CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, August 26, 2010

I. Call to Order (7:00 p.m. at the CBJ Assembly Chambers.)

II. Roll (Donek, Etheridge, Jardell, Jebe, Kueffner, Preston, Williams, Wostmann and Busch).

III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

IV. Approval of July 29, 2010 Regular Board Meeting Minutes.

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

VI Items for Action.

1. AELP Rate Hike
   Presentation by the Finance Chair

   Public Hearing

   MOTION: TO BE DEVELOPED AT THE MEETING

   Board Discussion/Action

2. Dehart's Marina Rebuild Plans

   Presentation by the CIP/Planning Committee Chair

   MOTION: TO DIRECT THE PORT DIRECTOR TO SCHEDULE 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.

   Board Discussion/Action

3. Aurora Harbor Rebuild

   Presentation by CIP/Planning Committee Chair

   MOTION: 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 A STATE HARBOR GRANT IN THE AMOUNT OF $2 MILLION THAT WILL BE ACTED ON BY THE LEGISLATURE THIS WINTER. THE GRANT WILL BE MATCHED WITH THE BOARD'S REMAINING RESERVE 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.

Board Discussion/Action

4. Terminal Restroom Study

Presentation by CIP Committee Chair

MOTION: TO APPROVE A CONTRACT AMENDMENT TO JENSEN YORBA LOTT, INC. IN THE AMOUNT OF $13,695 TO PREPARE NEEDS ANALYSIS, DESIGN CONCEPTS, AND COST ESTIMATE TO PROVIDE ADDITIONAL PUBLIC RESTROOMS IN THE CRUISE SHIP TERMINAL AREA.

Board Discussion/Action

VII Items for Information/Discussion.

VIII. PRAC Representative Report

IX. Committee and Board Member Reports

1. Operations Committee Meeting –08/17/2010
2. CIP/Planning Committee Meeting – 08/19/2010
3. Finance Committee Meeting– 08/24/2010

X Assembly Liaison Report

XI Administrative Officer's Report.

XII Port Engineer's Report

XIII. Harbormaster's Report

XIV Port Director's Report

XV Committee Administrative Matters

1. Operations Committee Meeting – Sept 21, 2010
2. CIP/Planning Committee Meeting – Sept 23, 2010
3. Finance Committee Meeting– Sept 28, 2010
4. Board Meeting – Sept 30, 2010

XVI. Adjournment

MOTION: ASK UNANAMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

CBJ DOCKS & HARBORS BOARD

REGULAR BOARD MEETING MINUTES

For Thursday, July 29, 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, Mr. Kueffner, Mr. Busch, Mr. Williams and Mr. Preston.

The following member attended via teleconference: Ms. Jebe.

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

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

Mr. Preston welcomed new member, Mr. Greg Busch, to the Board.

III. Approval of Agenda.

Mr. Stone added the following item for discussion to the agenda:

3. Douglas Harbor GO Bond Request.

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

The motion passed without objection.

IV. Special Order of Business-Election of Officers.

Mr. Kueffner nominated Jim Preston as the Chair and Mike Williams as Vice-Chair of the Regular Board.

MOTION by Mr. Kueffner: TO ELECT JIM PRESTON AS CHAIR AND MIKE WILLIAMS AS THE VICE-CHAIR OF THE DOCKS AND HARBORS REGULAR BOARD AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

V. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes of the June 24, 2010 Regular Board Meeting were approved as presented.

VI. Public Participation on Non-Agenda Items.

There was none.

VII. Items for Action.

1. Contribution of $133,490 to CBJ Engineering for a Contract to Tinnea and Associates to Perform Cathodic Protection and Timber Pile Inspection of Steamship Wharf.

Mr. Gillette said Docks and Harbors is joining the Engineering Department on a contract with Tinnea Associates to perform an inspection of the Parking Garage, the Steamship Wharf and the bulkhead at Marine Park. The Parking Garage is the Engineering portion of the project the rest is Docks and Harbors portion which is estimated to cost $133,490.00

MOTION by Mr. Williams: TO APPROVE A CONTRIBUTION IN THE AMOUNT OF $133,490 TO CBJ ENGINEERING FOR A CONTRACT TO TINNEA AND ASSOCIATES TO PERFORM CATHODIC PROTECTION AND TIMBER INSPECTION OF THE STEAMSHIP WHARF AREA AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

2. Contract Amendment for Jensen Yorba Lott, Inc. for Construction Administration and Inspection Services for the Port Customs and Visitor Center Project.

Mr. Gillette said the Contract has been approved by the Assembly and we are moving forward. The contractor, North Pacific Erectors, is ordering materials and submitting shop drawings. We would like to get Jenson Yorba Lott, Inc., the architect of record for the project, to perform contract administration and construction observation services for the project. The total for this Contract Amendment will be $408,950 for construction administration and inspection.

MOTION by Mr. Williams: TO RECOMMEND THE ASSEMBLY APPROVE A CONTRACT AMENDMENT IN THE AMOUNT OF $408,950 TO JENSEN YORBA LOTT INC. FOR CONSTRUCTION ADMINISTRATION AND INSPECTION FOR THE PORT CUSTOMS AND VISITOR CENTER PROJECT AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

3. Cold Storage Feasibility Study. (Previously tabled)

MOTION by Mr. Kueffner: TO TAKE THE COLD STORAGE FEASIBILITY STUDY OFF THE TABLE AND ENABLE DISCUSSION BY THE BOARD.

The motion had a second.

VII. Items for Action (continued).

Mr. Kueffner said the FDC brought a proposal to the Board about a month ago regarding an update to the Cold Storage Feasibility study. We asked for the FDC to come back with a new proposal demonstrating support and possibly a financial commitment from local fishermen and processors. The FDC has come to the Board with a new proposal demonstrating more support from local organizations and they are now asking for $14,000 to update the Feasibility Study. The Docks and Harbors Finance Committee has asked to put one limitation on the proposal that in order to expend the $14,000, the FDC would not utilize Docks and Harbors staff time.

Public Comment

Mike Peterson, FDC Member.

Mr. Peterson said the FDC has become a forum for ideas within the fishing community and the two items that have dominated the discussions are the Cold Storage Facility and offshore fishing opportunities for those people who do not have boats.

Mr. Jardell asked if the FDC has considered approaching the Assembly directly. He felt the Cold Storage Facility would be an economic development item that should be presented directly to the Assembly.

Mr. Peterson said if Docks and Harbors decides not to help with funding the Feasibility Study update, the FDC most likely will approach the Assembly. He said considering increased fish taxes, Docks and Harbors stands to benefit from the Cold Storage Facility so it seems like the appropriate department to approach for funding.

Greg Fisk, 421 Kennedy St., Juneau, AK 99801.

Mr. Fisk said he attended the last JEDC Meeting and they offered staff time towards this project. He did not feel like Docks and Harbors funding the Feasibility stuffy was out of the scope of that department because he sees Docks and Harbors as one of the major economic generators in the City. There is a direct link with the Cold Storage Facility through fisheries infrastructure and increased fish tax. The Department is likely to get a return on this funding if they view it as an investment.

There was further discussion between Board Members

VII. Items for Action (continued).

MOTION by Mr. Kueffner: TO RECOMMEND THE ASSEMBLY APPROVE FUNDING THROUGH DOCKS AND HARBORS TO UPDATE THE COLD STORAGE FEASIBLITY STUDY NOT TO EXCEDE $14,000 WITH THE AGREEMENT THAT DOCKS AND HARBORS STAFF TIME WILL NOT BE USED AND ASK UNANIMOUS CONSENT.

The motion failed with 3 members in favor and 4 members opposed.

4. Taku Smokeries Dock Expansion.

Mr. Stone said Icy Strait Seafoods has requested an amendment to the dock use agreement for the Taku Smokeries Dock so they can expand the dock to accommodate two vessels. Icy Straits will pay for the improvements to the dock in hope of saving money by doing it privately. Mr. Stone included a copy of the original dock use agreement from 1992. He went over the changes to the dock use agreement necessary to allow Icy Strait Seafood to modify the dock.

Public Comment

Greg Fisk, 421 Kennedy St., Juneau, AK 99801.

Mr. Fisk spoke on behalf of Hank Baumgart, owner of Icy Strait Seafoods. He said Mr. Baumgart had reviewed concept plans for the dock prepared by PND Engineers and was concerned by the budget estimates. He would like to privately construct the necessary improvements at considerable savings, while still building to city approved design standards. The improvements would be done as a leasehold improvement and eventually belong to the City. This would require a provision for operator renewal of the contract after the initial 15 years since the dock is essential to the business. There needs to be some language in the agreement addressing when the dock improvements will belong to the City. Mr. Fisk recommended the new language under #12 be taken out and replaced with language stating the City stall take ownership of the improvements as soon as they are complete.

Board Members discussed the correct language to use to make it clear the improvements will belong to the City once they are complete.

Mr. Preston suggested changes to #12 of the Dock Use Agreement read as follows:

Upon termination of the agreement, the owner shall leave any additions and/or improvements made under paragraph 4.c. of this agreement. At the discretion of the City, the owner maybe required to remove the addition and/or improvements in place within 90 days of termination.

Mr. Jardell said the wording still did not make sense if the City will take ownership of the improvements as soon as they are complete. It sounds like the City could still require Icy Strait to remove the improvements that they do not have ownership in at the end of the use agreement.

VII. Items for Action (continued).

Mr. Busch said the way #12 is written gives Icy Strait Seafoods some assurance that the City will not remove or make modifications the dock until the end of the agreement.

Mr. Stone said the CBJ Law Department has reviewed the amendments to the use agreement and we can run it by them again prior to signing and also bring it back to the Board. The use agreement does not need to go before the Assembly because it was initially set up by the Assembly and then we extended it with out Assembly review based on an analysis by the City Attorney.

Ms. Jebe said it does not seem wise to not have input from the Assembly on this project in some fashion. She asked if the City Manager had been involved in the use agreement amendments.

Mr. Stone said the City Manager has not reviewed the use agreement amendments.

Mr. Donek said even though we have the authority to make amendments to the use agreement, we still need approval from the assembly to make the improvements even though Icy Strait Seafoods will be paying for the improvements. He also felt this item should have more public exposure and opportunity for comment.

Mr. Jardell said there is potential for people to see this as a way for Docks and Harbors to get around the City procurement process. He felt it was important to get approval from the Assembly and give the public one more opportunity for comment or objection.

Mr. Stone said it would be a good idea to get Assembly approval. We have done agreements similar to this in the past and Icy Strait Seafoods will have to comply with any purchasing requirements the City has while making the improvements to the dock. We can incorporate the requirements into the Dock Use Agreement fairly easily.

There was further discussion between Board Members.

MOTION by Mr. Jardell: TO AUTHORIZE THE PORT DIRECTOR TO MOVE FORWARD WITH THE AMENDMENTS TO THE DOCK USE AGREEMENT FOR ICY STRAIT SEAFOODS WITH DIRECTION FROM THE LAW DEPARTMENT FOR OWNERSHIP TRANSFER AND AGREEMENT TERMINATION AND FORWARD TO THE ASSEMBLY FOR THEIR APPROVAL AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

5. AEL&P Rate Hike.

Mr. Kueffner said with the AEL&P rate increase of 18.5 percent, Harbors can expect to pay $120,750 this fiscal year for electricity. Without increasing our rates, our recovery factor would drop to 67 percent and become unsustainable.

VII. Items for Action (continued).

MOTION by Mr. Kueffner: TO PRESENT THE AEL&P RATE INCREASE TO THE ASSEMBLY AS A REGULATORY CHANGE AND HOLD TWO PUBLIC HEARINGS AT THE AUGUST 24, 2010 FINANCE COMMITTEE MEETING AND THE AUGUST 26, 2010 REGULAR BOARD MEETING WITH FINAL ACTION TAKEN AT THE AUGUST 26, 2010 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VIII. Items for Information/Discussion.

1. Visitor Center 1% for Art.

Mr. Gillette said there is an ordinance in the City code, Chapter 62.65 (copy included in packet) that requires 1% for Art on certain public building projects. Typically Harbor projects have not included the 1% for Art. In the design for the Port Customs and Visitor Center we have included places that would work well for art in anticipation of including some artwork. The 1% will be based on the building values only. He suggested a Selection Board made up of two Arts & Humanities appointed people, two Docks & Harbor Board Members, one Member from the JCVB and one Member from Customs.

Mr. Kueffner and Mr. Jardell volunteered to be part of the Selection Board.

2. Letters from Commission on Sustainability.

Mr. Stone said we received a letter from the Juneau Commission on Sustainability related to the Cruise Ship Dock Modifications. What they are asking is for us to look at any utilities we are providing at the docks in an effort to reduce consumption. We have incorporated this into our plan and have commissioned a study electricity being provided to the ships as well as sewage disposal.

3. Douglas GO Bond Request.

Mr. Stone said Wednesday, August 5, 2010 at 5:30p.m. the Assembly Finance Committee is meeting to discuss what will be on this fall's ballot. One of the items is our request for the Douglas General Obligation Bond. Initially we requested $2,000,000 but since that time there have been some developments and there may be an alternative that would cost an extra $500,000. We may be allowed to dump the dredge materials in the channel and then cap the material with sand and rock. After dredging the bottom of the Harbor, we would also cap that with a material similar to D1. Both the EPA and DEC seemed interested in this solution. He was not optimistic that either solution would meet with public approval since the money would be spent on dirt being moved from Douglas Harbor.

There was further discussion between Board Members. Board Members agreed not to go forward with the GO Bond request to the Assembly.

IX. PRAC Representative Report.

There was none.

X. Committee and Board Member Reports.

1. Operations Committee Meeting- CANCELLED.

2. CIP/Planning Committee Meeting – July 22, 2010.

Mr. Williams said all items at the CIP Agenda were discussed at the meeting tonight.

3. Finance Committee Meeting – July 27, 2010.

Mr. Kueffner said Ms. Danner came before the Finance Committee and expressed some concerns about the 10% fee for contract administration in some current contracts that we have. We had a Union Member from the Longshoreman's Union speak hoping to get our support in creating a terminal agreement under which the Port of Juneau would require foreign vessels to use union labor.

Mr. Preston said he has asked all the current Committee Chairs to remain in their positions for the coming year and they have agreed.

Operations Committee Chair: Cheryl Jebe
CIP/Planning Committee Chair: Michael Williams
Finance Committee Chair: Eric Kueffner

Mr. Busch, as a new Member, was appointed to the Operations and Finance Committees.

Mr. Jardell will remain as Vice-Chair of the Finance Committee and be added to the CIP/Planning Committee.

A Vice-Chair for the Operations Committee is still needed.

Mr. Donek will remain Vice-Chair for the CIP Committee.

XI. Assembly Liaison Report

There was none.

XII. Administrative Officer's Report.

There was none.

XIII. Port Engineer's Report.

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

XIV. Harbor Master's Report.

Mr. Benner said Mr. Joergen Schade from Nordic Tug Charters would like to discuss long term plans for keeping Nordic Tug Charters in Juneau. He would like some space to either build on or space for storage to stay here. We will add this item to the Operations Agenda.

We also need to discuss use of the Auke Bay Loading Facility. The facility is becoming busy and people are already abusing the no moorage rule out there.

We have installed the new Launch Floats at North Douglas and they are almost complete. We are repairing a few boards that were broken in transport and we need one last hoop collar.

We have sent out about 200 letter to patrons that own boats that have not moved from the harbor in several years. We are getting some interesting responses to those letters.

We had a gas leak on the Dehart's dock and we were able to responds to the leak and have it fixed quickly.

XV. Port Director's Report.

Mr. Stone said there is an Assembly Meeting on August 9, 2010 and Docks and Harbors has five items on the agenda so he encouraged Board Members to attend. Also on August 12, 2010 a Washington D.C. Lobbyist will be in town the Harbormaster and I will take him on a tour of the Port and other projects.

XVI. Committee Administrative Matters.

A. Meeting Calendar for August 2010.

Operations Committee Meeting – August 17, 2010
5:00 p.m. at the Aurora Harbor Office

CIP/Planning Committee Meeting – August 19, 2010
5:00 p.m. in the CBJ Assembly Chambers

Finance Committee Meeting – August 24, 2010
5:00 p.m. in the CBJ Meeting Room #224

Regular Board Meeting – August 26, 2010
7.00 p.m. in the CBJ Assembly Chambers

XVII. Adjournment.

MOTION by Mr. Jardell: TO ASK UNANIMOUS CONSENT TO ADJOURN THE REGULAR BOARD MEETING.

The motion passed without objection.

The Regular Board Meeting adjourned at 9:18 p.m.

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

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Port of Juneau

To: Docks and Harbors Finance Committee

August 1, 2010

From: Roy McLeod
Port Administrative Officer

Reference: Electrical Rate Increase

In the fiscal year just ended, Harbors paid $101,900 for electricity and collected $81,000 from patrons for electricity consumed, a difference of $20,900 or 20.5 percent. This would indicate a cost recovery factor of 79.5 percent. We believe this is reasonable since some of the electricity consumed is attributable to our harbor offices, safety lights, heat trace, etc.

With the AELP increase of 20 percent, assuming consumption remains constant, Harbors can expect to pay $122,300 this fiscal year for electricity. Without increasing our rates, our recovery factor would drop to 67 percent. If we do not raise our rates by a corresponding 20 percent this will become unsustainable and a future rate increase would eventually become necessary but possibly politically impossible.

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Adoption of Title 05, Chapter 30
Shorepower Access Fees

PURSUANT TO AUTHORITY GRANTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, THE DOCKS AND HARBORS BOARD IS PROPOSING TO ADOPT THE FOLLOWING REGULATIONS:

Section 1. Authority. These regulations are proposed for adoption pursuant to CBJ 01.60 and CBJ 85.02.060, 85.02.100, and 85.20.010.

Section 2. Adoption of Regulations. The City and Borough of Juneau Administrative Code is amended by the adoption of new regulations in Title 05, Chapter 30, reading as follows:

City and Borough of Juneau Administrative Code
Title 05: Docks and Harbors
Chapter 30: Shorepower Access Fees

Revise 05 CBJAC 30.010 Shorepower Access Fees as follows:

05 CBJAC 30.010 Shorepower Access Fees. Amend paragraphs e, f, and g as follows:

(e) *Daily shorepower access fees.* Fees to access shorepower on a daily basis are as follows:

Connection Type	Fee
20 amp	$4.80
30 amp	7.20
50 amp	24.00
100 amp/208 volt	48.00
100 amp/480 volt	120.00

(f) *Summer monthly shorepower access fees.* Fees to access shorepower on a monthly basis during the months of May, June, July, August, and September are as follows:

Connection Type	Liveaboard Fee	Non-Liveaboard Fee
20 and 30 amp	$90.00	$54.00
50 amp	180.00	108.00
100 amp/208 volt	420.00	252.00
100 amp/480 volt	990.00	588.00

(g) *Winter monthly shorepower access fees.* Fees to access shorepower on a monthly basis during the months of October, November, December, January, February, March, and April are as follows:

Connection Type	Liveaboard Fee	Non-Liveaboard Fee
20 amp	$120.00	$72.00
30 amp	162.00	96.00
50 amp	300.00	180.00
100 amp/208 volt	720.00	420.00
100 amp/480 volt	1680.00	972.00

Section 3. Notice of Proposed Adoption of a Regulation. The notice requirements of CBJ 01.60.200 were followed by the agency. The notice period began on Aug 1, 2010 which is not less than 21 days before the date of adoption of these regulations as set forth below.

Adoption by Agency

After considering all relevant matter presented to it, the agency hereby amends these regulations as set forth above. The agency will next seek Assembly review and approval.

Date:

_____

John M. Stone, P.E.
Port Director

Legal Review

These regulations have been reviewed and approved in accordance with the following standards set forth in CBJ 01.60.250:

(1) Its consistency with federal and state law and with the charter, code, and other municipal regulations;

(2) The existence of code authority and the correctness of the required citation of code authority following each section; and

(3) Its clarity, simplicity of expression, and absence of possibility of misapplication.

Date: _____

_____
John W. Hartle
City Attorney

Assembly Review

These regulations were presented to the Assembly at its meeting of _____. They were adopted by the Assembly.

Date: _____

_____
Laurie J. Sica, Clerk

Filing with Clerk

I certify, as the clerk of the City and Borough of Juneau, that the following statements are true:

1. These regulations were accepted for filing by the office of the clerk at ___:___ a.m./p.m. on the _____ day of _____, _____.
2. After signing I will immediately deliver or cause to be delivered copies of this regulation to the attorney and the director of libraries.
3. A permanent file of the signed originals of these regulations will be maintained in this office for public inspection.
4. Effective date: _____.

Date: _____

_____
Laurie J. Sica, Clerk

City & Borough of Juneau • Docks & Harbors
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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Port of Juneau

To: Docks and Harbors CIP/Planning Committee
CC:
From: John M. Stone, P.E. Port Director
Date: August 13, 2010
Re: DeHart's Marina Replacement

The moorage floats at DeHart's Marina have exceeded their useful life. We do not have funding to replace them. We need to develop a plan and take actions to address the short and long term issues related to closure and replacement of the facility.

DeHart's Marina provides moorage for 55 year-round stallholders and 17 seasonal stall holders. In addition, it contains a fuel float facility that is under lease with Petro Marine, dba Harbor Enterprises.

The master plan for CBJ's harbor facilities in Auke Bay, adopted by the Board in 2005, called for removal of the current DeHart's Marina facility and replacement of its moorage and fuel float functions off the existing head float at Statter Harbor (see attached master plan).

Because this reconfiguration would displace the loading zone function at the Statter Harbor head float, the plan called for the installation of a dedicated passenger boarding float next to the new launch ramp in the area where the Dehart's moorage floats are currently located. The Statter Harbor loading zone is the most heavily used float in the CBJ harbor system and handles about 35,000 tour passengers each summer. There are no alternative moorage areas suitable for accommodating this activity. Loss of a loading area for tours would cause severe economic disruption to many local businesses.

This reconfiguration plan requires us to replace and refurbish the affected portion of the head float at Statter Harbor before installing the replacement floats for the DeHart's patrons and Harbor Enterprises. In particular, the gangway landing float needs to be replaced and the portion of the head float accommodating the new floats needs to be refurbished and modified to accept the new moorage floats.

The master plan encompasses a series of interdependent projects that must be carefully sequenced to avoid major disruptions to any of groups using the facilities. A dilemma is created because there is inadequate funding to undertake and sequence the projects in a manner allowing us to avoid displacement of a user group for other than a temporary period of time. The only portion of the project with current funding is the refurbishment of the existing Statter Harbor head float. The other projects, DeHart's replacement moorage at $5 million, and a passenger boarding float at $2.5 million, are unfunded.

We are about $7.5 million short of what is needed to properly sequence the master plan to avoid major disruptions. The Dehart's moorage replacement and the passenger boarding float would most likely qualify as Tier II projects under the state harbor grant program. If approved, 50% of the $7.5 million would be funded by the state. However, the track record for Tier II grant approval under the state program is very poor. Tier II projects suffer from a reduced likelihood of funding since they are statutorily ranked lower than all Tier I applications.

Even if the $7.5 million of funding becomes available, it is unlikely we could accomplish this work within two years. My biggest concern is that the Dehart's float system does not have two years of life left in it, especially the fuel float portion of the facility.

As a long term strategy, I recommend the Board immediately pursue full funding for DeHart's replacement moorage and the passenger boarding float from the Assembly.

The short term strategy follows.

I have begun discussions with Harbor Enterprises to move the fuel float facility to the existing Statter Harbor float system. The condition of the floats housing the fuel lines and the condition of the fuel float are significant liabilities for both parties that need to be addressed expeditiously. The recent fuel link break has brought the full attention of the U.S. Coast Guard to bear on the condition of the fuel facility. Provided we want to keep a fuel facility in Auke Bay, movement to Statter appears to be the only option available to us.

Since movement of the fuel float operation will require significant investment on the part of Harbor Enterprises, we will likely need to renew the lease. One area for relocation we are considering is on the south side of the head float beyond the work float towards the breakwater. This is probably a much better location from a user and congestion management standpoint than the current location and the

location proposed in the master plan. It may also increase revenues to both parties since larger vessels will be able to access the float. The lease rent is based on fuel sales.

The existing lease allows us to renegotiate a new lease if a replacement facility is built. My goal is to get them into a new location by next summer if possible. **I would like approval from the Committee to undertake discussions with Harbor Enterprises for the purpose of finding a replacement site for the fuel float facility in Statter Harbor.**

The issue with DeHart's replacement moorage is more complicated. We could probably run the moorage facility for another season. I would encourage Board members to walk the floats so you can get a first-hand impression of its condition. I have serious concern using the floats after 2011.

Our purchase agreement with Mr. Deems, the previous owner of DeHart's, stipulated that we would give his stallholders preferential consideration of moorage space if a replacement facility was built, provided they were in good standing on the day of purchase and the treatment is consistent with harbor regulations. Since a replacement facility will not be built before the existing facility is shut-down, this requirement doesn't apply as a legal matter.

In any event, the Board should do everything possible to accommodate the DeHart's patrons during the interim. In this regard, I have the following recommendation:

1. Notify the stallholders that we are intending to close the facility on November 1, 2011. This gives stallholders plenty of time to look for alternate moorage.

2. If necessary, offer to move the stallholders to the top of waiting lists at the downtown harbors. We could accommodate many of the small boats immediately. I expect everyone would get a stall assignment in the downtown harbor by the closure date.

3. Offer to put the stallholders at the top of the winter hot berth list at Statter. This would give them a stall assignment during the winter. In the summer, they would use the harbor as a transient like other boaters. This would also be available during the winter of 2011/2012 if we can somehow pull off a rebuild by the summer of 2012.

4. Place them at the top of a waiting list for Dehart's replacement moorage so they can get preferential consideration if/when it is built.

Call me at 586-0294 if you have questions.

Attachments

City & Borough of Juneau • Docks & Harbors
155 S. Seward Street • Juneau, AK 99801
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CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Port of Juneau

To: Docks and Harbors CIP/Planning Committee
CC:
From: John M. Stone, P.E. Port Director
Date: August 2, 2010
Re: Aurora Harbor Rebuild

As you know, Aurora Harbor needs replacement. We prepared the attached Aurora Harbor rebuild plan and presented it a numerous public forums. It was well-received by harbor patrons. I would like to use this plan as a basis for adopting a rebuild funding strategy so we can start bringing attention to this project.

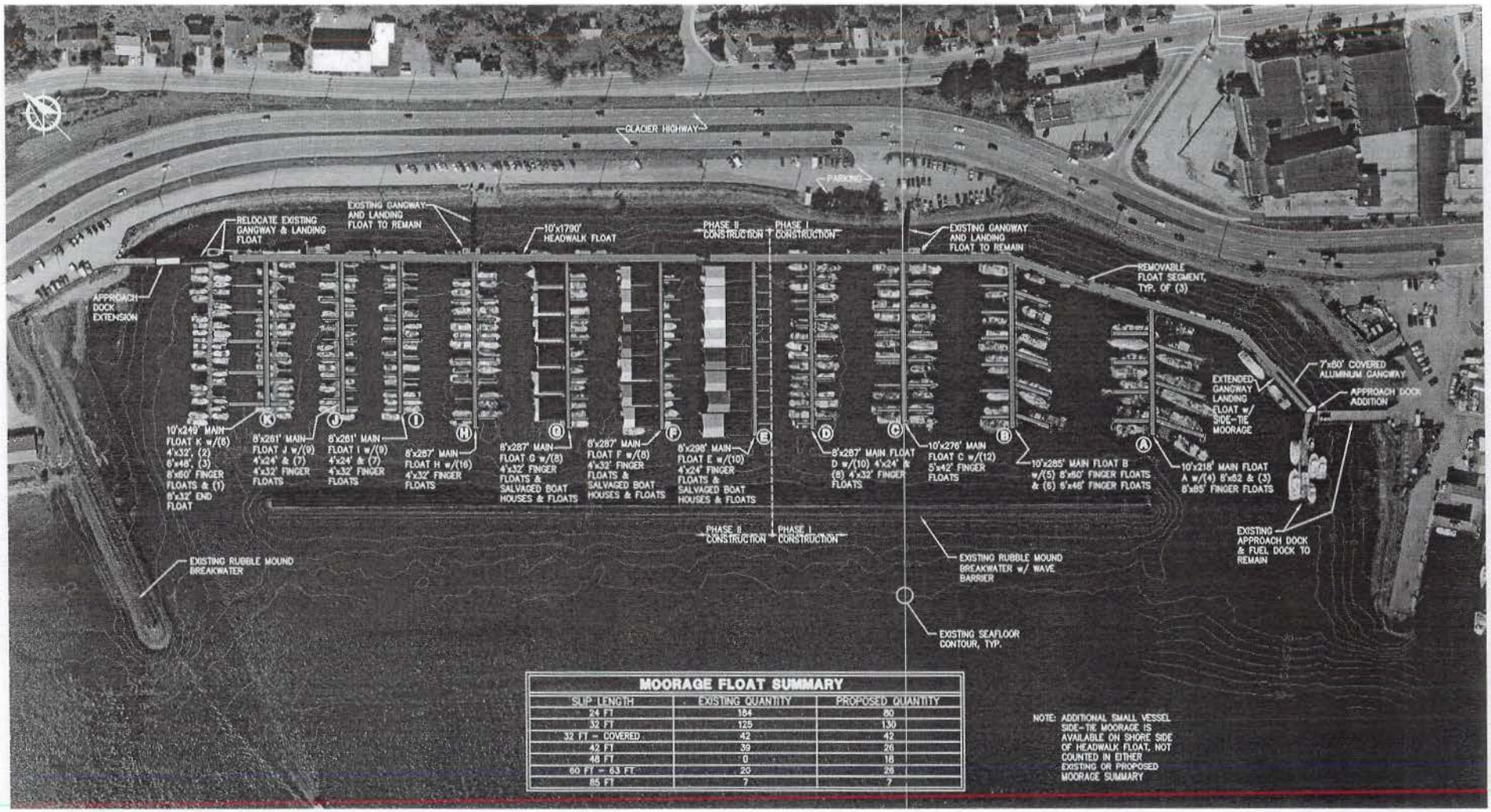
The rebuild was estimated at $17.1 million in today's dollars. We submitted a Tier I municipal harbor grant to ADOT this year. If approved and funded, we would be able to do about $4 million of the rebuild with our local match. This would include Floats A and B. In order to complete the project, we will need an additional $13.1 million in today's dollars.

In order to apply for municipal harbor grants, we need to provide local match funding. Since we do not have any local funding available, we should consider asking the Assembly to place a special sales tax or GO bond question on the ballot. This would give us the ability to apply for future grant funding. I should point out that there is no guarantee of grant funding. It is subject to Legislative and Administration approval. However, it is our best bet for getting the harbor replaced before its condition become unusable.

Therefore, I am recommending the Board request the Assembly consider a special sales tax or a GO bond to provide local match funding for a state harbor grant to complete the rebuild of Aurora Harbor. Provided the grants come through, we would need an additional $7.6 million of local match (half of $13.1 with 5 years of 3% inflation). This would take two grants since we can only apply for $5 million per harbor in a single year.

Call me at 586-0294 if you have questions.

Attachments



MOORAGE FLOAT SUMMARY

SLIP LENGTH	EXISTING QUANTITY	PROPOSED QUANTITY
24 FT	184	80
32 FT	125	130
32 FT – COVERED	42	42
42 FT	39	26
48 FT	0	18
60 FT – 63 FT	20	26
85 FT	7	7

NOTE: ADDITIONAL SMALL VESSEL SIDE-TIE MOORAGE IS AVAILABLE ON SHORE SIDE OF HEADWALK FLOAT, NOT COUNTED IN EITHER EXISTING OR PROPOSED MOORAGE SUMMARY

PRELIMINARY

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

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.
9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pnd-anc.com

DESIGN: PND CHECKED: AWS
DRAWN: BMI APPROVED:
SCALE: SCALE IN FEET 0 80 160 FT.

STATE OF ALASKA — REGISTERED PROFESSIONAL ENGINEER — DATE: 4/20/2010

AURORA HARBOR RECONFIGURATION

SHEET TITLE: CONCEPT NO. 2A SITE PLAN

PHAD PROJECT NO.: 092028.01 DWG. FILE:

SHEET 1 OF 1

Jensen Yorba Lott Inc.

MEMORANDUM

Designing Alaska Since 1935

Date: **August 5, 2010**

To: **Gary Gillette**
CBJ Port Architect

From: **Joann Lott**

RE: **CBJ Docks & Harbors Toilet Room Concepts**

CC:

Gary,

Thank you for the opportunity to provide a fee proposal for conceptual design services for toilet rooms in the Columbia lot area.

We propose the following scope of work as outlined at our 7-23-10 meeting.

Prepare 3 conceptual designs for toilet rooms as follows:

1. Addition to the existing toilet facilities at the Tram building to increase both men and women's toilets by 3 fixtures each.
2. Design a separate toilet room with Men's and Women's rooms, each with 3 toilet fixtures, to be built on the uplands areas of the site. Conceptual design will include a suggested building location.
3. Design a separate toilet room with Men's and Women's rooms, each with 3 toilet fixtures, to be built on the dock. Conceptual design will include a suggested building location.

The design concepts will be developed for presentation including identification of pros and cons. The initial concepts will include one or 2 building configurations for each option, to be reviewed and discussed with the Docks and Harbors Architect. The concepts will be refined to select one concept design for each of the 3 options noted above. This will be accomplished through 3 meetings with the Docks and Harbors Architect and others as desired.

Each refined concept design will include a cost estimate prepared by HMS.

Research: Review potential building locations and any constraints, such as size, vehicle and pedestrian traffic, adjacent building access, site features, visibility, ease of access. Research use of Columbia lot as a cruise ship

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passenger shuttle point, and how that impacts the need for toilet rooms at that location. Monitor use of the toilet rooms at the Tram on two $\geq$ 3 boat days to observe extent of use, lines and congestion.

Need Analysis: A written narrative including comments received during the previous project related to the need for toilet rooms in this area; compilation of research data identifying findings; incorporation of work provided by Docks and Harbor Architect Gary Gillette identifying existing public toilet locations and separation distances.

A presentation to the Docks & Harbors CIP committee meeting is included.

Deliverables:

11x17 colored site plan depicting three or four potential locations.

11x17 concept floor plan and 3d sketch – one of each concept (3).

8 1/2x11 narrative/needs analysis.

All of the above in PDF format, printing to 11x17 or 8 ½ x 11.

G:_Projects\0847\Corr\scope-fee\CBJD&H toilet roomsdesignscope 8-4-10.doc

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JENSEN YORBA LOTT, Inc.
DESIGN SERVICES PROPOSAL

TOILET DESIGN CONCEPTS

Project: **CBJ Docks & Harbors Ports, Customs and Visitors Buildings**

STAFF:	Arch/LArch/IDes PMgr $140	III $115	II $105	ACC $85	Intern $90	Drft $80	AA $70	TOTAL
ARCHITECTURE:								
Project Management	2							
Preliminary Research	4				8			
Design Meetings	3				3			
Narative	6				8		2	
Conceptual Design	21				20	12		
Presentation Drawings	2				8			
Presentations To Board	1							
Accounting				1				
Subtotal (hours)	39	0	0	1	47	12	2	101
Subtotal (dollars)	$5,460	$0	$0	$85	$4,230	$960	$140	$10,875

CONSULTANTS:

Engineering Surveying		
Geotechnical Invest		
Structural Engineering		
Mechanical Engineering		
Electrical Engineering		
Cost Estimating		$2,820
Subtotal		$2,820
Overhead/Profit	0%	$0
Total		$2,820

TOTAL TOILET DESIGN SERVICES FEE	$13,695

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	Spring 2010	PND	Completing response to agency request for more info
Conveyance - DNR Property at Glacier	In Progress	Spring 2010		Survey in progress
Conveyance - DNR Tideland	In Progress	Spring 2010		Application Submitted
Acquisition - Lehnhart Property	Complete	Spring 2010		Awaiting owners to move out
Demolition of Lehnart House		Fall 2010		Awaiting owners to move out
Acquisition - Park Property	Complete	Spring 2010		Need Assembly resolution - July 19
Permitting	Hold	Spring 2010	PND	Awaiting EA completion
Final Engineering and Design	Hold	Summer 2010	PND	Awaiting EA completion
Begin Construction		Spring 2011	TBD	Awaiting fulll funding
Cruise Ship Docks				
Cruise Ship Dock Reconfiguration	Hold		PND	Awaiting Assembly approval
Port-Customs-Visitor Center Project	Construction	Oct 1, 2010	NPE	
Cruise Staging Area Reconfiguration	Design		PND	Awaiting fee proposal
Port Repair and Major Maintenance				
Transfer Bridge Maintenance	Hold		PND	Awaiting Inspection Report
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	Concept plans in progress
Municipal Harbor Matching Grant	Application	July 15, 2010	PND	Submitted application for $2M
Taku Fisheries Dock Expansion	Planning	Spriing 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

8/25/2010