Design - Project Management, Surveying, Geotechnical Investigation, Work Sessions, Schematic Design Updates & Permitting									
1.1 Project Management - subcontracts, coordination, clerical and admin.	32			12			24	\$8,420	
1.2 Field topographic survey and base map preparation	4		32	40		8		\$8,360	
1.3 Geotechnical field investigation, drilling coordination & sampling	12			48				\$6,480	
1.3 Geotechnical analyses, test hole logs, foundation recommendations & report	24			32		8	8	\$8,320	
1.4 Client & stakeholder coordination meetings and work sessions	12		8	16		8		\$4,960	
1.5 Prepare schematic design budget and phased implementation schedules	8		4	4		2		\$2,240	
1.6 Permits: ADOTPF Encroachment & Driveways, ADEC Stormwater, CBJ	4		24	16		8	4	\$5,640	\$44,420
TASK 2: Preliminary Design - 65% Design Review Submittal (Plans, Outline Specifications & Cost Estimate)									
2.1 Staging area site plans - layout and grading	8		24	60		24		\$11,540	
2.2 Typical sections with subgrade improvements	12		24	24		12		\$7,680	
2.3 Curbs, gutters, sidewalks, aprons, hardscape, sidewalks, ADA ramps	4		24	40		8		\$7,560	
2.4 Storm drain system - manholes, CB's, inlets, drain piping, OWS	6		16	40		12		\$7,440	
2.5 Landscape planters and special median structural designs	4	16	16	24		8		\$7,160	
2.6 Covered shelter structural & foundation design	12	24				8		\$5,520	
2.7 Striping and signage plans (Wayfinding excluded)	4		8	16		8		\$3,680	
2.8 Technical specifications & contract document outline format	4	4	8	8			4	\$3,040	
2.9 Material quantities & 65% cost estimate	2		8	8				\$1,880	\$55,500
TASK 3: Final Design - 95% Review Submittal (Plans, Specifications, Bid Documents & Cost Estimate)									
3.1 Staging area site plans - layout and grading	4		16	40		12		\$7,120	
3.2 Typical sections with subgrade improvements	8		16	16		8		\$5,120	
3.3 Curbs, gutters, sidewalks, aprons, hardscape, sidewalks, ADA ramps	4		16	24		8		\$5,240	
3.4 Storm drain system - manholes, CB's, inlets, drain piping, OWS	4		16	24		8		\$5,240	
3.5 Landscape planters and special median structural designs	2	16	12	16		8		\$5,680	
3.6 Covered shelter structural & foundation design	8	16				8		\$3,920	
3.7 Striping and signage plans (wayfinding excluded)	2		8	12		8		\$2,980	
3.8 Technical specifications, bid & contract documents	8	4	8	16			16	\$5,520	
3.9 Material quantities & 95% cost estimate	2		6	6				\$1,490	\$42,310
TASK 4: Bid Ready Stamped Contract Documents									
4.1 PND Internal QC/QA Audit	8	2	8	8		4	4	\$3,800	
4.2 Address final review comments	4	2	8	16		8	4	\$4,280	
4.3 Prepare final bid ready stamped deliverables	4	4	8	8		8	4	\$3,760	\$11,840
TASK 5: Bid Phase Assistance									
5.1 Participate w/ prebid conference	2		2	2				\$710	
5.2 Respond to bidder questions	2	2	4	4				\$1,340	
5.3 Assist w/ addenda preparation	2		4	4		2	2	\$1,460	\$3,510
Estimated Third Party Expenses									
Haight & Assocs	Electrical Engineering							\$16,905	
Jensen Yorba Lott	Architectural Design							\$21,400	
Corvus Design	Landscape Design							\$18,800	
R&M Engineering	Geotechnical Lab Samples							\$2,500	
Denali Drilling	Geotechnical Drilling Services							\$15,320	
Local Contractor	Backfill & repair ACP and concrete surfaces at boreholes							\$3,000	\$77,925
Total Estimated Fee									\$235,505



Designing Alaska Since 1935

Date: **September 13, 2010**
To: **Dick Somerville**
PND
From: **Joann Lott**
RE: **CBJ Cruise ship Uplands Improvements**
CC:

Dick,

Thank you for the opportunity to provide a design services fee proposal for the Cruise Ship Uplands Improvements.

JYL will be responsible for design of the covered shelters and any coordination of work as it relates to buildings on site. We anticipate the following scope of work:

35% Design: 1 coordination meetings, review of cost estimates, 35% design drawings and product catalog cuts. Submittal in PDF format and 11x17 hard copy.

Lump sum fee: \$3,350

65% Design: 1 coordination meetings, review of cost estimates, 65% design drawings and technical specifications. Submittal in PDF format and 11x17 hard copy.

Lump sum fee: \$4,320

95% Design: 1 coordination meeting, review of cost estimates, 95% design drawings and technical specifications. Submittal in PDF format and 11x17 hard copy.

Final Design: Signed construction documents and technical specifications. Submittal in PDF format and 11 x 17 hard copy and on CD in autocad.

Lump sum fee: \$12,330

Bidding: Respond to questions via addendum

Lump sum fee: \$1,400

Total Fee: \$21,400

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ARCHITECTURE • INTERIOR DESIGN • CONSTRUCTION MANAGEMENT

522 WEST 10TH STREET JUNEAU, ALASKA 99801

(907) 586-1070 FAX (907) 586-3959

www.jensenyorbalott.com



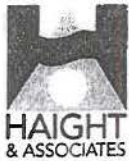
Attn: Christopher Merl
 Corvus Design
 119 Seward Street, Suite 15
 Juneau, Alaska 99801
 907.988.9000
 www.corvus-design.com

Fee proposal					
Client: PND Engineering					
Project: Cruise Ship Terminal Staging Area					
Contract Type: Lump Sum					
Date: August 19th, 2010					
Task	Personnel Type Hourly Rate	Principal Landscape Architect \$140.00	Landscape Architect \$110.00	Landscape Designer \$80.00	Total Hours/ Total Fee
3.0 Work Session/Planning and Conceptual Design					
3.01 Kick-Off Meeting		2	0	0	2
3.02 Work Sessions and Preparation		4	0	0	4
3.03 Refine Conceptual Design/Graphics		4	0	4	8
3.0 Task Total Hours		10	0	4	14
3.0 Task Total Fee		\$1,400	\$0	\$320	\$1,720.00
4.0 65% Design Review Submittal					
4.01 Drawing Setup/Import Files		0	0	2	2
4.02 Coordination with Engineering/Arch		4	0	2	6
4.03 Site & Landscape Plans		4	8	12	24
4.04 Site & Landscape Details		4	0	8	12
4.05 Draft Landscape Specifications		4	0	0	4
4.06 Cost Estimate		2	0	0	2
4.07 Coordination Meetings (2)		4	0	0	4
4.08 Print Documents for Review		0	0	2	2
4.0 Task Total Hours		22	8	26	56
4.0 Task Total Fee		\$3,080	\$880	\$2,080	\$6,040.00



Attn: Christopher Merti
Corvus Design
119 Seward Street, Suite 15
Juneau, Alaska 99801
907.988.9000
www.corvus-design.com

		Principal Landscape Architect	Landscape Architect	Landscape Designer	Total Hours/ Total Fee
Task	Personnel Type Hourly Rate	\$140.00	\$110.00	\$80.00	
5.0 95% Design Review Submittal					
5.01	Coordination with Engineering/Arch	4	0	2	6
5.02	Site & Landscape Plans	4	4	12	20
5.03	Site & Landscape Details	0	4	8	12
5.04	Revise Landscape Specifications	4	0	0	4
5.05	Update Cost Estimate	2	0	0	2
5.06	Coordination Meetings (2)	4	0	0	4
5.07	Quality Assurance/Quality Control	2	0	0	2
5.08	Print Documents for Review	0	0	1	1
5.0 Task Total Hours		20	8	23	51
5.0 Task Total Fee		\$2,800	\$880	\$1,840	\$5,520.00
6.0 100% Bld Ready Documents					
6.01	Site & Landscape Plan	0	2	4	6
6.02	Site & Landscape Details	0	2	4	6
6.03	Final Landscape Specifications	2	0	0	2
6.04	Final Cost Estimate	1	0	0	1
6.05	Quality Assurance/Quality Control	2	0	0	2
6.05	Print Final Signed Documents for Submittal	1	0	1	2
6.06	Final Coordination Meeting	2	0	0	2
6.0 Task Total Hours		8	4	9	21
6.0 Task Total Fee		\$1,120	\$440	\$720	\$2,280.00
7.0 Bidding Services					
7.01	Bidding Services	0	4	0	4
7.0 Task Total Hours		0	4	0	4
7.0 Task Total Fee		\$0	\$440	\$0	\$440.00
Fee Proposal Grand Totals					
Grand Total Hours		60	24	62	146
Grand Total Fee		\$11,200.00	\$2,640.00	\$4,960.00	\$18,800.00
1) Fee includes single copy 8.5x11 and 11x17 hard copy reproduction and digital files. Additional reproduction shall be reimbursed on a time and materials 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 billed on a time and materials basis or negotiated lump sum in advance.					



CONSULTING
ELECTRICAL
ENGINEERS

August 18, 2010

Dick Somerville, P.E.
Principal Engineer
PND Engineers, Incorporated
9360 Glacier Highway, Suite 100
Juneau, Alaska 99801

Re: CBJ Cruise Ship Uplands Improvements

Dick,

Attached is our proposed fee for Design and Bidding Services. Our tasks include the following:

- As-built and reconfigure the existing ornamental lighting along South Franklin Street from People's Wharf to Taku Smokeries. Provide new raceways and wiring. Refurbish pole bases and paint as required. Review options for upgrade to LED technology.
- Provide new covered walkway lighting similar in design to the canopy lighting provided with the Port Customs & Visitors Center project.
- Relocate the existing utility equipment in Parking Zone A to the new median strip. Coordinate a new service for lighting circuits and controls. The new service may serve both ornamental and covered walkway lighting circuits.
- The existing utility equipment near Taku Smokeries is intended to remain in service in its present location.

Please contact me if you have any questions regarding our proposal. Thanks for including us on your team.

Sincerely,

Barry J. Begenyi, P.E.
Associate, Electrical Engineer

526 Main Street
Juneau, Alaska
99801

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

FEE ESTIMATE

PROJECT NAME: CBJ Cruise Ship Terminal Uplands

HAIGHT & ASSOCIATES, INC.
JUNEAU, ALASKA

CLIENT: PND Engineers, Inc.

DATE: August 18, 2010

PROJECT NO.: 137-80

FEE SCHEDULE (\$/HR)		165	155	115	95	65	65	85	0.9	
X	TASK DESCRIPTION	Ben	Barry	Ryan	CAD/Dsr	CAD	Clerical	Admin	TIME	EXPENSE
		[HRS]	[HRS]	[HRS]	[HRS]	[HRS]	[HRS]	[HRS]	[\$]	[\$]
SCHEMATIC DESIGN (LUMP SUM):										
	100 Project administration		2					2	480	
	101 Site/asbuilt review		4						620	
	102 Utility coordination		2						310	
	111 Technical research		2						310	
	120 Construction cost estimate								0	
	SUB` SUBTOTAL	0	10	0	0	0	0	2	\$1,720	
	SUB` CBJ Sales Tax (5%)								\$0	
	SUBTOTAL (Reimbursable Expenses)								\$0	
	TOTAL - SCHEMATIC DESIGN								\$1,720	
DESIGN DEVELOPMENT (LUMP SUM):										
	200 Project administration		2					1	395	
	205 Plan development		1			4			415	
	206 Demolition plan		3			4			725	
	208 Site plan layout		1			2			285	
	210 Power layout		3			4			725	
	220 Lighting calculations		1		8				915	
	221 Luminaire selection/schedule				2				190	
	222 Lighting layout		1		6				725	
	260 Specification draft		4				1		685	
	270 Coordination meetings		2						310	
	275 Client review		1						155	
	280 Construction cost estimate								0	
	290 Review revisions		1			2			285	
	295 Document production		1			2	1		350	
	SUBTOTAL (time)	0	21	0	16	18	2	1	\$6,160	
	SUBTOTAL (CBJ Sales Tax - 5%)								\$0	
	SUBTOTAL (Reimbursable Expenses)								\$0	
	TOTAL - DESIGN DEVELOPMENT								\$6,160	

FEE ESTIMATE

PROJECT NAME: CBJ Cruise Ship Terminal Uplands

HAIGHT & ASSOCIATES, INC.
JUNEAU, ALASKA

CLIENT: PND Engineers, Inc.

DATE: August 18, 2010

PROJECT NO.: 137-80

FEE SCHEDULE \$/HR:		165	155	115	95	65	65	85	0.9	
X	TASK DESCRIPTION	Ben [HRS]	Barry [HRS]	Ryan [HRS]	CAD/Dsr [HRS]	CAD [HRS]	Clerical [HRS]	Admin [HRS]	TIME [HRS]	EXPENSE [HRS]
CONTRACT DOCUMENTS (LUMP SUM):										
	300 Project administration		3					1	550	
	301 Circuiting		2		6				880	
	302 Power panel schedules				1				95	
	305 Power one-line diagram		2			2			440	
	306 Utility coordination		3						465	
	307 Short circuit analysis		2						310	
	311 Lighting schematics		1		1				250	
	312 Final luminaire schedule				1				95	
	350 Special details		6			8			1,450	
	360 95% specification		2					1	375	
	365 95% document production		1			2		1	350	
	370 Coordination meetings		2						310	
	380 Construction cost estimate								0	
	390 Client review		1						155	
	391 Q A review	2							330	
	392 Drawing revisions		1			2			285	
	393 Final specification		1						155	
	395 Final production		1			2		1	350	
	SUBTOTAL (time)	2	28	0	9	16	3	1	\$6,845	
	SUBTOTAL (CBJ Sales Tax - 5%)								\$0	
	SUBTOTAL (Reimbursable Expenses)								\$0	
	TOTAL - CONTRACT DOCUMENTS								\$6,845	
BIDDING (T&E):										
	400 Project administration		1					1	240	
	405 Prebid meeting		2						310	
	410 Document interpretation		2						310	
	430 Addendum development		2			1			375	
	490 Bid review		1						155	
	495 Conforming documents		3			4		1	790	
	SUBTOTAL (time)	0	11	0	0	5	1	1	\$2,180	
	SUBTOTAL (CBJ Sales Tax - 5%)								\$0	
	SUBTOTAL (Reimbursable Expenses)								\$0	
	TOTAL - BIDDING								\$2,180	
	PROJECT TOTAL (time):	2	70	0	25	39	6	5	\$16,905	
	PROJECT TOTAL (CBJ Sales Tax - 5%):								\$0	
	PROJECT TOTAL (Reimbursable Expenses)								\$0	
	GRAND TOTAL=====								\$16,905	

**Denali Drilling**

August 17, 2010

PND, Inc.
9360 Glacier Highway, #100
Juneau, AK 99801

Attn: Dick Sommerville

Re: Franklin Street - Juneau, Alaska

Dear Dick,

Denali Drilling Inc. is pleased to have this opportunity to offer the following proposal for providing labor and equipment to drill 30' deep test borings for the project by the Tram on Franklin Street in Juneau.

Mob/Demob - Lump Sum	\$4,520.00
Includes equipment prep, travel for two-man crew, and move to job site.	
Drilling - Per 12 hour day	\$3,600.00
Includes nodwell drill equipment, two-man crew, support equipment, board & room, and fuel.	

Client is to provide clear access to drill site, utility locates, and all permits required to complete the project. Any standby time encountered due to client delays will be charged at \$225.00 per hour with a maximum of \$2,250.00 per day. This proposal is based on our in-house wage rates with no provisions for Davis Bacon wage rates.

If you have any questions regarding this proposal, or if we can be of assistance in any other manner, please do not hesitate to contact our office.

Sincerely,
DENALI DRILLING, INC.


Hal Ingalls
CEO

HI:kh

ASSUME 3 DAYS:

$$\begin{array}{r} (3)(3,600) = 10,800 \\ 4,520 \\ \hline \$ 15,320.00 \end{array}$$

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734
JUNEAU, ALASKA 99802
PHONE (907) 209-4250
FAX (907) 463-3055
juneau_port_dev@hotmail.com



John M. Stone, P.E.
Port Director
City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801

RECEIVED
SEP 15 2010

BY:.....

September 14, 2010

John,

Pursuant to Page 6 of 22, Paragraph 5, (a), (b) and (c), of the Lease by and between CBJ Docks and Harbors Board and the Juneau Port Development LLC, which was recorded at #2007-007947-0, Juneau Recording District on December 10, 2007, I would like to schedule a time for me to present a chronological report of the activity and progress that has been made thus far, in the ongoing endeavor to plan, design, permit, construct, and operate a harbor facility, which would accommodate vessels between 80 feet and 300 feet, together with the related infrastructure and newly created uplands.

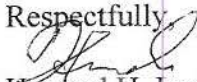
There is the need of approval of the concept modification, which would extend construction of the harbor wall across the face of AML's facility. The exact provision of this has yet to be negotiated between AML and Juneau Port Development LLC.

Also, the need of approval of the concept to plan, design and construct approximately 75 waterfront apartment units at the Little Rock Dump sewer waste disposal site.

We should schedule approximately 15 minutes for the power point presentation and then whatever time is necessary for the Board members to ask questions.

I will be asking for a formal vote of approval of the concept plan and engineering drawings, prepared by PND Engineers, Inc, together with the modifications, as outlined above, details of which are to be presented at this meeting, together with recognition, that at best, it will take between 18 and 24 months before work can actually start on construction of the harbor wall and placement of the fill behind.

Respectfully


Howard H. Lockwood
Manager

5. AUTHORIZED USE OF LEASED PREMISES

(a) Lessee agrees to use the Leased Premises to plan, design, engineer, permit, finance, construct, sub-lease, and operate a full-scale harbor marina complex, together with uplands commercial marine-related facilities, a public park, and all of the related amenities necessary for the operation of these facilities and improvements.

(b) Lessee shall be responsible for obtaining all necessary permits and approvals that may be necessary for Lessee's development of the Leased Premises.

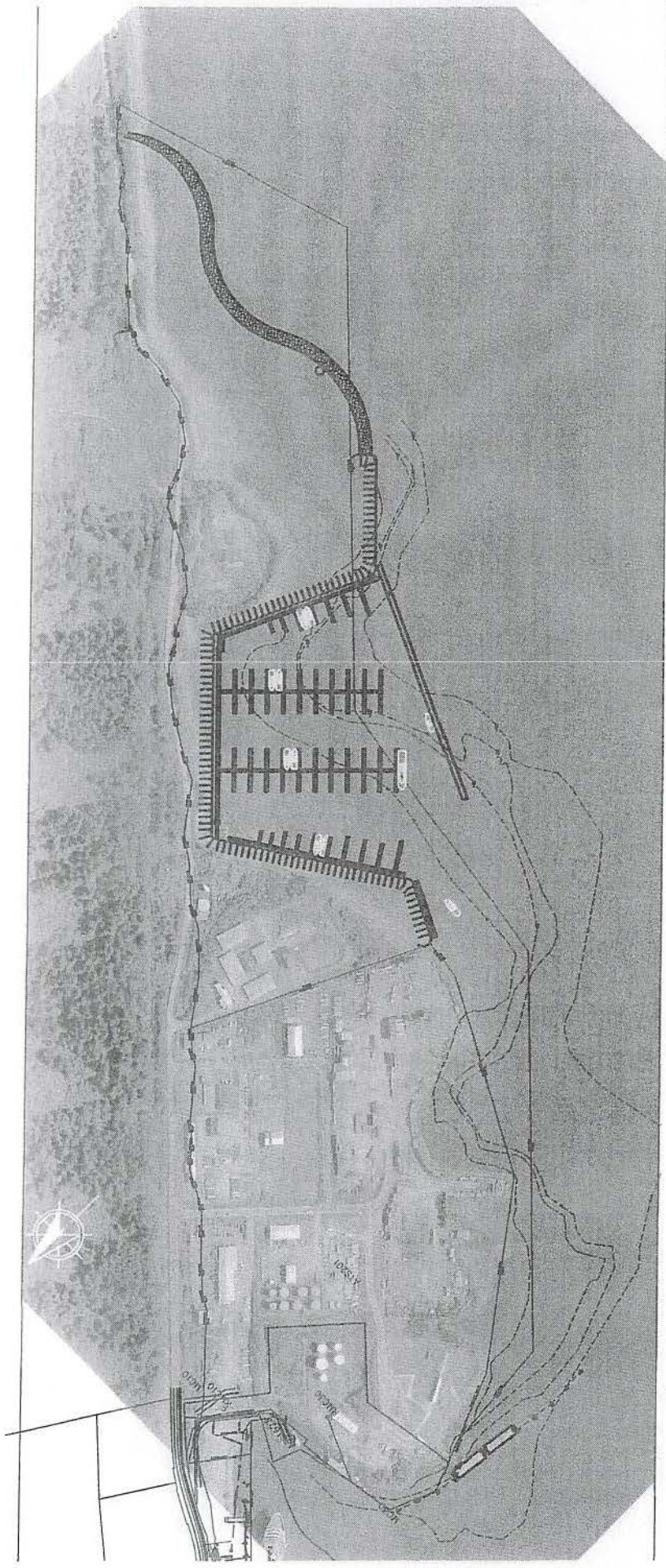
(c) Lessee agrees to obtain and have in place the permits and approvals necessary to start construction of the harbor facilities and amenities listed in subsection (a) of this Section 5 within 36 months after the effective date of this Lease. The site plan, conceptual design, cost estimates, and construction plan and schedule for the development of the Leased Premises will be presented to the Port Director and the City Docks & Harbor Board for review and approval prior to the commencement of any construction, unless otherwise agreed in writing by the parties. If Lessee does not have the permits in place within 36 months after the effective date of this Lease, the Lease shall terminate; provided, Lessee may request in writing to the Port Director that City extend the 36-month planning and permitting period if Lessee makes a showing satisfactory to



City that it has pursued the planning and permitting for its development of the harbor facilities on the Leased Premises with all due diligence and cannot meet this 36-month deadline for reasons beyond its control. Any extension to this 36-month period must be approved in writing by the Port Director.

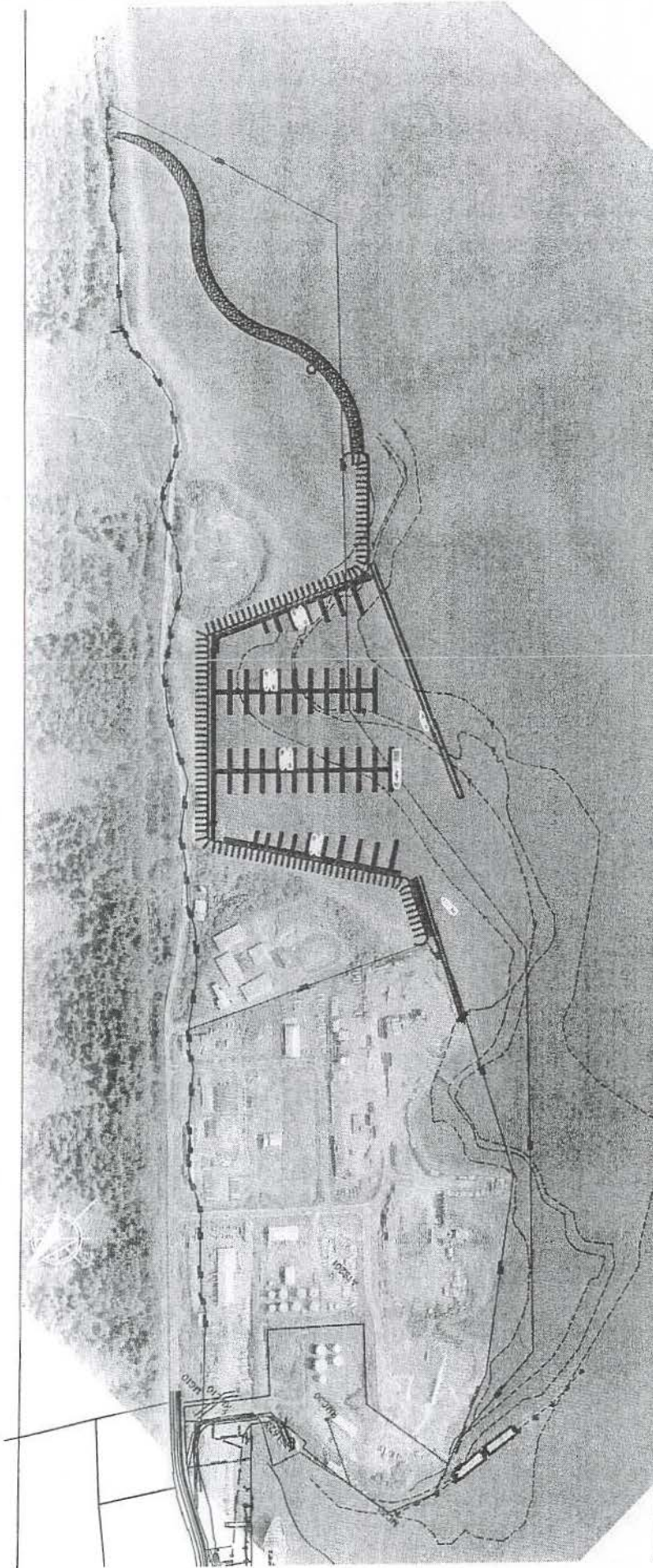
(d) Lessee agrees to complete construction and commence operation of the harbor facilities and amenities within 48 months after Lessee has been issued all the permits and approvals necessary to start construction. If Lessee does not complete construction and commence operation within this 48 month period, the Lease shall terminate; provided, Lessee may request in writing to the Port Director that City extend this 48-month period if Lessee makes a showing satisfactory to City that it will complete construction and commence operation of the harbor facilities and amenities with all due diligence and cannot meet this 48-month deadline for reasons beyond its control. The time period of any such extension shall be decided by the Docks and Harbors Board; any extension must be in writing by City.

(e) The Leased Premises shall be used only for purposes within the scope of Lessee's lease proposal and the terms of this Lease, and in conformity with the City and Borough Code, and all applicable State and Federal laws and regulations. Use or development of the Leased Premises for other than the authorized uses shall constitute a violation of this Lease and subject the Lease to cancellation at any time. Lessee acknowledges that the Leased Premises adjoin the Juneau Wastewater Treatment Plant and that the Treatment Plant does and will cause the release of malodorous vapors. Lessee agrees to hold City harmless from any and all effects resulting from or caused by any and all such releases. This indemnification provision is in addition to the hold harmless and indemnification provision set out in Appendix C, Section 9, of this Lease, which also applies to this Lease.



PRELIMINARY

JUNEAU PORT DEVELOPMENT LLC 1000 Chukchi Highway Ste. 100 Juneau, Alaska 99801 Phone: 907.586.4200 Fax: 907.586.4200 www.jpd-d.com		JUNEAU PORT DEVELOPMENT LLC SHEET TITLE CONCEPT NO. 4 ENLARGED SCALE DEVELOPMENT PLAN JPD PROJECT NO. 072081.01 DATE: 02/28/05		2 SHEET 2 OF 2
ENGINEERS, INC. 1000 Chukchi Highway Ste. 100 Juneau, Alaska 99801 Phone: 907.586.4200 Fax: 907.586.4200 www.jpd-d.com		SCALE IN FEET 0 250 500 FT. SCALE: 1" = 500'		DATE: 02/28/05
REV. DATE 1 11/11/04 2 02/28/05	DESCRIPTION 1 Initial Design 2 Final Design	OWN. CKD. APP. 1 2	REVISIONS	



PRELIMINARY

JUNEAU PORT DEVELOPMENT LLC

CONCEPT NO. 4

ENLARGED SCALE DEVELOPMENT PLAN

2 of 2



1540 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2003
Fax: 907-586-2009
www.gpi-engineers.com

ENGINEERS, INC.

SCALE IN FEET
0 250 500 FT

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION	OWN.	CHK.	APP.

JUNEAU PORT DEVELOPMENT LLC

1540 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2003
Fax: 907-586-2009
www.gpi-engineers.com

**JUNEAU PORT DEVELOPMENT LLC
CONCEPT NO. 4 - DEVELOPMENT PLAN**

PRELIMINARY BUDGET ESTIMATE

Prepared By: PND Engineers, Inc. on February 28, 2008

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	8%	\$6,411,840
2	Construction Surveying	LS	All Req'd	\$100,000	\$100,000
3	Sheet Pile Bulkhead	LF	3830	\$6,000	\$22,980,000
4	Dredging	CY	950,000	\$20	\$19,000,000
5	Imported Bulkhead Fill	CY	150,000	\$20	\$3,000,000
6	Armor Rock	CY	20,000	\$50	\$1,000,000
7	Beach Access Trails	LS	All Req'd	\$300,000	\$300,000
8	Bulkhead Fender System	LF	300	\$1,000	\$300,000
9	Bulkhead Concrete Face Apron	LF	3830	\$1,000	\$3,830,000
10	ADA Compliant, 6' x 80' Covered Aluminum Gangway	EA	4	\$100,000	\$400,000
11	Moorage Floats Including Anchor Piles, Power & Lighting, Domestic Water & Fire Suppression, Life Safety Equipment	SF	121590	\$200	\$24,318,000
12	24' x 1420' Floating Breakwater w/Anchors	SF	19680	\$250	\$4,920,000
ESTIMATED CONSTRUCTION BID PRICE					\$86,559,840
CONTINGENCY (15%)					\$12,983,976
OTHER INDIRECT COSTS (15%)					\$12,983,976
TOTAL RECOMMENDED PROJECT BUDGET					\$112,527,792

DRAFT



ENGINEERS, INC.

MEMORANDUM

To: Gary Gillette, AIA, Port Engineer
CBJ Docks & Harbors

Date: September 17, 2010
Project No: 082015.01

From: Kate Mickelson, Staff Engineer

Subject: Statter Harbor Improvements – EA Task Status Report

A Team Meeting was held on May 24, 2010 with PND, HDR, CBJ, USFWS and ADF&G discuss comments received by the agencies and the general public in response to the Draft EA for the Statter Harbor Improvements project. It was jointly recommended that several additional tasks be performed to address important environmental issues and impacts derived from these comments. Below is the status of the tasks added to the PND Phase I work scope to make necessary revisions to finalize the EA.

EA Task Status Report

Task Description	Status
1. Fish Habitat Assessment – HDR to determine need for, and if required perform a study to assess and document fish habitat and use within the intertidal fill footprint and lower portions of Bay Creek. HDR to work with NOAA, NMFS, ADFG Habitat, and other agencies as necessary.	HDR (James Brady / Erin Cunningham) was in town week of September 13, 2010 and conducted site visit. Anticipate mid-October Draft report.
2. Wetlands Functional Assessment – HDR to work with COE to identify functional assessment method, conduct site visit and field sampling effort, and prepare a Wetlands Functional Assessment report.	Met onsite with agency personnel on August 11, 2010 to conduct WFA. Ann Claerbout is completing draft WFA report. Anticipate end-October final draft.
3. Project Questionnaire –McDowell Group to prepare a questionnaire to query launch ramp users, prepare demographic projection of site needs, and future harbor usage. CBJ to provide contact information of all boat launch ramp permit holders.	Questionnaire has been completed. McDowell Group has requested October 4, 2010 survey return date. Demographic needs and usage projections will be prepared upon receipt of surveys and USKH traffic report.
4. Topographic and Bathymetric Surveys: PND to perform field topo and hydrographic surveys of complete project area to be used in the conceptual development of additional site configuration alternatives and for the subsequent preparation of permits and final design and contract documents.	PND completed survey, a hard copy is attached.
5. Additional Development Options: PND to investigate other engineering options with revised parking and marine facility layouts on site. Additional alternatives will include the development of a 4-lane boat launch ramp, dredging combined with reducing fill footprint, partial pile supported structure, parking garage structure, and more detailed assessment of	PND working on additional development options. Report draft detailing offsite parking opportunities anticipated to be complete mid-October.

offsite properties. Incorporation of additional options into the Final EA shall be determined at a later date.		
6. Statter Harbor and Bay Creek Hydraulics and Hydrodynamics Analysis – HDR will model the hydrodynamics resulting from the proposed alternative. A final report will be developed to include discussion on geomorphology, hydraulics, and water circulation as discussed in COE comment letter.	Robin Beebee anticipating draft completed Mid-October and final draft completed 1 st week of November.	
7. Traffic Circulation & Parking Assessment – USKH to prepare an engineering report to discuss safety of vehicle and pedestrian circulation related to offsite parking options. Meet with DOT to obtain a firm letter of objection to offsite parking from a safety standpoint if found appropriate. Prepare detailed field counts/assessment of existing highway access, boat launch and retrieve operations and parking configuration including discussion of existing facility safety and efficiency. Research and prepare an engineering report outlining design standards for parking spaces recommended for marinas by boat slip count and type and standard number of parking spaces for passenger vehicles and trailered vehicles for boat launch and kayak facilities. Assess public comments received during Whittier Harbor planning with distant parking facilities. Evaluate CBJ community wide boat launch parking capacity and needs and prepare recommendations for additional onsite parking at Statter Harbor.	USKH has collected onsite data; August 6, 14, and 21. Anticipated draft complete Mid-October.	
8. Update Draft EA – HDR will incorporate the findings of the above referenced reports and assessments to augment existing information in the EA. Areas to be edited include discussions of anticipated use and need for project; alternatives development and screening; impacts; and avoidance, minimization, and mitigation. HDR will also interface with the COE regarding development and screening of alternatives to meet their requirements under the 404 regulations.	Project website was last updated on August 19, 2010. Comments to Comments Summary Report from PND, HDR, CBJ, USFWS, ADFG due to PND on September 17, 2010. Comments Summary to be uploaded to project website week of September 20, 2010. Updating Draft EA anticipated to begin in November and carry through December.	

Dear Launch Ramp User:

The CBJ Docks and Harbors Department is gathering information on launch ramp use in Juneau. As part of the study, McDowell Group is conducting a survey to determine local use of launch facilities and suggestions for improvement.

We are asking you to take a few moments to complete the enclosed survey. The information you provide is important and will help with future planning efforts. McDowell Group will keep all individual data confidential. Results will only be presented as totals.

Please complete the survey and return by October 4 in the enclosed postage paid envelope to McDowell Group.

If you have any questions please contact Bob Koenitzer at McDowell Group (907) 586-2990 or email robert.koenitzer@mcdowellgroup.net.

Thank you for helping us with this important project!

John Stone, P. E.
Port Director

CBJ Launch Ramp User Survey

1. Please list the length and type of vessel(s) you own.

Note: If you own more than three vessels, please refer to the vessels you use most frequently.

	Length	Type of Vessel
Vessel #1	____feet	1 ☐ Commercial vessel 2 ☐ Recreational powerboat (inc. skiffs) 3 ☐ Kayak/canoe 4 ☐ Jetski 5 ☐ Other _____
Vessel #2	____feet	1 ☐ Commercial vessel 2 ☐ Recreational powerboat (inc. skiffs) 3 ☐ Kayak/canoe 4 ☐ Jetski 5 ☐ Other _____
Vessel #3	____feet	1 ☐ Commercial vessel 2 ☐ Recreational powerboat (inc. skiffs) 3 ☐ Kayak/canoe 4 ☐ Jetski 5 ☐ Other _____

1a. What is the length of the primary vehicle you use to launch your vessel(s)? _____ feet

2. Please estimate the number of times you launched each vessel from each facility from September 2009 through April 2010 and from May through August 2010.

Launch Ramp	VESSEL #1		VESSEL #2		VESSEL #3	
	# of Launches September 2009 - April 2010	# of Launches May - August 2010	# of Launches September 2009 - April 2010	# of Launches May - August 2010	# of Launches September 2009 - April 2010	# of Launches May - August 2010
Amalga Harbor	# _____	# _____	# _____	# _____	# _____	# _____
Douglas Harbor	# _____	# _____	# _____	# _____	# _____	# _____
North Douglas	# _____	# _____	# _____	# _____	# _____	# _____
Echo Cove	# _____	# _____	# _____	# _____	# _____	# _____
Harris Harbor	# _____	# _____	# _____	# _____	# _____	# _____
Statter Harbor/Auke Bay	# _____	# _____	# _____	# _____	# _____	# _____
Total # of Launches	# _____	# _____	# _____	# _____	# _____	# _____

3. For each launch ramp that you used, what are the primary reasons you used that ramp? (Check all that apply)

	Close to home and/or work	Close to activities (fishing, hunting, paddling, business, etc.)	Have a stall in that harbor	Less crowded	Other reason (write answer in the space below)
Amalga Harbor	1 ☐	2 ☐	NA	4 ☐	
Douglas Harbor	1 ☐	2 ☐	3 ☐	4 ☐	
North Douglas	1 ☐	2 ☐	NA	4 ☐	
Echo Cove	1 ☐	2 ☐	NA	4 ☐	
Harris Harbor	1 ☐	2 ☐	3 ☐	4 ☐	
Statter Harbor/ Auke Bay	1 ☐	2 ☐	3 ☐	4 ☐	

4. Do you usually launch your vessel(s) each trip or do you keep your vessel(s) moored?

- 1 ☐ Usually launch vessel(s) 3 ☐ Depends on vessel
2 ☐ Moor vessel(s) most of the time

5. Do you feel that any of the CBJ launch facilities have over-crowding issues? (Check all that apply)

- 1 ☐ Amalga Harbor 4 ☐ Echo Cove
2 ☐ Douglas Harbor 5 ☐ Harris Harbor
3 ☐ North Douglas 6 ☐ Statter Harbor/Auke Bay

5a. Which ramp do you feel is the most crowded of all the CBJ launch ramps? (Check only one)

- 1 ☐ Amalga Harbor 4 ☐ Echo Cove 7 ☐ Don't know
2 ☐ Douglas Harbor 5 ☐ Harris Harbor
3 ☐ North Douglas 6 ☐ Statter Harbor/Auke Bay

6. How often do you use a different ramp than your preferred location because you are concerned about crowding?

- 1 ☐ Always 3 ☐ Sometimes
2 ☐ Frequently 4 ☐ Never

7. How often do you schedule your vessel launch times around how crowded you think the launch ramp will be?

- 1 ☐ Always 3 ☐ Sometimes
2 ☐ Frequently 4 ☐ Never

8. How often do you schedule your vessel launch times around low tides?

- 1 ☐ Always 3 ☐ Sometimes
2 ☐ Frequently 4 ☐ Never

9. The following question pertains to the safety of launch facilities. Safety includes, among many things; adequate room to maneuver vehicles and trailers without interfering with pedestrian traffic, the surface condition of the launch ramp and float to avoid slips and falls, and adequate room for maneuvering in the water near the ramp. In your opinion, how safe are each of the following launch ramps?

	Very safe	Safe	Unsafe	Very Unsafe	Don't know/ don't use
Amalga Harbor	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Douglas Harbor	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
North Douglas	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Echo Cove	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Harris Harbor	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Statter Harbor/ Auke Bay	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐

10. The following question pertains to the general condition of launch facilities. The general condition of the facility includes, among many things; adequacy of space for preparing boats for launching and tying down vessels just pulled from the water, ramp grade steepness, working order of all structures, and adequate signage and lighting. In your opinion, is the general condition of each of the following launch ramps very good, good, poor or very poor?

	Very good	Good	Poor	Very Poor	Don't know/ don't use
Amalga Harbor	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Douglas Harbor	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
North Douglas	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Echo Cove	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Harris Harbor	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐
Statter Harbor/ Auke Bay	1 ☐	2 ☐	3 ☐	4 ☐	5 ☐

11. How often do you use a different ramp than your preferred location because you are concerned about the general condition of the facility?

1 ☐ Always 3 ☐ Sometimes
2 ☐ Frequently 4 ☐ Never

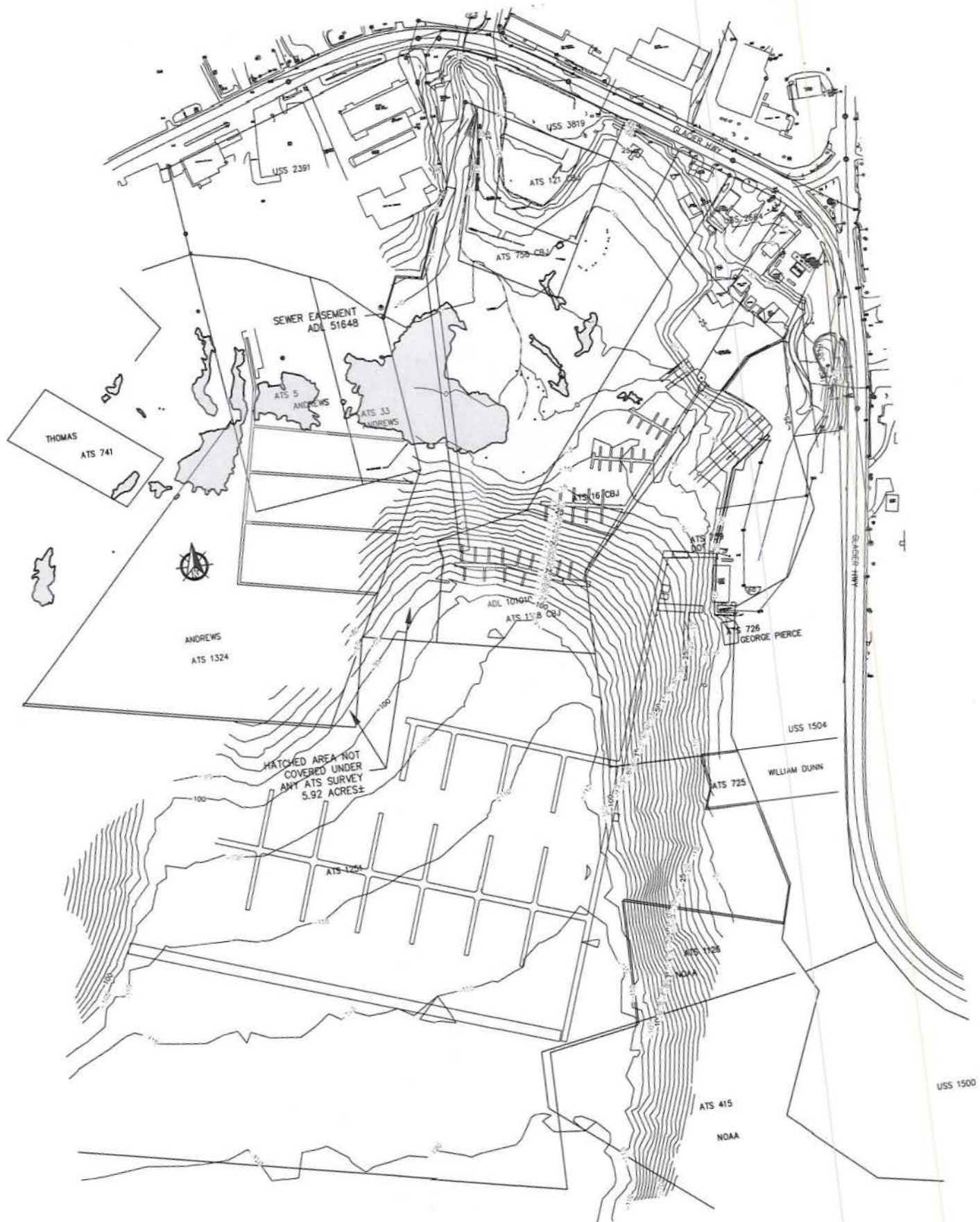
12. For each of the launch facilities that you use, please indicate whether additional parking is needed.

	A. VEHICLE PARKING				B. TRAILER PARKING			
	Needs much more	Needs a little more	Adequate	Don't know	Needs much more	Needs a little more	Adequate	Don't know
Amalga Harbor	1 ☐	2 ☐	3 ☐	4 ☐	1 ☐	2 ☐	3 ☐	4 ☐
Douglas Harbor	1 ☐	2 ☐	3 ☐	4 ☐	1 ☐	2 ☐	3 ☐	4 ☐
North Douglas	1 ☐	2 ☐	3 ☐	4 ☐	1 ☐	2 ☐	3 ☐	4 ☐
Echo Cove	1 ☐	2 ☐	3 ☐	4 ☐	1 ☐	2 ☐	3 ☐	4 ☐
Harris Harbor	1 ☐	2 ☐	3 ☐	4 ☐	1 ☐	2 ☐	3 ☐	4 ☐
Statter Harbor/ Auke Bay	1 ☐	2 ☐	3 ☐	4 ☐	1 ☐	2 ☐	3 ☐	4 ☐

Please provide any additional comments or suggestions you may have regarding any CBJ launch facilities.

Thank you for your participation. Please complete and return this survey as soon as possible.

If you have any questions contact: Bob Koenitzer, McDowell Group Survey Manager, 9360 Glacier Highway, Suite 201, Juneau, AK 99801, or call 586-2990, fax: 586-2673, or e-mail: robert.koenitzer@mcdowellgroup.net



John Stone

From: Jim Preston [jim.preston49@gmail.com]
Sent: Friday, July 30, 2010 7:12 AM
To: John Stone
Subject: Re: Your inquiry

Please put this on next month's agenda. I think "information/discussion" would be best. In the meantime we will have had a chance to talk with Don and Bob.

On Thu, Jul 29, 2010 at 3:01 PM, John Stone <John_Stone@ci.juneau.ak.us> wrote:

Jim,

The Board should consider calendaring this for discussion next month before taking action. One thing the Board should consider is asking the Assembly to modify the ordinance to allow the Board to excuse a member from the attendance requirements. A similar provision exists for the Assembly in the city charter. This would allow a Board member to state their planned absence and let the Board decide if it's excessive. In this way we could keep members from the private marine industry on the Board. Just a thought.

John

From: jim.preston49@gmail.com [mailto:jim.preston49@gmail.com]
Sent: Tuesday, July 27, 2010 2:06 PM
To: John Stone
Subject: Fw: Your inquiry

Sent from my BlackBerry® smartphone powered by ACS!

From: Amy Mead <Amy_Mead@ci.juneau.ak.us>
Date: Mon, 26 Jul 2010 14:35:48 -0800
To: 'jim.preston49@gmail.com' <jim.preston49@gmail.com>
Subject: Your inquiry

Hi Jim

As promised, here is the language from 85.02.030 concerning vacancies.

7/30/2010

A vacancy on the docks and harbors board exists when:

1. a person who was appointed fails to qualify and take office within 30 days of appointment;
2. a member of the board departs from the CBJ with the intent to remain away for 90 days or more;
3. a member resigns;
4. a member is "unable to attend regular board meetings for a period of more than 90 days;"
5. a member misses more than 40 percent of the regular board meetings in a 12 month period;
6. a member is removed by the Assembly.

Telephonic participation counts as being "present."

The ordinance provides that the Docks & Harbors board chair notify the clerk's office of any vacancies. There is nothing in the ordinance about reporting attendance or how that is to be done if requested.

Amy Gurton Mead, Assistant City Attorney

City & Borough of Juneau Law Department

155 S. Seward Street

Juneau, AK 99801

(907) 586-0273

Amy_Mead@ci.juneau.ak.us

CBJ CHARTER REQUIREMENT

Section 3.5. Organization.

The assembly shall meet immediately following certification of the election. At such meeting, or within seven days thereafter, the assembly shall elect from its membership a deputy mayor and do such other acts as may be required for its organization and for the conduct of its business. The assembly shall provide by ordinance for the interim order of succession of its members to the office of deputy mayor.

Section 3.6. Vacancies.

(a) The office of an assemblymember shall become vacant upon the assemblymember's death, resignation, removal from office in any manner authorized by law or by this Charter, by forfeiture of office, or upon a determination in a manner as provided by ordinance that the assemblymember is medically incapacitated.

(b) The assembly by ordinance shall provide for the filling of vacancies on the assembly. Notwithstanding Section 3.12(e) and Section 3.12(f)(1) of this Charter, if at any time the membership of the assembly is reduced to fewer than five members, the remaining members may by majority action appoint additional members to raise the membership to five.

(c) The assembly shall, by ordinance, provide procedures for the declaration of a temporary vacancy in the office of assemblymember for medical incapacity and provide for the filling of such a vacancy on a temporary basis.

(Serial No. 77-32, § 4, 1977/10-4-1977; Serial No. 90-30, § 3, 1990/10-2-1990)

Section 3.7. Forfeiture of office.

(a) The assembly shall declare by resolution of forfeiture upon which the subject thereof shall not vote that the mayor or an assemblymember has forfeited office if the mayor or the assemblymember:

- (1) Lacks any qualification for the office prescribed by this Charter;
- (2) Knowingly and willfully violates any express prohibition of this Charter;
- (3) Is convicted of a felony involving moral turpitude and the assembly determines that the crime or the circumstances of its commission are of sufficient magnitude for the mayor or the assemblymember to have been shown to be unfit to hold office; or
- (4) Fails to attend three consecutive regular meetings of the assembly without being excused by the assembly.

(b) A resolution of forfeiture shall not be passed or be effective unless at least fourteen days prior to assembly consideration of the resolution, the assemblymember against whom the resolution is directed shall have received or have had delivered to his or her last known address, written notice of the specific grounds for the resolution and of the time and place when the resolution will be considered by the assembly. The assemblymember may demand a public hearing by the assembly on the resolution prior to its adoption, and notice of the time and place of the hearing shall be published at the expense of the municipality at least once in

DOCKS & HARBORS ORDINANCE

85.02.020 Organization.

The City and Borough Docks and Harbors Board shall elect annually from its members a chair and vice chair and such other officers as it deems necessary. The board may appoint such committees as it deems necessary.

(Serial No. 2004-03b, § 2, 3-9-2004)

85.02.030 Vacancies.

(a) A vacancy in the City and Borough Docks and Harbors Board shall exist under the following conditions:

- (1) If a person appointed to membership fails to qualify and take office within 30 days of appointment;
- (2) If a member departs from the City and Borough with the intent to remain away for a period of 90 or more days;
- (3) If a member submits his or her resignation to the board or assembly;
- (4) If a member is unable to attend regular board meetings for a period of more than 90 days;
- (5) If a member misses more than 40 percent of the regular board meetings in a 12-month period; or
- (6) If a member is removed by the assembly, in its sole discretion, for the convenience of the City and Borough.

(b) For the purposes of counting attendance, a member participating telephonically in accordance with the Assembly Rules of Procedure shall be counted as present.

(c) The chair of the City and Borough Docks and Harbors Board shall notify the clerk's office of any vacancy on the board. Upon notification, the assembly shall appoint a new member for the unexpired term.

(Serial No. 2004-03b, § 2, 3-9-2004; Serial No. 2005-03(d), § 10, 6-13-2005)

85.02.040 Meetings.

The City and Borough Docks and Harbors Board shall meet at least once each month at a place and time to be designated by the chair.

(Serial No. 2004-03b, § 2, 3-9-2004)

85.02.045 Coordination.

(a) The City and Borough Docks and Harbors Board shall, no later than November 30 each year, provide the assembly with a written review of docks and harbors department operations during the preceding fiscal year. The review shall include fee schedules, revenues by source, operating expenditures, customers

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I	Construction	Complete 8/20/09	Trucano	Completing final close out
Conveyance - ADNR Land - Facility	Submitted	Spring 2010		Awaiting action from DNR
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2010		Awaiting action from DNR
Auke Bay Loading Facility - Phase II				
Final Design and Bid Documents	In Progress	Fall 2010	PND	
Douglas Floating Breakwater Installation	Construction	Fall 2010	Trucano	Corps has full funding
Old Douglas Harbor Reconstruction				
Permitting	Hold	Spring 2010	PND	Awaiting EPA Response
Final Engineering and Design	Design	Spring 2010	PND	Hold for permit
Statter Harbor Improvements				
EA Process	In Progress	Fall 2010	PND	Completing response to agency request for more info
Conveyance - DNR Property at Glacier	In Progress	Winter 2010		Survey in progress
Conveyance - DNR Tideland	In Progress	?		Application Submitted
Demolition of Lehnart House		Fall 2010		Awaiting asbestos abatement
Permitting	Hold	Winter 2010	PND	Awaiting EA completion
Final Engineering and Design	Hold	Winter 2010	PND	Awaiting EA completion
Begin Construction		Fall 2011	TBD	Awaiting full funding
Cruise Ship Dock Reconfiguration	In Progress	Winter 2010	PND	Preliminary Design work in progress
Port-Customs-Visitor Center Project	Construction	Oct 1, 2010	NPE	
1% for Art	In Progress	Oct 2010		Art Panel to meet
Cruise Staging Area Reconfiguration	Design	Fall 2010	PND	Awaiting Assembly approval of fee proposal
Port Repair and Major Maintenance				
Transfer Bridge Inspection	In Progress	Apr 27, 2009	PND	Awaiting report
Cathodic Protection	Design	Fall 2010	Tinnea & Assoc.	Joint with Engineering (parking garage)
Harbor Upland Improvements	Construction	Spring 2010	Admiralty Const.	In progress
Aurora Harbor Reconfiguration	Planning	Spring 2010	PND	
Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Submitted application for \$2M
Taku Fisheries Dock Expansion	Planning	Spring 2010	PND	Considering options
Miscellaneous - Small Projects				
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. \$50K+/-
Archie Van Winkle Memorial	In Progress			Transfer to City

2010 CURRENT SCHEDULE

JANUARY

Su	M	Tu	We	Th	Fr	Sa
					1	2
	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

FEBRUARY

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21	22	23	24	25	26	27
28						

MARCH

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28	29	30	31			

APRIL

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25	26	27	28	29	30	

MAY

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30	31					

JUNE

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JULY

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AUGUST

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22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

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12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30			

OCTOBER

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER

Su	M	Tu	We	Th	Fr	Sa
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER

Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	BOARD		FINANCE
	OPERATIONS		
	CIP		

2011 PROPOSED MEETINGS

January 2011							February							March							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1			1	2	3	4	5			1	2	3	4	5	
2	3	4	5	6	7	8	6	7	8	9	10	11	12	6	7	8	9	10	11	12	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	13	14	15	16	17	18	19	
16	17	18	19	20	21	22	20	21	22	23	24	25	26	20	21	22	23	24	25	26	
23	24	25	26	27	28	29	27	28						27	28	29	30	31			
30	31																				
April							May							June							
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3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11	
10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18	
17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25	
24	25	26	27	28	29	30	29	30	31					26	27	28	29	30			
July							August							September							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
					1	2		1	2	3	4	5	6					1	2	3	
3	4	5	6	7	8	9	7	8	9	10	11	12	13	4	5	6	7	8	9	10	
10	11	12	13	14	15	16	14	15	16	17	18	19	20	11	12	13	14	15	16	17	
17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24	
24	25	26	27	28	29	30	28	29	30	31				25	26	27	28	29	30		
31																					
October							November							December							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1			1	2	3	4	5						1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17	
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24	
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31	
30	31																				

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