

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, September 28, 2010

I. Call to Order (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**

II. Roll Call (Preston, Donek, Jardell, Jebe, Kueffner, and Etheridge).

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 24, 2010 FINANCE COMMITTEE MEETING MINUTES AS PRESENTED OR AMENDED.

Committee Discussion/Action

VI. Items for Action.

1. Boat Shelter Sale – Aurora F-18

Presentation by the Port Director

Public Comment

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

Committee Discussion/Action

2. URS Request to Provide Value Engineering Services on Dock Improvements

Presentation by Port Director

Public Comment

MOTION: TO BE DEVELOPED AT MEETING

Committee Discussion/Action

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, September 28, 2010

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

Presentation by Port Director

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

4. Auke Bay Loading Facility Phase 1 Close-out

Presentation by Port Engineer

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.

Public Comment

Committee Discussion/Action

5. Archipelago Property Purchase and Appraisal Review

Presentation by Port Engineer

MOTION: TO RECOMMEND THE BOARD AUTHORIZE STAFF TO NEGOTIATE THE PURCHASE OF PROPERTY FROM ARCHIPELAGO PROPERTIES AS DEPICTED IN THE APPRAISAL FOR PUBLIC ACCESS AND OPEN SPACE PURPOSES ALONG THE DOWNTOWN WATERFRONT.

Public Comment

Committee Discussion/Action

CBJ DOCKS & HARBORS BOARD
FINANCE MEETING AGENDA
For Tuesday, September 28, 2010

6. Cruiseship Terminal Staging Area Design Contract Award

Presentation by Port Engineer

MOTION: TO RECOMMEND THE BOARD APPROVE A CONTRACT WITH PND, INC. FOR DESIGN OF THE CRUIESHIP 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.

VIII. Staff & Member Reports.

IX. Committee Administrative Matters.

1. Next Finance Committee Meeting Discussion – Staff will be at the Harbormaster's Conference on October 26.

X. Adjournment.

MOTION: TO ADJOURN THE FINANCE COMMITTEE MEETING.

CBJ DOCKS & HARBORS
FINANCE COMMITTEE MEETING MINUTES

For Tuesday, August 24, 2010

I. Call to Order.

Chairman Kueffner called the Finance Committee Meeting to order at 5:00 p.m. in room 224 of the Assembly Building.

II. Roll Call.

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

The following members were absent: Mr. Etheridge and Mr. Busch.

Also in attendance were the following: Mr. Stone-Port Director and Roy McLeod-Administrative Officer.

III. Approval of Agenda.

Mr. Preston noted for the record that item #1 on the agenda is a public hearing.

MOTION by Mr. Preston: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS AMENDED.

The motion passed without objection.

IV. Public Participation on Non-Agenda Items.

There was none.

V. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the July 27, 2010 Finance Committee Meeting were approved as presented.

VI. Items for action.

1. Public Hearing on shorepower Access Fee Increase.

Mr. Stone said we are proposing an increase in the shorepower access fee to compensate for the AEL&P increase of 20%. Without increasing our rates, our recovery factor would drop to only 67% and become unsustainable. This increase will apply only to the patrons purchasing power on a daily or monthly flat rate from Docks and Harbors.

Ms. Jebe asked if there were currently patrons actually paying for the 100 amp, liveaboard winter power.

CBJ DOCKS & HARBORS

FINANCE COMMITTEE MEETING MINUTES

August 24, 2010

Page 2

VI. Items for action (continued).

Mr. Stone said he did not believe anyone was actually using the 100 amp power during the winter although we sell the 100 amp during the summer.

There was no public comment.

MOTION by Mr. Jardell: TO APPROVE THE PROPOSED REGULATION FOR SHOREPOWER ACCESS FEE INCREASE AND SEND IT ON TO THE REGULAR BOARD FOR A PUBLIC HEARING AND FINAL ACTION AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

Mr. Stone said we discussed the possibility of a Terminal Operators Agreement at the Operations Committee Meeting on August 17th and when I looked into the issue I realized it was very complicated.

Mr. Jardell said he did not want to see Docks and Harbors getting involved in something that is beyond it's authority.

Mr. Stone said there are many issues involved and the State Department generally defines and regulates the rules for foreign and domestic vessels.

VIII. Staff & Member Reports.

Mr. Preston said we have been conducting interviews for the Port Secretary position. We had 15 applicants and hope to have a decision by the end of the week.

Mr. Kueffner thanked Roy McLeod for all his work with the Finance Committee.

Mr. Preston thanked Mr. McLeod for creating the equipment replacement fund.

IX. Committee Administrative Matters.

The next Finance Committee Meeting is scheduled for September 28, 2010.

X. Adjournment.

MOTION by Mr. Jardell: TO ADJOURN AND ASK UNANIMOUS CONSENT.

The meeting adjourned at 5:15 p.m.

John Stone

From: mary marks [dragonflie@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:dragonflie@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:dragonflie@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



URS Alaska, LLC
217 2nd Street, Suite 207
Juneau, AK 99801
Phone: 907.463.4915
Fax: 907.463.4916

15 September 2010

Mr. John Stone, Port Director
Docks and Harbors Board
155 South Seward St.
Juneau, AK 99801

RECEIVED
SEP 21 2010

BY: _____

Subject: Proposed Cruise Ship Berths

Dear Mr. Stone,

Is it the intent of the CBJ and the Docks and Harbors Board to request proposals for design of the proposed new cruise ship berths? If not, would the CBJ and the Board entertain a value engineering proposal for the work?

URS Alaska, as a successor firm of Tryck Nyman Hayes Inc, has been a leading designer of marine facilities in Alaska for over 50 years. We have reviewed the proposed plan to reconfigure the berths, and in our judgment the \$40M cost suggested for this work seems disproportionate to the apparent benefits. We believe there are alternatives to the proposed plan that satisfy the basic goals of the project at substantially lower costs, more in line with the benefits.

We look forward to hearing from you and the Board. Please feel free to call me if you have any questions.

Sincerely,

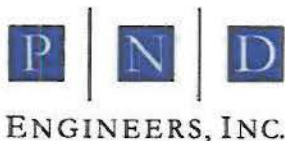
URS ALASKA, LLC



G. Craig Freas
Juneau Office Manager

GCF/rk





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.

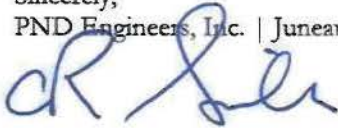
The following budgets are proposed on a T&M basis to allow some flexibility to address issues and concerns as they arise during the assessment and alternatives process.

Tasks and Estimated Budgets

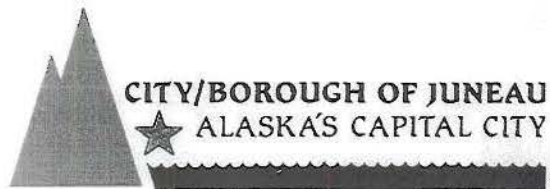
Task	T&M Budget
1. Perform structural field condition assessment update on existing concrete moorage system, wave attenuator and main gangway.	\$10,000
2. Analyze existing post tensioned and anchored moorage design with Intermediate Tensioning Units (ITU), anchor well floats, anchor chain terminations 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.

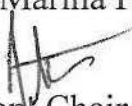
Sincerely,
PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E.
Vice President



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.

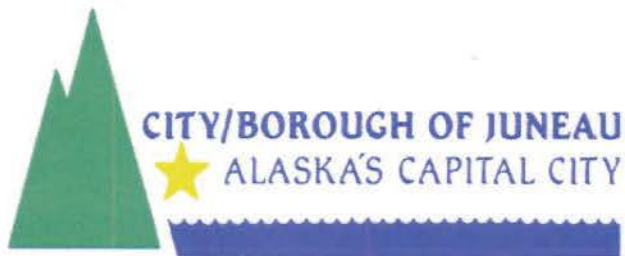
At our regular meeting of August 26, 2010, we directed the Port Director to set-up a meeting with the patrons to discuss the future of Dehart's Marina. We are doing this because the marina is at the end of its useful life and something needs to be done before it becomes a public safety issue.

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.



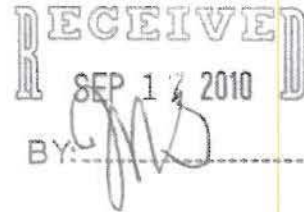
City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

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



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.

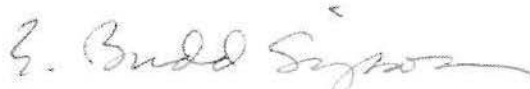
In order to facilitate the transaction between Docks & Harbors and Archipelago, we request that you provide a specific statement of the amount of property you would propose to acquire for right-of-way expansion and public space, plus a drawing of the proposed location of such acquisitions and listing 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
Page 2

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, appearing to read "E. Budd Simpson".

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.

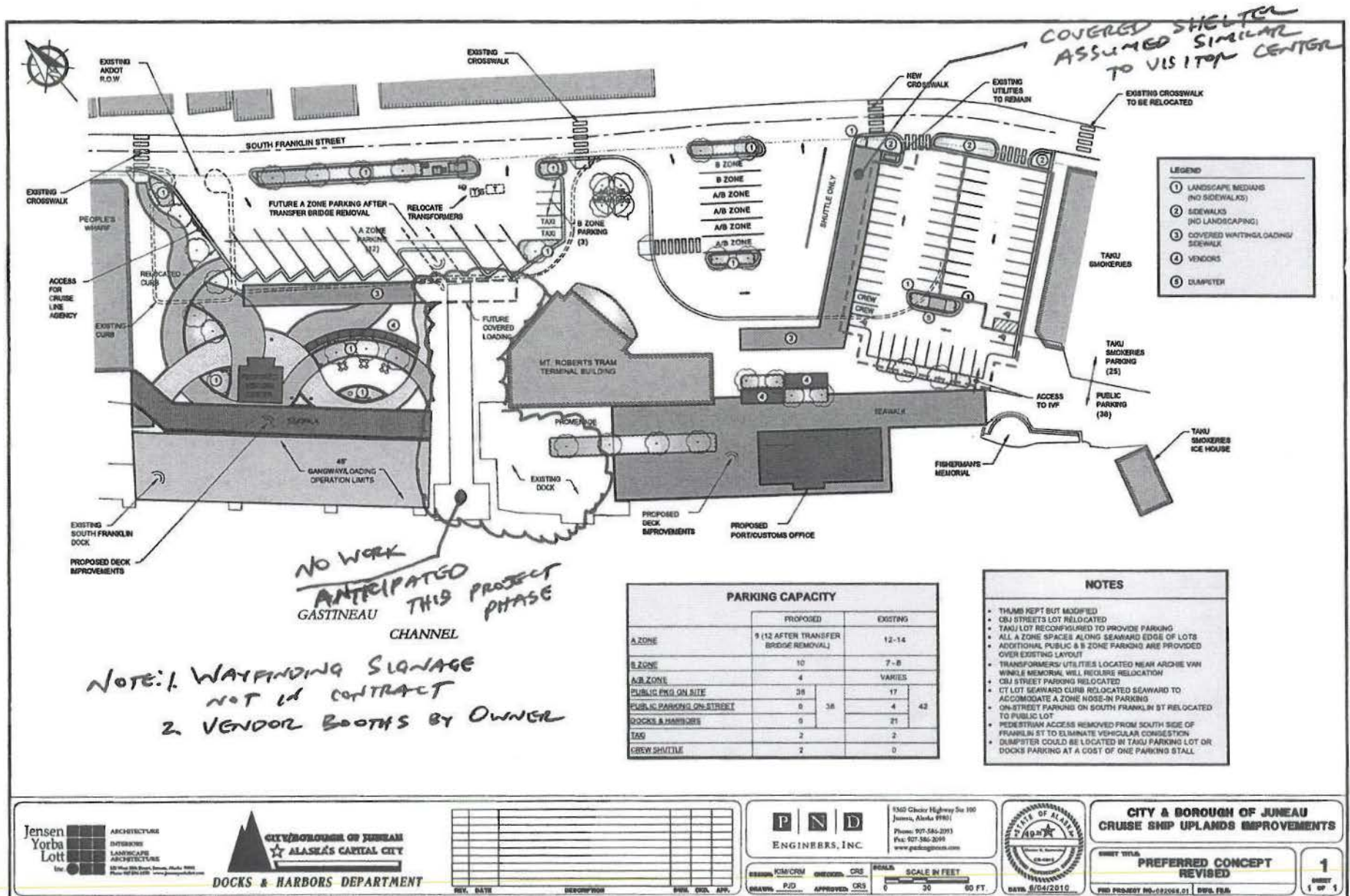
Task	Description	Fixed Fee
1	Pre-design: project management, survey & geotech site investigations, work sessions, schematics, permitting	\$44,420
2	Preliminary design submittal: 65% plans, specs and cost estimate	\$ 55,500
3	Final design submittal: 65% plans, specs and cost estimate	\$ 42,310
4	Bid ready 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



Jensen
Yorba
Lott

ARCHITECTURE
INTERIOR
LANDSCAPE
ARCHITECTURE

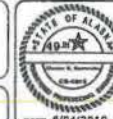
100 West 10th Street, Juneau, Alaska 99801
Phone: 907-586-2000

CITY & BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
DOCKS & HARBORS DEPARTMENT

REV.	DATE	DESCRIPTION	DRAWN	CHECKED	APP.

PND
ENGINEERS, INC.

1340 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2000
Fax: 907-586-2099
www.pnd-engineers.com



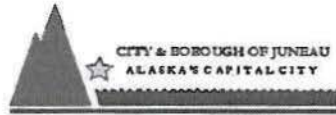
CITY & BOROUGH OF JUNEAU
CRUISE SHIP UPLANDS IMPROVEMENTS

SHEET TITLE: **PREFERRED CONCEPT**
REVISED

DATE: 8/04/2010

PROJECT NO.: 092006.01 DWG. F&B

1
SHEET 1 OF 1



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

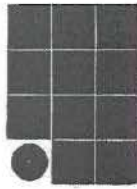
PRELIMINARY PLANNING LEVEL BUDGET
Prepared By: PND Engineers, Inc. on August 18, 2010

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

Task	Personnel Type Hourly Rate	Principal Landscape Architect \$140.00	Landscape Architect \$110.00	Landscape Designer \$80.00	Total Hours/ Total Fee
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% Bid 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 [HRS]	Barry [HRS]	Ryan [HRS]	CAD/Dsr [HRS]	CAD [HRS]	Clerical [HRS]	Admin [HRS]	TIME [\$]	EXPENSE [\$]
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.

PROJECT NO.: 137-80

DATE: August 18, 2010

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 [\$]	EXPENSE [\$]
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):										
	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:

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