

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, April 29, 2010

- I. Call to Order (7:00 p.m. at the CBJ Assembly Chambers.)
- II. Roll (Donek, Etheridge, Jardell, Jebe, Kueffner, Mehrkens, Preston, Williams and Wostmann).
- III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

- IV. Approval of Previous Meeting Minutes.

MOTION: TO APPROVE THE MINUTES FROM THE MARCH 25, 2010 REGULAR BOARD MEETING AS PRESENTED OR AMENDED.

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

- VI. Consent Agenda

- 1. PND Consultant Services to Prepare Concept Plans and Cost Estimate for Expansion of the Taku Fisheries Dock.

MOTION: TO APPROVE FEE PROPOSAL FOR PND ENGINEERS IN AN AMOUNT NOT TO EXCEED \$5000 TO PREPARE DESIGN CONCEPTS AND COST ESTIMATES FOR EXPANSION OF THE TAKU FISHERIES DOCK.

- VII. Items for Action.

- 1. Amendment to Docks and Harbors Regulation – Storage Fee Discount for Reserved Moorage Patrons – Public Hearing
Presentation by the Finance Chair

Public Comment

MOTION: TO ADOPT AN AMENDMENT TO THE HARBORS FEE REGULATIONS ADDRESSING STORAGE FEE DISCOUNTS FOR RESERVED MOORAGE PATRONS AND FORWARD TO THE CITY ATTORNEY FOR PRESENTATION TO THE ASSEMBLY AND ASK UNANIMOUS CONSENT.

Board Discussion/Action

- 2. Consultant Services to Perform a Depth Survey of Selected Areas at the CBJ Cruise Ship Dock.
Presentation by the CIP Chair

Public Comment

MOTION: TO APPROVE A CONTRACT TO R&M ENGINEERING IN THE AMOUNT OF \$8500 TO PERFORM A DEPTH SURVEY OF SELECTED AREAS AT THE CBJ CRUISE SHIP DOCKS.

Board Discussion/Action

3. Place Temporary Surfacing at Select Locations at Marine Park to Resolve Potential Safety Issues.
Presentation by CIP Chair

Public Comment

MOTION: TO APPROVE A SUPPLEMENTAL AGREEMENT WITH ADMIRALTY CONSTRUCTION FOR REPAIR OF CONCRETE SURFACING AT MARINE PARK IN TWO LOCATIONS FOR SAFETY REASONS. THIS IS A TIME AND MATERIALS CONTRACT NOT TO EXCEED \$10,000.

Board Discussion/Action

4. Transfer \$22,237 to Close Out CIP Account H354-69 Harbors AW Restroom Construction. Funds to be Transferred to CIP Account H354-85 Harbors Deferred Maintenance
Presentation by the CIP Chair

Public Comment

MOTION: TO REQUEST THE ASSEMBLY APPROVE TRANSFER OF \$22,237 FROM HARBORS AREA WIDE RESTROOM CONSTRUCTION CIP TO THE HARBORS DEFERRED MAINTENANCE CIP

Board Discussion/Action

5. Review and Approval of Recommendations Contained in the Uplands Operations Analysis Report
Presentation by the CIP Chair

Public Comment

MOTION: TO REQUEST THE ASSEMBLY APPROVE THE UPLAND IMPROVEMENTS CONTAINED IN THE UPLANDS OPERATIONS ANALYSIS REPORT FOR THE CBJ CRUISE SHIP DOCKS.

Board Discussion/Action

6. ABCLF Phase 2 PND Fee Proposal
Presentation by the Port Director

Public Comment

MOTION: TO RECOMMEND THE ASSEMBLY APPROVE A CONTRACT WITH PND, INC. IN AN AMOUNT NOT TO EXCEED \$122,470 FOR THE PURPOSE OF PREPARING BID DOCUMENTS AND PROVIDING ASSISTANCE DURING THE SOLICITATION PROCESS TO ACCOMPLISH THE WORK SET OUT IN THE TIGER GRANT FOR THE AUKE BAY LOADING FACILITY, FUNDING PROVIDED BY THE TIGER GRANT.

Board Discussion/Action

7. Summer Harbor Moorage Promotion
Presentation by the Finance Chair

Public Comment

MOTION: TO APPROVE SUMMER MOORAGE PROMOTIONS AS RECOMMENDED BY THE FINANCE COMMITTEE.

Board Discussion/Action

8. FDC Feasibility Study for Cold Storage Facility
Presentation by the Port Director

Public Comment

MOTION: TO BE DEVELOPED AT THE MEETING

Board Discussion/Action

VIII. Items for Information/Discussion.

1. Aurora E-23 Boat Shelter Sale
Presentation by the Finance Chair
2. Project Labor Agreement – Port Customs Building and Visitor’s Center
Presentation by the Port Director

IX. PRAC Representative Report

X. Committee and Board Member Reports

1. Operations Committee Meeting – April 20, 2010
2. CIP/Planning Committee Meeting – April 22, 2010
3. Finance Committee Meeting– April 27, 2010

XI Assembly Liaison Report

XII Administrative Officer’s Report.

XIII Port Engineer’s Report

XIV. Harbormaster’s Report

XV Port Director’s Report.

XVI Committee Administrative Matters

1. Operations Committee Meeting – May 18, 2010
2. CIP/Planning Committee Meeting – May 20, 2010
3. Finance Committee Meeting– May 25, 2010
4. Board Meeting – May 27, 2010

XVII. Adjournment

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

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, March 25, 2010

I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 7:01 p.m. in the CBJ Assembly Chambers.

II. Roll Call.

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

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

Also present were the following: Mr. Stone – Port Director, Mr. Gillette – Port Engineer, Mr. McLeod – Administrative Officer, Mr. Benner – Harbormaster and Ms. Hood – Parks & Rec. Liaison.

III. Approval of Agenda.

Mr. Stone said Item for action #6 should be changed to read:

Amendments to Docks and Harbors Regulation-Waterfront Sales “Actively Sell” Requirement and the requirement limiting persons to an interest in only one permit.

Mr. Stone included a letter from the Mayor of Petersburg to join in urging the Alaska State Legislature to amend the Fisheries Business Tax legislation to share more than the current 50% of the tax revenue with qualified communities. He asked to refer this item to the Operations Committee for discussion.

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

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Ms. Jebe said there were few minor changes to be made to the previous meeting minutes and they had been given to the Committee Secretary.

MOTION by Ms. Jebe: TO ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM THE REGULAR BOARD MEETING HELD ON FEBRUARY 25, 2010 AS AMENDED.

The motion passed without objection.

V. Public Participation on Non-Agenda Items.

There was none.

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES

March 25, 2010

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VI. Items for Action.

1. Amendment to Docks and Harbors Regulation – Storage Fee Discount for Reserved Moorage Patrons.

Ms. Jebe said this is a proposal to reduce the storage fee from \$.50 per square foot to \$.25 per square foot for persons holding reserved moorage. The discount would be limited to one personal item less than 200 square feet. Any additional items being stored by the moorage holder would be charged at the regular rate of \$.50 per square foot. The Operations Committee was in favor of the discount.

Mr. Kueffner asked if there were people storing items in Harbor storage that were not regular Harbor Patrons. He also asked where the designated storage spaces were.

Mr. Benner said there are people using the Harbor Storage that are not regular Harbor Patrons. We have designated storage space in Aurora, Norway point, Douglas and out at Auke Bay.

Mr. Stone said we will be picking up additional storage vehicles this year when we issue parking permits. We will be limiting the number we give out and we will be moving patrons storage vans to the storage areas.

MOTION by Ms. Jebe: TO PROPOSE AN AMENDMENT TO THE HARBORS FEE REGULATIONS ADDRESSING STORAGE FEE DISCOUNTS FOR RESERVED MOORAGE PATRONS, TO HOLD PUBLIC HEARINGS AT THE APRIL 27, 2010 FINANCE COMMITTEE MEETING AND THE APRIL 29, 2010 REGULAR BOARD MEETING AND TO TAKE FINAL ACTION ON THE AMENDMENT IMMEDIATELY AFTER THE PUBLIC HEARING AT THE APRIL 29 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

2. Transfer Request Closing Out Three CIP Projects.

Mr. Gillette said the Public Works and Facilities Committee had some questions about marine passenger funds from three completed C.I.P. projects going into the deferred maintenance account. We have decided to close out the three projects, Ferry Dock Wharf Widening, S. Ferry Terminal Wharf Extension, and IVF Float Stabilization into the Downtown Cruise Ship Berth Enhancement Project. The total transfer to this project will be \$285,000.

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES

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VI. Items for action (continued).

MOTION by Mr. Etheridge: TO RECOMMEND TO THE ASSEMBLY THE APPROVAL OF A TRANSFER OF \$285,000 FROM CIP'S 354-73, 354-80, AND 354-94 TO CIP 354-95 DOWNTOWN CRUISE SHIP BERTH ENHANCEMENT AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

3. PND Contract Amendment for Upland Improvements.

Mr. Gillette said this is an amendment to an existing PND Contract for Douglas Harbor. This will be an additional \$33,543 for construction services. We recently awarded that contract to Admiralty Construction and will begin that work soon.

MOTION by Ms. Mehrkens: TO APPROVE AN AMENDMENT TO AN EXISTING PND CONTRACT TO PERFORM CONSTRUCTION SERVICES FOR DOUGLAS, HARRIS, AURORA, AND STATTER HARBORS UPLAND IMPROVEMENTS IN THE AMOUNT OF \$33,543 AND ASK UNANIMOUS CONSENT.

The Motion Passed without objection.

4. Minor FY11/12 Budget Adjustments.

Mr. Kueffner said these are a few minor adjustments to the FY11/12 Budget. The Dock expenses decreased by \$3,550 for FY11 and \$850 for FY12. These changes are mostly due to changes in what the accounting department allows to be charged out to CIP projects. The Harbor expenses have risen by \$87,119 for FY11 and \$62,656 for FY12 due to changes in Personnel expenses. Overall, both Docks and Harbors are still projecting profits during FY 11 and 12.

MOTION by Mr. Kueffner: TO ADOPT THE AMENDED FY 11/12 BUDGET AS PRESENTED AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

5. Fisheries Development Committee Proposal for Cold Storage Facility.

Mr. Kueffner said in 1998 the City & Borough of Juneau paid Northern Economics to prepare a public cold storage feasibility study. The feasibility study cost was between \$25,000-30,000 and examined the following: Local fishing activity, demand, max inventory, size, cost, financing options, feasibility, site, features and fish tax. The proposal from FCD is to seek funding from the Docks & Harbors Department in the amount of \$25,000 to update the Cold Storage Feasibility Study.

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VI. Items for action (continued)

Mr. Glen Haight, 1514 Ling Court, Juneau AK 99801-FDC Member

Mr. Haight said a complete copy of the original cold storage feasibility study is available online at the following website:

http://www.juneau.org/clerk/boards/Fisheries_Development_Committee.php

He provided a Feasibility Study Key Highlights for information purposes.

Mr. Haight said in 1998 the City & Borough of Juneau paid Northern Economics to prepare a public cold storage feasibility study. The feasibility study cost was between \$25,000-30,000 and examined the following: Local fishing activity, demand, max inventory, size, cost, financing options, feasibility, site, features and fish tax. There is demonstrated interest in a cold storage facility by larger processors and direct marketers, through informal surveys and information provided at FDC meetings. The proposal from FCD is to seek funding from the Docks & Harbors Department in the amount of \$25,000 to update the Cold Storage Feasibility Study.

Mr. Mehrkens said he understood that 50% of the state fish tax comes back to the community regardless of the landings.

Mr. Stone said the fish landings are kept track of by community and the 50% that comes back is based on the volume landed in that community so increased landings would increase the amount of fish tax coming back to this borough.

Mr. Kueffner said he would like the study to include a risk assessment for this type of facility.

Mr. Jardell asked why the FDC felt it was appropriate to come to Docks and Harbors for funding and who else might be interested in funding this project.

Mr. Haight said he had considered submitting a proposal to USDA and Greg Fisk, former Docks and Harbors Board Member, suggested the Board may be interested in this project since it is funded in part by the fish tax revenues.

Mr. Etheridge asked if there had been any objections from private processors.

Mr. Haight said they were getting positive feedback from the local private processors. Several of the processors are looking to expand their freezing capability.

Mr. Mehrkens asked if the FDC has approached the Assembly. He also suggested the most desirable approach for funding would be a co-op or matching of funds between Docks and Harbors, the Assembly, and the private processors.

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VI. Items for action (continued)

Mr. Mehrkens asked if Docks and Harbors would be expected to be an active participant in management if the facility is built?

Mr. Haight said the facility would most likely be run by a non-profit group of some kind.

Mike Peterson, 724 5th St., Douglas AK 99824-Former FDC Member.

Mr. Peterson said resolution 2418 lays out the responsibilities that the Assembly has given to the FDC. Even though the FDC is under the umbrella of the Assembly, we felt the Docks and Harbors Board was a first step in looking for funding for this project since the FDC has no dedicated funds.

Mr. Kueffner said he would like to see a concrete proposal that the FDC and Docks and Harbors can take to the Assembly.

Mr. Donek said he was not convinced Docks and Harbors had the authority to fund this type of project and he was worried about the costs escalating.

Mr. Mehrkens suggested Docks and Harbors and the FDC jointly approach the Assembly with a concrete proposal.

MOTION by Mr. Mehrkens: TO ASK THE FDC TO PREPARE A PROPOSAL TO DEVELOPE AN RFP TO UPDATE THE STUDY, THE HARBOR BOARD WILL ASK THE ASSEMBLY AND THE CITY ATTORNEY IF THIS PROJECT IS APPROPRIATE FOR DOCKS AND HARBORS TO FUND AND THE FDC AND DOCKS AND HARBROS WILL JOINTLY APPROACH THE ASSEMBLY FOR FUNDING AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

6. Amendments to Docks and Harbors Regulation-Waterfront Permit Sales "Actively Sell" Requirement and the requirement limiting persons to an interest in only one permit.

Mr. Kueffner said we would like to remove the requirement to provide evidence of "actively selling" and the requirement limiting persons to an interest in only one permit. The "Actively sell" provision requires permit holders to show us gross revenues of at least \$25,000. Since the permits are now selling for approximately \$50,000, I think we can safely assume the holders are grossing more than \$25,000.

Mr. McLeod said there is also a confidentiality concern when permit holders are providing sales tax information to prove they are actively selling we need to keep those records secured in a locked cabinet.

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VI. Items for action (continued)

The requirement limiting persons to an interest in only one permit is severely limiting both competition for the permits and entry into the local tour market by young entrepreneurs with new ideas. I see no business reason Docks and Harbors should be limiting what business somebody can engage in.

Mr. Kueffner said maybe the best approach to changing the regulation is to remove the dollar amount From the “actively sell” requirement but still require the vendors to actively sell.

MOTION by Mr. Jardell: TO PROPOSE AND AMENDMENT TO THE PORT FEE REGULATIONS DELETING THE DOLLAR AMOUNT FROM THE “ACTIVELY SELL” REQUIREMENT AND TO REMOVE THE LIMIT TO OWNERSHIP IN ONLY ONE PERMIT, TO HOLD PUBLIC HEARINGS AT THE APRIL 27, 2010 FINANCE COMMITTEE MEETING AND THE MAY 27, 2010 REGULAR BOARD MEETING, AND TO TAKE FINAL ACTION ON THE AMENDMENT IMMEDIATELY AFTER THE PUBLIC HEARING AT THE MAY 27, 2010 REGULAR BOARD MEETING AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

VII. Items for Information/Discussion.

Mr. Preston welcomed new Harbor Board Member, Mr. Tom Donek.

Mr. Jardell said he attended a planning committee for an upcoming maritime festival and he volunteered to be the Board Liaison for this committee.

VIII. Committee and Board Member Reports.

1. Operations Committee Meeting- March 16, 2010.

Ms. Jebe said items for information at the OPS Committee Meeting were: taxicab companies requesting approval to purchase B-zone permits, Kensington trial run from Echo Cove, Harbor mail boxes, grid repairs and damage to the grid, and the upcoming vessel impound auction.

2. CIP/Planning Committee Meeting – March 18, 2010.

Mr. Mehrkens said the CIP Committee discussed the status of the Douglas project and everything else was discussed tonight.

3. Finance Committee Meeting – March 23, 2010.

Mr. Kueffner said the only item discussed at the Finance Committee that was not on the agenda tonight was the Franklin Docks Tidelands Lease which we decided to leave at it's current lease rate.

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IX. Parks & Rec. Liaison Report.

Ms. Hood asked for an update on the Douglas Harbor Dredging Project and asked when the blessing of the fleet would be. She has applied for an engraving for her Son-in-Law, Mark Livingston who passed away around Thanksgiving.

Mr. Stone said the Blessing of the Fleet will be held, Saturday, May 1st 2010 at 10:00a.m.

X. Administrative Officer's Report.

There was none.

XI. Port Engineer's Report.

Mr. Gillette said his report was in the packet. He is moving forward to receive the Tiger Grant Funds. The Acquisition of the Lenhart property and the Park property will go to the Lands Committee on April 19th, 2010 and then to the Assembly on April 26th, 2010. We have contacted the Rotary regarding the Park acquisition. The Lenhart property will also go to the Planning Commission on April 13, 2010.

XII. Harbor Master's Report.

Mr. Benner said we had a visit from Rachel Lord of the Alaska Clean Harbors Initiative. He showed her around and she will be compiling a report for us. I will be representing Juneau Docks and Harbors at the Pacific Coast Conference of Harbormasters in Bellingham, Washington the first part of April.

XIII. Port Director's Report.

Mr. Stone said attendance at the Rotary Boat show this year was down from last year. There seem to be fewer displays each year and more Government and Non-profit booths.

We did get some positive feedback on the new Auke Bay Launch Ramp Project.

On the Douglas dredging project the Federal resource and Regulatory Agency is apposed to the dredging of the bottom layer of the sediments in the Harbor and putting them in the middle of the channel. They are using generalized factors to estimate the risks and we are trying to get them to use more localized information to get a better feel for the risk.

There was further explanation of the two studies of Mercury consumption through sea food being used to evaluate the risks of dumping the Douglas dredge material in the channel.

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XIV. Committee Administrative Matters.

A. Meeting Calendar for April 2010.

Operations Committee Meeting – April 20, 2010

5:00 p.m. at the Aurora Harbor Office

CIP/Planning Committee Meeting – April 22, 2010

5:00 p.m. in the CBJ Assembly Chambers

Finance Committee Meeting – April 227, 2010

5:00 p.m. at the CBJ Meeting Room #224

Regular Board Meeting – April 29, 2010

7.00 p.m. at the CBJ Assembly Chambers

XV. Adjournment.

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

The motion passed without objection.

The Regular Board Meeting was adjourned at 8:59 p.m.

Gary Gillette

From: Dick Somerville [DSomerville@pndengineers.com]

Sent: Wednesday, March 31, 2010 3:58 PM

To: Gary Gillette

Subject: Taku Dock

Gary:

I think we can have a couple work sessions and prepare 2-3 design options and cost estimates for a T&M budget NTE \$5K. If it gets drawn out we can address later but I don't think that will happen. If we spend less, then only what we spend is invoiced. Let me know if this ok as our proposal. We could do this as a task under the term agreement.

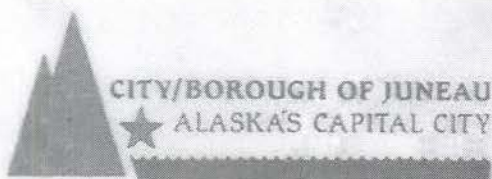
Dick Somerville, P.E., V.P. | Principal

P|N|D Engineers, Inc.

9360 Glacier Hwy, Suite 100, Juneau, AK 99801

p. 907.586.2093 f. 907.586.2099 c.907.321.1660

dsomerville@pndengineers.com | www.pndengineers.com



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: Docks and Harbor Patrons
CC:
From: John M. Stone, P.E. Port Director
Date: March 26, 2010
Re: Storage Fee Discount for Reserved Moorage Holders

Under the authority of CBJ Ordinance Titles 01 and 85, the Docks and Harbors Board is proposing an amendment to the fees and charges regulations set out in 05 CBJAC 20.

The Board is proposing to revise 05 CBJ 20.130 Storage Fees to provide a discount to persons holding reserved moorage. These persons would pay a discounted rate of \$0.25 per square foot per month on one personal item up to 200 square feet. This discounted rate is $\frac{1}{2}$ of the standard storage rate, which is \$.50 per square foot per month or portion thereof. This discount is limited to one item. Reserved moorage holders storing additional items would pay the standard rate on the additional items.

This action is being taken as part of the Board's plan to improve management of the small boat harbor uplands. In the past, persons could store unlimited items in the harbor uplands. Now, stall holders can only obtain parking permits for their primary transportation vehicles. Furthermore, stall holders storing additional items in the uplands must pay storage fees and comply with harbor storage policies. The Board recognizes this is a big change for some of our stall holders and is proposing this change to help ease the transition to more active management of the harbor uplands.

Copies of the proposed regulation are available at the Port Office, the Aurora Harbor Office, or the Statter Harbor Office and on the web at www.juneau.org/harbors/. The Board is accepting public comment until 4:30 pm on April 29, 2010. Two public hearings are scheduled: April 20, 2010 at 5:00 pm at the Aurora Harbor Office and April 29, 2010 at 7:00 pm in the Assembly Chambers. The Board intends to take final action on the regulations immediately after the April 29 hearing.

This action is not expected to cause an increased appropriation of general funds by the municipality.

Call 907-586-0292 if you need more information.

A REGULATION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Adoption of Title 05, Chapter 20

Fees and Charges

Docks and Harbors Small Boat Harbor Fees and Charges

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 20, reading as follows:

City and Borough of Juneau Administrative Code

Title 05: Docks and Harbors

Chapter 20: Fees and Charges

Repeal 05 CBJAC 20.130 and readopt to read:

05 CBJAC 20.130 Storage Fees.

A person may apply to the Harbormaster for use of long-term storage space in designated areas. Except as provided herein, the fee for use of this space is \$.50 per square foot per calendar month, or portion thereof. A person who maintains a reserved moorage assignment may store personal items of up to 200 square feet for \$0.25 per square foot per calendar month, or portion thereof. The Harbormaster is authorized to issue permits and develop written procedures to implement this section.

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 March 26, 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: , 2010

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

BID AND SIGNATURE PAGE

Project:

Dated: APRIL 14, 2010

Bidder: PND ENGINEERS, INC.
(Company Name)

By: 
(Signature in ink)

Printed Name: CHARLES R. SOMERVILLE, P.E.

Title: VICE PRESIDENT

Telephone No.: 907-586-2093

Address: 9360 GLACIER HWY
(Street or P.O. Box)

Fax No.: 907-586-2099

JUNEAU, AK. 99801
(City/State and Zip Code)

The Contractor shall provide all labor, equipment, materials and perform all Work as described in the Scope of Work.

COMPLETION TIME FOR THE WORK. The Contractor shall have until June 1, 2010 to complete all Work as described.

Bidder has examined the bid documents, including the following addenda (receipt of all of which is hereby acknowledged by the undersigned). Give number and date of each Addenda below. Failure to acknowledge receipt of all Addenda may cause the Bid to be non-responsive and may cause its rejection. If there are no addenda, "none" or "0" must be filled out.

Addenda No.	Date Issued	Addenda No.	Date Issued
<u>NONE</u>			

TO BE CONSIDERED, ALL BIDDERS MUST COMPLETE AND INCLUDE THE FOLLOWING AT THE DATE AND TIME QUOTES ARE DUE:

- Signed Bid and Signature Page, (includes Addenda receipt statement)
- Completed Bid Schedule

BID SCHEDULE

BASE BID

ITEM NO.	BID ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE		AMOUNT	
				DOLLAR \$	CENT \$	DOLLARS	CENTS
Item 1	Bathymetric Survey as described in the Scope of Work of RFQ No. DH10-413	Lump Sum	All Req'd	Lump	Sum	10,000	00

Total Bid

TEN THOUSAND DOLLARS
\$ 10,000.00

Company Name

PND ENGINEERS, INC.



R&M ENGINEERING, INC.

ENGINEERS
GEOLOGISTS
SURVEYORS

6205 GLACIER HWY. ■ JUNEAU, ALASKA 99801

PHONE: 907-780-6060 ■ FAX: 907-780-4611

E-MAIL: rmengineering@rmjuneau.com

April 15, 2010

Mr. Gary Gillette, Port Engineer
Port of Juneau Office
2nd Floor, Seadrome Building
76 Egan Drive
Juneau, AK 99801

Re: Cruise Docks Bathymetric Survey
RFQ No. DH10-413

Dear Mr. Gillette,

We are pleased to present you the attached bid for the above referenced project.
We look forward to working with City and Borough of Juneau on this important
community project.

Should you have any questions, please do not hesitate to contact me at your
convenience.

Sincerely,

R&M ENGINEERING, INC.

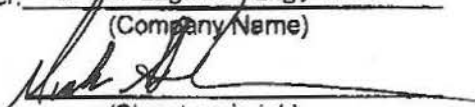
A handwritten signature in black ink, appearing to read 'Mark A. Johnson', is written over the printed name.

for Mark A. Johnson, L.S.
Land Surveyor

Attachment

BID AND SIGNATURE PAGE

Project:

Dated: April 15, 2010Bidder: R & M Engineering, Inc.
(Company Name)By: 
(Signature in ink)Printed Name: Mark A. Johnson, L.S.Title: Corporate Secretary/TreasurerTelephone No.: (907) 780-6060Address: 6205 Glacier Highway, Juneau
(Street or P.O. Box)Fax No.: (907) 780-4611Juneau, AK 99801
(City/State and Zip Code)

The Contractor shall provide all labor, equipment, materials and perform all Work as described in the Scope of Work.

COMPLETION TIME FOR THE WORK. The Contractor shall have until June 1, 2010 to complete all Work as described.

Bidder has examined the bid documents, including the following addenda (receipt of all of which is hereby acknowledged by the undersigned). Give number and date of each Addenda below. Failure to acknowledge receipt of all Addenda may cause the Bid to be non-responsive and may cause its rejection. If there are no addenda, "none" or "0" must be filled out.

Addenda No.	Date Issued	Addenda No.	Date Issued
None			

TO BE CONSIDERED, ALL BIDDERS MUST COMPLETE AND INCLUDE THE FOLLOWING AT THE DATE AND TIME QUOTES ARE DUE:

- Signed Bid and Signature Page, (Includes Addenda receipt statement)
- Completed Bid Schedule

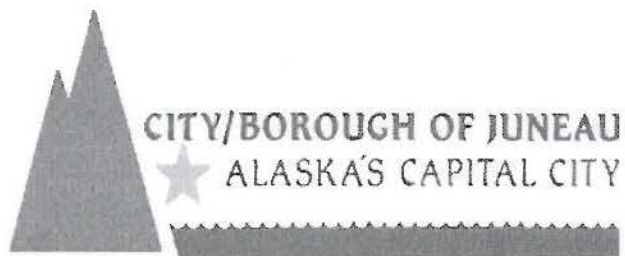
BID SCHEDULE**BASE BID**

ITEM NO.	BID ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE		AMOUNT	
				DOLLAR \$	CENT \$	DOLLARS	CENTS
Item 1	Bathymetric Survey as described in the Scope of Work of RFQ No. DH10-413	Lump Sum	All Req'd	Lump	Sum	\$8,500	.00

Total Bid\$ 8,500.00

R & M ENGINEERING, INC.
 6205 Glacier Highway
 Juneau, AK 99801

Company NameMark A. Johnson, L.S.



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

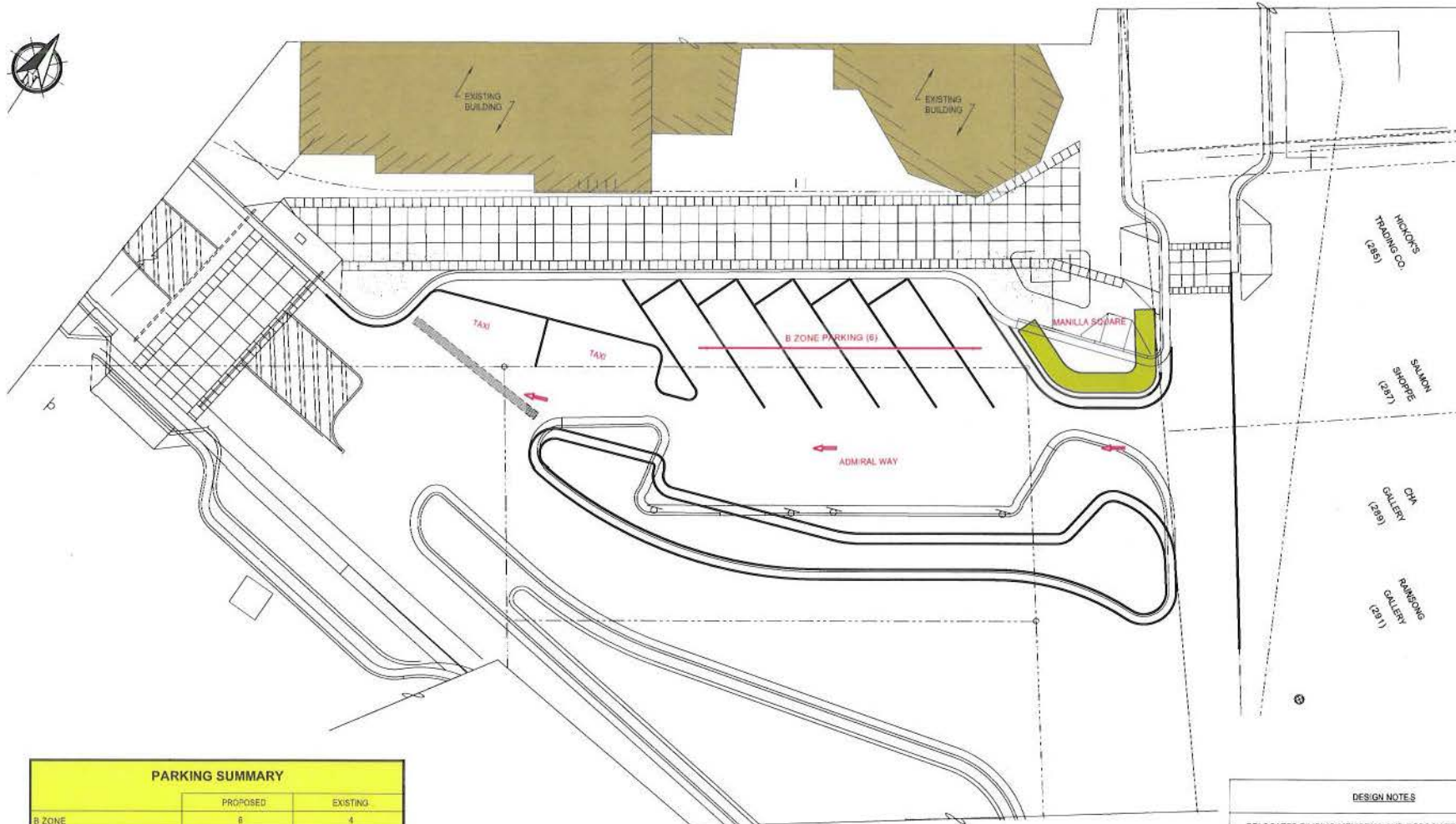
Port of Juneau MEMORANDUM

To: CIP Committee
From: Gary Gillette, Port Engineer
Date: April 22, 2010
Re: Transfer Requests

The following project has been completed and need to be closed out. The remaining funds are proposed to be transferred to the Juneau Harbors Deferred Maintenance fund as shown the in following table.

From Account	Project	Amount	Source
H354-69	Harbors AW Restroom Construction	\$22,237	FY06 Harbor F530, FY99 Temporary Sales Tax
To Account	Project	Amount	
H354-85	Juneau Harbors Deferred Maintenance	\$22,237	

The Juneau Harbors Deferred Maintenance fund was established to perform long standing maintenance work at various harbors.



PARKING SUMMARY

	PROPOSED	EXISTING
B ZONE	6	4
TAXI	2	2
PUBLIC	6	6

SITE PLAN

DESIGN NOTES

- RELOCATES FILIPINO MEMORIAL AND ASSOCIATED LANDSCAPING TO CHANNEL PEDESTRIANS TO CROSSWALK
- PROVIDE CROSSING GUARD AT EXISTING CROSSWALK
- MAINTAINS EXISTING PARKING
- IMPROVES PEDESTRIAN SAFETY
- INCREASES PEDESTRIAN MOVEMENT AREA

Jensen
Yorba
Lott
Inc.

ARCHITECTURE
INTERIORS
LANDSCAPE
ARCHITECTURE

5220 W. 12TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.JYLOTT.COM

CITY/BOROUGH OF JUNEAU
★ **ALASKA'S CAPITAL CITY**

DOCKS & HARBORS DEPARTMENT

REV.	DATE	DESCRIPTION	DW/	CHK.	APP.

P N D
ENGINEERS, INC.

5350 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907.586.2603
Fax: 907.586.3099
www.pndengineers.com

DESIGN: KIM/CRM
DRAWN: PJD
CHECKED: CRS
APPROVED: CRS

SCALE: SCALE IN FEET
0 10 20 FT.



CITY & BOROUGH OF JUNEAU
CRUISE SHIP UPLANDS IMPROVEMENTS

SHEET TITLE: **ADMIRAL WAY
PREFERRED CONCEPT**

PROJ. PROJECT NO. 082086.01 DWG. FILE:

1
SHEET
1 OF 1



DOWNTOWN CRUISESHIP DOCKS UPLANDS OPERATIONS ANALYSIS
CBJ Project No. DH

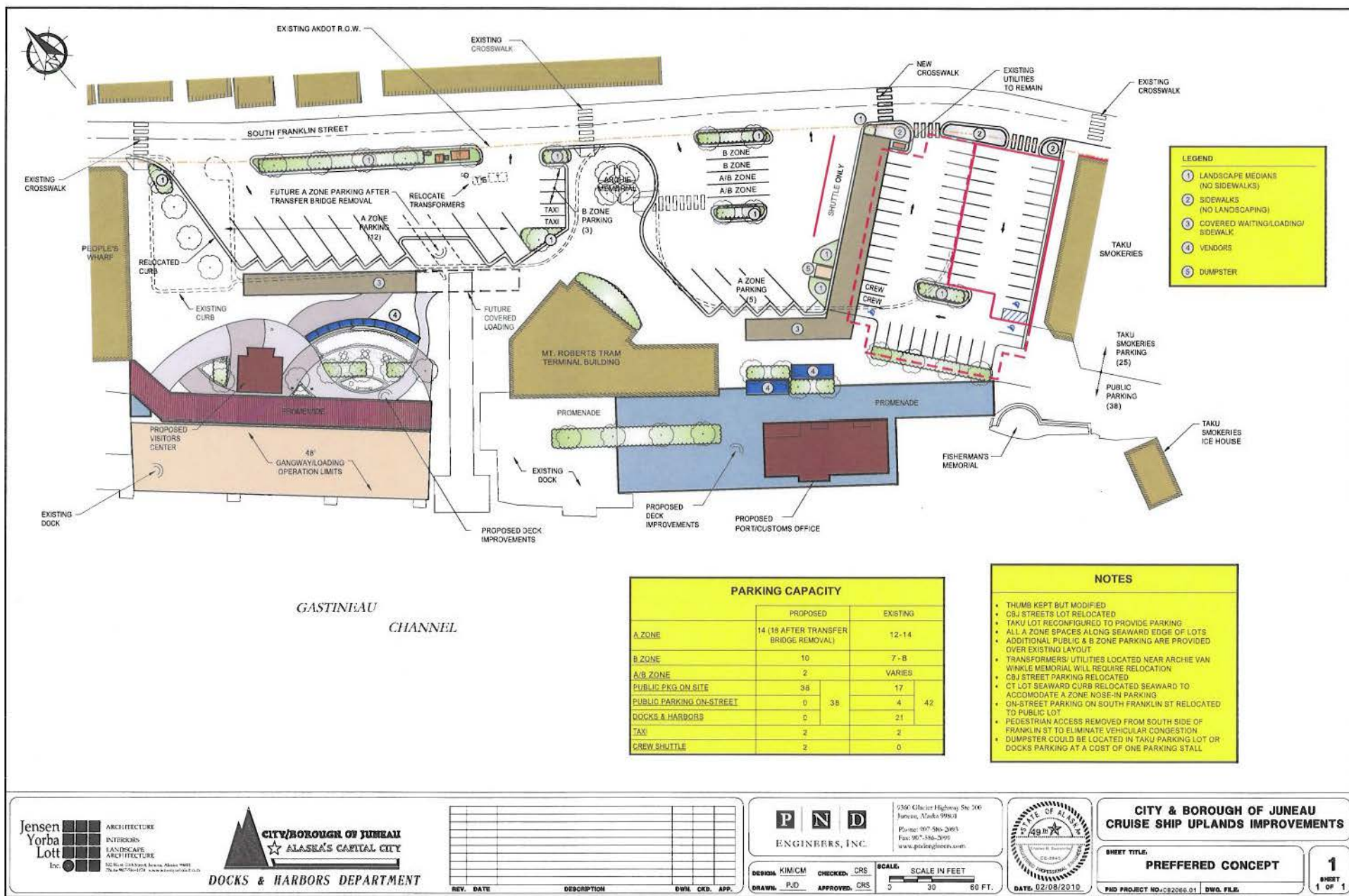
PLANNING LEVEL ENGINEER'S ESTIMATE - ADMIRAL WAY

Prepared By: PND Engineers, Inc. on March 1, 2010

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$20,855
2060.1	Demolition & Disposal	LS	All Req'd	\$4,000	\$4,000
2204.1	Base Course, Grading D-1	CY	150	\$25	\$3,750
2702.1	Construction Surveying	LS	All Req'd	\$1,500	\$1,500
2719.1	Sign Assembly	LS	All Req'd	\$1,000	\$1,000
2720.1	Painted Traffic Markings	LS	All Req'd	\$1,000	\$2,000
2801.1	AC Pavement, Type II Class B, 2.25" Thick	TON	80	\$180	\$160,000
3301.1	Concrete Curb and Gutter	LF	350	\$30	\$10,500
3301.2a	Concrete Sidewalks, 6" Thick	SY	10	\$80	\$800
2480.1	Landscaping	LS	All Req'd	\$25,000	\$25,000
ESTIMATED CONSTRUCTION BID PRICE					\$229,405
CONTINGENCY & OTHER INDIRECT COSTS (30%)					\$68,822
TOTAL RECOMMENDED PROJECT BUDGET					\$298,227

Note: This budget is rough order - for planning purposes only.





Jensen
Yorba
Lott
ARCHITECTURE
INTERIORS
LANDSCAPE
ARCHITECTURE
INC.

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

REV.	DATE	DESCRIPTION	DWN.	CHK.	APP.

PND
ENGINEERS, INC.

536 Glacier Highway Ste. 200
Juneau, Alaska 99801
Phone: 907-586-3963
Fax: 907-586-2999
www.pndengineers.com

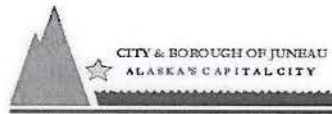


CITY & BOROUGH OF JUNEAU
CRUISE SHIP UPLANDS IMPROVEMENTS

SHEET TITLE:
PREFERRED CONCEPT

PROJECT NO.: CB2006.01
DATE: 02/08/2010

1
OF 1



DOWNTOWN CRUISESHIP DOCKS UPLANDS OPERATIONS ANALYSIS
CBJ Project No. DH

PLANNING LEVEL ENGINEER'S ESTIMATE - CRUISE SHIP TERMINAL
Prepared By: PND Engineers, Inc. on March 1, 2010

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$117,100
2060.1	Demolition & Disposal	LS	All Req'd	\$30,000	\$30,000
2204.1	Base Course, Grading D-1	CY	100	\$45	\$4,500
2702.1	Construction Surveying	LS	All Req'd	\$7,500	\$7,500
2719.1	Sign Assembly	LS	All Req'd	\$5,000	\$5,000
2720.1	Painted Traffic Markings	LS	All Req'd	\$5,000	\$5,000
2801.1	AC Pavement, Type II Class B, 2.25" Thick	TON	700	\$175	\$160,000
3301.1	Concrete Curb and Gutter	LF	2,400	\$30	\$72,000
3301.2a	Concrete Sidewalks, 6" Thick	SY	470	\$100	\$47,000
3301.2	Concrete Aprons, 6" Thick	SY	150	\$100	\$15,000
2480.1	Landscaping	LS	All Req'd	\$35,000	\$35,000
2875.1	Covered Walkways	LS	All Req'd	\$750,000	\$750,000
16000.1	Relocate Transformers	LS	All Req'd	\$40,000	\$40,000
ESTIMATED CONSTRUCTION BID PRICE					\$1,288,100
AEL&P SERVICE					\$5,000
CONTINGENCY & OTHER INDIRECT COSTS (30%)					\$386,430
TOTAL RECOMMENDED PROJECT BUDGET					\$1,679,530

Note: This budget is rough order - for planning purposes only.

P | N | D

Roy McLeod

From: John Stone
Sent: Wednesday, April 28, 2010 3:17 PM
To: Bob Wostmann (bob@wostmann.com); Cheryl Jebe (Cheryl_Jebe@msn.com); Don Etheridge; donek@gci.net; Eric Kueffner (ekueffner@faulknerbanfield.com); Jim Preston; Joe Mehrkens; kjardell@gci.net; Mike Williams (scoutdog@ptialaska.net)
Cc: Roy McLeod; Johan Dybdahl; Gary Gillette
Subject: FW: ABLF Ph 2 - Revised proposal
Attachments: ABLF 2 PND Fee Proposal 042710 GG.pdf

I would like to add this to tomorrow night's agenda. This is to assembly bid documents for the TIGER grant work. Since it is more than \$100,000, it would have to be approved by the Assembly. We are hoping to have the Assembly approve it on the same day that they approve the TIGER grant, May 17.

A recommended motion would be:

To recommend the Assembly approve a contract with PND, Inc. in an amount not to exceed \$122,470 for the purpose preparing bid documents and providing assistance during the solicitation process to accomplish the work set out in the TIGER grant for the Auke Bay Loading Facility, funding provided by the TIGER grant.

From: Dick Somerville [mailto:DSomerville@pndengineers.com]
Sent: Tuesday, April 27, 2010 2:02 PM
To: John Stone
Cc: Gary Gillette
Subject: ABLF Ph 2 - Revised proposal

J, G:

Revised proposal is attached per our scope discussions. Let me know if it looks ok. Tx.

Dick Somerville, P.E., V.P. | Principal
P|N|D Engineers, Inc.
9360 Glacier Hwy, Suite 100, Juneau, AK 99801
p. 907.586.2093 f. 907.586.2099 c. 907.321.1660
dsomerville@pndengineers.com | www.pndengineers.com



ENGINEERS, INC.

April 27, 2010

PND 02229.08

Gary Gillette, AIA
Port Engineer
City & Borough of Juneau
Docks & Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Subject: Auke Bay Loading Facility – Phase 2
Final Design & Bid Phase Services Proposal – Rev 1

Dear Mr. Gillette:

PND Engineers, Inc. (PND) appreciates the opportunity to provide this revised proposal for final design and bid phase services on the referenced project. The scope of improvements anticipated for Phase 2 is as outlined in your letter of February 19, 2010 with three exceptions. The Washdown pad has been deleted; the upgraded float mounted crane has been deleted; a 10x16 Utility Shed has been added.

The attached fee proposal provides a breakdown of the services and associated fees we have estimated for this work. PND proposes to provide these services on either a fixed price/fixed scope basis or on a Time and Materials reimbursable basis. We estimate bid ready documents can be delivered within 90 days of receiving formal authorization to proceed, assuming CBJ interim reviews can be completed within three days of receiving our review submittals.

Feel free to call me at any time should you have any questions regarding this proposal or prefer to modify it in any manner to better serve your needs. We look forward to working with you towards the successful completion of Phase 2.

Sincerely,

PND Engineers, Inc. | Juneau Office

Dick Somerville, P.E.
Vice President

Enclosures

Auke Bay Loading Facility - Phase 2

**Proposal for Final Design and Bid Phase Services - Rev 1
April 27, 2010**

Senior Engineer VII	Senior Engineer IV	Staff Engineer V	Staff Engineer IV	Staff Engineer III	CAD Designer V	Tech IV	Line Item Costs	Task Subtotal Costs
\$160.00	\$140.00	\$100.00	\$95.00	\$90.00	\$90.00	\$90.00		

TASK 1: Schematic Design

1.1 Field survey Ph 1 site improvements	2		32		24			\$5,680	
1.2 Prepare updated site plan and as built utility plan	2		24		8	12		\$4,520	
1.3 Calc material quantities & update ROM cost estimate	2		16		12			\$3,000	
1.4 Scoping report & work session w/ CBJ to confirm final scope Ph 2	4		8					\$1,440	\$14,640

TASK 2: Preliminary Design - 65% Review Submittal (Plans, Specs & Cost Estimate)

2.1 Site layout, additional fill, grading, drainage, culverts, manholes, armor rock, curb, gutters & paving	8		40	40	24	24		\$13,400	
2.2 Security gate and fencing	4		16	8		12		\$4,080	
2.3 Water service to float	6		24	24		16		\$7,080	
2.4 Barge ramp, boarding float, guide piles, abutment & apron	4	8	16	8		8		\$4,840	
2.5 Pile anodes	2	2		4		2		\$1,160	
2.6 Small Utility Shed, 10x16	2	6	8	8		2		\$2,900	
2.7 Technical specifications	2	2	8	8			8	\$2,880	
2.8 Material quantities & 65% cost estimate	2	2	4	4	4			\$1,740	\$38,080

TASK 3: Final Design - 95% Review Submittal (Plans, Specifications, Bid Documents & Cost Estimate)

3.1 Site layout, additional fill, grading, drainage, culverts, manholes, armor rock, curb, gutters & paving	4		24	24	16	16		\$8,200	
3.2 Security gate and fencing	2		12	4		12		\$2,980	
3.3 Water service to float	4		16	24		12		\$5,600	
3.4 Barge ramp, boarding float, guide piles, abutment & apron	2	4	12	8		8		\$3,560	
3.5 Pile anodes	2	2		2		2		\$970	
3.6 Small Utility Shed, 10x16	2	6	6	6		2		\$2,510	
3.7 Technical specifications & contract documents	4	2	8	8			8	\$3,200	
3.8 Material quantities & 95% cost estimate	2	2	4	4	4			\$1,740	\$28,760

TASK 4: Bid Ready Stamped Contract Documents

4.1 PND Internal QC/QA Audit	8	8	8	16		12	4	\$6,160	
4.2 Address final CBJ and PND review comments	4	8	8	24	8	12	4	\$7,000	
4.3 Prepare final bid ready stamped deliverables	4	4	4	4	2	4	4	\$2,880	\$16,040

TASK 5: Bid Phase Assistance

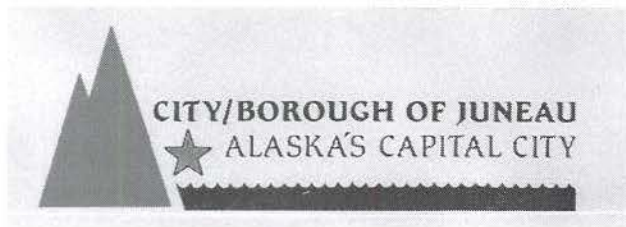
5.1 Conduct prebid conference	4	2		4				\$1,300	
5.2 Respond to bidder questions	4	2		8				\$1,680	
5.3 Assist w/ addenda preparation	4	2		4		4	2	\$1,840	\$4,820

Estimated Third Party Expenses

Morris Eng Group	Electrical Engineering	\$12,300	
Jensen Yorba Lott	Landscape Design	\$5,000	
Misc Expenses	Consumables	\$1,000	
Admin Fees	10% Third Party Invoices	\$1,830	\$20,130

Total Estimated Fee

\$122,470



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: Docks and Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: April 1, 2010
Re: Summer Harbor Moorage Promotion

Last year the Board adopted a regulation allowing it to establish fee specials after public hearing in order to encourage use of facilities and promote revenue development.

As you know, we have about a 50% vacancy rate on 24' and under slips in the downtown harbor system. Auke Bay Harbor staff also observe lots of space for small vessels at Statter during the summer months. Moorage at Statter is transient and boaters tie up on their own leaving lot of small spaces between boats that could be filled by smaller vessels.

We would like to run a moorage promotion at the beginning of the summer to encourage patrons with small vessels to keep their boats in the water instead of trailoring them in and out. We did a similar promotion a few years back.

We have two promotions for you to consider:

Moorage Promotion for Persons with Annual Launch Ramp Permits

1. Must have purchased a 2010 annual launch ramp permit to qualify.
2. Buy two months of moorage during June for the Downtown and get one month free.
3. Limited to vessels with maximum LOA of 27' (maximum size that can fit in a 24' slip)

April 1, 2010

Summer Slip Promotion

1. Buy three months of moorage for June, July, and August and get a 5% discount of published moorage rate plus two day permits to use a CBJ launch ramp to launch and retrieve your boat. If you pay by Friday, May 28, moorage is good from Friday, May 28 through Monday, September 6, 2010.
2. Limited to vessels with maximum LOA of 27'(maximum size that can fit in a 24' slip)

If acceptable to the Committee, we would like to put it before the Board for public hearing at its April 29 meeting.

Call me at 586-0294 if you have questions.

John Stone

From: Barbara Ritchie
Sent: Wednesday, March 31, 2010 3:42 PM
To: John Stone
Subject: FW: Authority to Spend Money on an Feasibility Study

I have been working under a briefing deadline, thus just now getting back to this. See below -- comments on your question from me and Craig Duncan. I think the Board could do this with Assembly approval by resolution (and appropriation ord. as needed per Finance). I think Craig makes good points on how to best present this to the Assembly.

From: Craig Duncan
Sent: Friday, March 26, 2010 4:54 PM
To: Barbara Ritchie
Subject: RE: Authority to Spend Money on an Feasibility Study

Barbara,
 I don't have anything creative to the code. I can tell you that the Assembly has requested that we assist, if possible, AK Glacier Seafoods with issuing some debt to build a new ice plant and some possible freezer cold storage in Auks Bay. It seems to me that this should be grouped together in a comprehensive plan. To do that it should probably go on to the Assembly (as the COW).
 Craig W. Duncan
 Finance Director
 City and Borough of Juneau

From: Barbara Ritchie
Sent: Friday, March 26, 2010 11:18 AM
To: Craig Duncan
Subject: FW: Authority to Spend Money on an Feasibility Study

Craig -- I would appreciate your thoughts on the email below and attachment (his email says \$30,000 and the memo says \$25,000 but the point is the authority and process question). I don't think this is so much a legal question as it is a policy question for the Assembly -- do they want to do spend \$ to undertake a cold storage feasibility study and if so, do they want D and H be the lead agency?

As for process, I think I'd suggest a resolution by the assembly and an appropriation ordinance.

Your views?

Thanks, B.

85.02.065 Limitation on authority.

The Board of Directors of the City and Borough Docks and Harbors Board may commit the City and Borough to long-range port development or capital improvement plans or projects only as authorized in advance by the assembly by ordinance or resolution.
 (Serial No. 2004-03b, § 2, 3-9-2004)

From: John Stone
Sent: Friday, March 26, 2010 10:20 AM
To: Barbara Ritchie
Subject: Authority to Spend Money on an Feasibility Study

Barbara,

The Fisheries Development Committee (FDC) submitted the attached request to the Board. The FDC is requesting the Board spend \$30,000 to investigate the feasibility of a cold storage in Juneau.

The Board asked me to check to see if their authority allowed them to do this since a cold storage is getting pretty far away from the business of docks and boat harbors. During the meeting, they looked at 85.02.060 and didn't see a clear authority for looking at a cold storage. However, it looks like 85.02.065 would allow them to do it provided the Assembly approved it. If they decide to do the study, they would ask the Assembly to appropriate money into a CIP for this purpose.

Can you look over this and let us know if the Board can do this and if so what approval we may need to get from the Assembly?

Thanks,

John

3/31/2010

Proposed Work Plan for the Cold Storage Feasibility Project

Presented to the Juneau Docks and Harbors Board by the Fisheries Development Committee, April 29, 2010

Juneau Fisheries Development Committee Direction

The Juneau Fisheries Development Committee (FDC), under the direction of Assembly resolution 2418, is carrying out its purpose to advise and assist the Assembly regarding the development of a cold storage facility. (Exhibit I) The following proposal seeks funding from the Juneau Docks & Harbors (D&H) discretionary funds to update a decade old public cold storage feasibility study.

The FDC is prepared to handle a majority of the development work related to a cold storage facility, but requires seed funding to perform this function. Through this proposal, the FDC is seeking funds and administrative support from D&H for portions of the due diligence.

Proposal Assumptions

The timelines set forth in this proposal assumes D&H approves the use of funding at its April 29, 2010 meeting, and concurrent approval is received by the CBJ Assembly at its May 17, 2010 meeting. There is an Assembly Finance Committee meeting May 12.

This proposal is developed without a thorough review of the City's procurement process. Timelines and tasks to be performed are expected to change based on the appropriate authority.

Steps 1 – 2 seek whether the project is feasible.

- 1.) To update and fine tune the findings of the "Feasibility Analysis of a publicly owned refrigerated warehouse facility for the City and Borough of Juneau" – prepared by Northern Economics, in association with MBA Consulting Engineers, March 1998.
- 2.) Analyze capital funding and organizational alternatives and prepare a complete set of recommendations for consideration by the Assembly.

Scope	Timeline	Cost/In-Kind
Prepare solicitation. All activities will follow CBJ's procurement procedures for this purpose and amount of funding. The solicitation seeks an update to the study in the areas of cost (for a range of sizes), site selection, demand, profitability, optimum design, technology driven cost savings, capital funding alternatives and organizational and management structures. The solicitation will also describe the evaluation criteria and review process. The FDC will provide an initial draft and work closely with D&H staff throughout solicitation development.	May 24 – June 18, 2010	D&H's Administrative support.
Issue solicitation: solicitation will be published in the Juneau Empire. FDC and D&H may also contact interested service providers.	June 21 – June 25, 2010	Advertising costs of \$350
Bid preparation: Time allowed for bid preparation.	June 21 – July 31, 2010	

Proposed Work Plan for the Cold Storage Feasibility Project

Presented to the Juneau Docks and Harbors Board by the Fisheries Development Committee, April 29, 2010

Receive and review bids: D&H staff, participating board members and FDC members will form a committee and evaluate bids.	August 2 – 27, 2010	D&H's Administrative support.
Award recipient: Award recipient announced August 2. Remaining time allotted for appeals to the decision.	August 30 – September 30, 2010	D&H's Administrative support.
Project work: Consultant will perform the work.	February 1 – November 30, 2010	\$25,000 est.
Report Findings: Consultant will deliver feasibility update at first available FDC and D&H meetings.	December 2010	

If the project appears feasible, Steps 3 – 4 will be taken in order.

3.) Conduct local seafood industry focus groups and workshops regarding the proposed facility.

Scope	Timeline	Cost/In-Kind
Set up public meetings: Initiated by the FDC and the permanent Marine Advisory Program (MAP), organize and promote three public meetings on the cold storage facility. The venue will be an initial meeting specifically on the cold storage and results of the Feasibility project. The other two meetings will be regular FDC meetings, but with additional notice to the public regarding requests for comment on the proposed cold storage facility.	December 2010.	FDC and MAP in-kind work. \$500 for promotion and meeting space.
Hold public meetings: Initiated by the FDC and MAP seek public comment on the proposed cold storage facility.	December 2010 – January 2011.	FDC and MAP in-kind work.
Prepare public comment findings: FDC and MAP will prepare public comment findings including presentation material and public comment received at the three meetings. Any written comment will also be included.	January 2011	FDC and MAP in-kind work.
Present findings with recommendation: At the earliest CBJ Assembly meetings, FDC will present its public comment findings and offer a recommendation regarding continued support the project.	By February 2011	FDC and MAP in-kind work.

Proposed Work Plan for the Cold Storage Feasibility Project

Presented to the Juneau Docks and Harbors Board by the Fisheries Development Committee, April 29, 2010

4.) Establish the legal structure for the entity that will operate the facility.

Scope	Timeline	Cost
Set up public meeting. 1 rganize and promote FDC public meetings with interested parties regarding a management structure for a public cold storage facility. The purpose will be to determine the best management structure and organization for the cold storage facility. The attendees will determine the Cold ptorage Management Team.	March 2011	FDC and MAminjkind work. \$200 for promotion and meeting space.

Docks & Harbors Questions Regarding Cold Storage Facility

By Glenn Haight, member of the Fisheries Development Committee

April 27, 2010

Why Docks & Harbors (D&H)?

- A Cold Storage Facility's primary purpose is to help the Juneau Seafood Port by improving efficiencies and expanding the capacity of new and existing local seafood producers. If the facility improves the processing environment, it will enhance Juneau as a seafood port through increased deliveries. Ancillary benefits will fall to other providers of goods and services. Increased deliveries should have a positive impact on D&H and the City.
- Collocation of facility and/or equipment. The appropriate site for a cold storage facility is unclear and part of the feasibility work. It may or may not be on or close to the waterfront. Regardless, it is likely D&H might need to make infrastructure and equipment investments down the road to support increased deliveries. Better yet, increased activity may more fully utilize recent D&H investments.

Why is fish tax receipts a good funding source? The Alaska Department of Commerce, Community & Economic Development reports fish tax is paid based on where the reporting processor says it was processed. Therefore, if the cold storage held fish coming from excursion inlet, which is in the Haines Borough, it would not increase tax to the CBG. However, if the cold storage increased the profitability of local seafood processors, enabling them to buy and process more fish, it would increase the fish tax to CBG.

D&H Docks & Harbors's role in the project? It appears this question is on how to "polify" the not so much "authority". The Deputy City Attorney, Bob Drith, suggests D&H could fund the project through a resolution and an appropriation ordinance. Craig Duncan, Finance Director, suggests the project be grouped together in a broader seafood development plan. (Exhibit 1)

Is there private match on the feasibility study? The question was put to a number of local seafood processors. Those who responded are supportive of the project, but did not comment on putting funds into the feasibility study.

A feasibility study should look at a range of facility sizes. The board was concerned about the size of the facility in the original feasibility study and urged further work focus on feasibilities at various sizes. This concern is incorporated into the draft bid solicitation.

Is this something the Juneau Economic Development Council could do? The DC is supportive of the project. The Pea Grant Marine Advisory Program worked with the DC on putting together a grant proposal to the PDA for the feasibility work. After a more detailed review of the grant source it was determined a difficult funding source to obtain, and likely not a good use of further resources. The grant program was the Rural Business Opportunity Grant. The suggestion of working with Docks & Harbors surfaced and attention turned here. The DC would be happy to work on the project if funds can be found.

Has the FDC made funding inquiries to the Juneau legislative Delegation? No, the FDC has not made any contact with the legislative delegation over any development project. At an early meeting the FDC discussed its role with the legislature and thought it would

Docks & Harbors Questions Regarding Cold Storage Facility

By Glenn Haight, member of the Fisheries Development Committee

April 27, 2010

bbHbH on Gthl f "Dvisory" sFopH to the Assembly to lobby the i egislature without Assembly approval.

Moreover, Alaskans frequently look to the federal or state governments to pay for costs of government. Demonstration of local commitment to a project through self funding is important for outside funders and improves the chance for large scale funding. The feasibility work is a relatively low budget item. It appears a good strategy to devote local investment to low cost activities, while keeping our powder dry with large funders for bigger capital construction costs.

Has the FDC had discussions with Mayor Botelho? Does the Mayor support the study or funding? The FDC has not had formal discussions with Mayor Botelho regarding the project. However, in the authorizing resolution (#2418) for the FDC, signed by the Mayor, the Assembly specifically states a purpose of the D&H is to ~~assist in~~ assist in matters dealing with cold storage facilities. (b xhibit 2) The FDC mentioned its review of the "Cold Storage Facility" to the Assembly's Human Resources Committee in its report March 18, 2010. (b xhibit 3)

Are there other Docks & Harbors improvements for commercial fisheries? Although not a conclusive or exhaustive review, the FDC launched a resident survey last summer and obtained the following suggestions related to docks & harbors. It should be noted the survey occurred during an time when most commercial fishermen were fishing and unable to respond to the survey. You will also note the suggestions related to a cold storage.

Harbor Issues

- Auke Bay
 - Cranes, ice and cold storage facilities available for pay at Auke Bay
 - Separate boat ramp for commercial operations in Auke Bay
 - Drive down dock in Auke Bay commercial use only
 - Upgrade Auke Bay haulout facilities to accommodate larger boats
 - Encourage development of a second fuel in or near Auke Bay
- Larger boat haulout system
- New dock cranes
- Moorage availability for R/V and up longline vessels

Commercial Fishing Related

- Nearby storage/staging areas for commercial fishing use
- Complete downtown fisherman's terminal @ University
- Better infrastructure for commercial fleet

Seafood Processing

- Enable/enhance the commercial seafood processing infrastructure/capacity
- Additional/Greater processing capacity
- New ice machine in city ice house at Taku
- Ice machines for commercial use
- New fisheries processing/value added plant
- City dock expansion at Taku Fisheries
- Seafood related industrial park in or near Auke Bay
- Improving quality of seafood products
- A facility to dispose of and make use of salmon waste

Cold Storage

- A public Cold storage that is not reserved for just the seafood companies like it is the case in Sitka.
- Better cold storage locations for fisheries and market
- Chilled storage to consolidate full load shipping of fresh
- Temperature controlled holding facility for fresh product
- Cold storage for fresh frozen premium product
- Cold storage to allow winter value added

Glenn Haight

From: John Stone
Sent: Tuesday, April 20, 2010 3:18 PM
To: Glenn Haight
Subject: FW: Authority to Spend Money on an Feasibility Study

FYI

From: Barbara Ritchie
Sent: Wednesday, March 31, 2010 3:42 PM
To: John Stone
Subject: FW: Authority to Spend Money on an Feasibility Study

I have been working under a briefing deadline, thus just now getting back to this. See below -- comments on your question from me and Craig Duncan. I think the Board could do this with Assembly approval by resolution (and appropriation ord. as needed per Finance). I think Craig makes good points on how to best present this to the Assembly.

From: Craig Duncan
Sent: Friday, March 26, 2010 4:54 PM
To: Barbara Ritchie
Subject: RE: Authority to Spend Money on an Feasibility Study

Barbara,
I don't have anything creative to the code. I can tell you that the Assembly has requested that we assist, if possible, AK Glacier Seafoods with issuing some debt to build a new ice plant and some possible freezer cold storage in Auke Bay. It seems to me that this should be grouped together in a comprehensive plan. To do that it should probably go on to the Assembly (as the COW).
Craig W. Duncan
Finance Director
City and Borough of Juneau

From: Barbara Ritchie
Sent: Friday, March 26, 2010 11:18 AM
To: Craig Duncan
Subject: FW: Authority to Spend Money on an Feasibility Study

Craig -- I would appreciate your thoughts on the email below and attachment (his email says \$30,000 and the memo says \$25,000 but the point is the authority and process question). I don't think this is so much a legal question as it is a policy question for the Assembly -- do they want to do spend \$ to undertake a cold storage feasibility study and if so, do they want D and H be the lead agency?

As for process, I think I'd suggest a resolution by the assembly and an appropriation ordinance.

Your views?

Thanks, B.

4/27/2010

85.02.065 Limitation on authority.

The Board of Directors of the City and Borough Docks and Harbors Board may commit the City and Borough to long-range port development or capital improvement plans or projects only as authorized in advance by the assembly by ordinance or resolution.
(Serial No. 2004-03b, § 2, 3-9-2004)

From: John Stone
Sent: Friday, March 26, 2010 10:20 AM
To: Barbara Ritchie
Subject: Authority to Spend Money on an Feasibility Study

Barbara,

The Fisheries Development Committee (FDC) submitted the attached request to the Board. The FDC is requesting the Board spend \$30,000 to investigate the feasibility of a cold storage in Juneau.

The Board asked me to check to see if their authority allowed them to do this since a cold storage is getting pretty far away from the business of docks and boat harbors. During the meeting, they looked at 85.02.060 and didn't see a clear authority for looking at a cold storage. However, it looks like 85.02.065 would allow them to do it provided the Assembly approved it. If they decide to do the study, they would ask the Assembly to appropriate money into a CIP for this purpose.

Can you look over this and let us know if the Board can do this and if so what approval we may need to get from the Assembly?

Thanks,

John

4/27/2010

Presented by: The Manager
Introduced: 09/24/2007
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2418

A Resolution Reestablishing the Fisheries Development Committee, and Repealing Resolution 1399.

WHEREAS, fisheries development, including the production, harvesting, primary and secondary processing, and transporting businesses associated with commercial and recreational fisheries, continue to be a very important area of economic activity in Juneau; and

WHEREAS, in Resolution 1399 the Assembly determined that the establishment of a fisheries development committee would assist in furthering the goal of fisheries development in Juneau; and

WHEREAS, it is in the public interest to reduce the membership on the Fisheries Development Committee from nine to seven members to better meet quorum requirements and recruitment needs.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Committee Reestablished. There is reestablished the City and Borough of Juneau Fisheries Development Committee. The Committee shall consist of seven members appointed by the Assembly to serve for three-year staggered terms. In future appointments, the Assembly shall endeavor to select persons with demonstrated interest in fisheries development, including but not limited to such areas of interest and experience as commercial fishing, sport fishing, processing and transporting of fish, support, service, and supply needs of the commercial fishing fleet and recreational fishing boats, aquacultural development, and fish habitat protection and enhancement.

Section 2. Committee Purposes. The purpose of the Committee shall be to advise and assist the Assembly regarding all aspects of fisheries development and enhancement in the Juneau area, including expanded salmon production such as wild stock stream enhancement and aquacultural development, infrastructure requirements, cold storage facilities, secondary processing facilities, fisheries terminal facilities, and recreational fishing opportunities. In carrying out its functions, the Committee should draw on the expertise of professionals in the field from the University of Alaska

Southeast, the National Marine Fisheries Service, and the Alaska Department of Fish and Game as technical advisors. The Committee shall perform such other functions and advise the Assembly on such other matters as the Assembly may request.

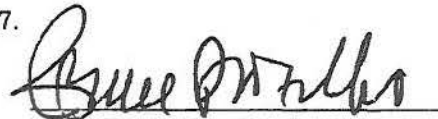
Section 3. Staff Assistance. Staff support and assistance to the Committee shall be provided by the Harbors Department, as available and appropriate.

Section 4. Procedures. The rules of procedure for Assembly advisory committees as established by Resolution Serial No. 2246, as it may be amended from time to time, shall govern the conduct of business by the Committee.

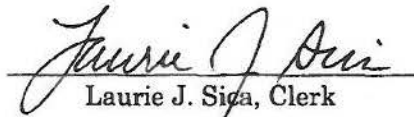
Section 5. Repeal of Resolution. Resolution 1399 is repealed.

Section 6. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 24th day of September, 2007.


Bruce Botelho, Mayor

Attest:


Laurie J. Sica, Clerk

Annual report from the Fisheries Development Committee to the City & Borough Assembly on this date March 15, 2010.

On June 24, 2009, newly appointed members Mike Peterson, Jim Becker, Glenn Haight, Bill Brown, Brian Holst and Thomas Fletcher reconstructed the Fisheries Development Committee (FDC). With the support of Beth McEwen - Deputy Clerk, and Greg Fisk - Docks & Harbors vice chair and past member of the FDC, the new members elected a chair and received an overview of the history of the committee. The committee reviewed Resolution # 2418(a resolution reestablishing the FDC and repealing Resolution # 1399), and paid special attention to the purpose of the committee "... to advise and assist the Assembly regarding all aspects of fisheries development and enhancement in the Juneau area...".

Towards that end, the FDC spent the past eight meetings (once a month) inviting and listening to organizations and individuals that represent fisheries in the Juneau area. They include John Stone - CBJ Harbormaster; Brian Glynn, Brian Frenette, and Scott Kelly - staff members from Fish & Game; Elizabeth Dubovsky and Chris Zimmer - Juneau Trout Unlimited; Wayne Regilin - Territorial Sportsmen, Stephen Wright - past and now current member of the FDC; Jim and Mike Erickson - Glacier Seafoods; and Todd Wicks, Chris Condor and associate representatives Greg and Tina Brown from the Juneau Charter Boat Operators Association.

Topics discussed (but not limited to) include: a cold storage facility, developing off road fisheries, CBJ Harbor CIP projects, an ad hoc Juneau Fisheries Development Needs Survey, and a Juneau Maritime Festival. The Juneau Economic Development Council plans to initiate the Juneau Maritime Festival for this spring. Two committee members, Fletcher and Haight, agreed to serve on an organizing committee for the Festival.

The FDC worked alongside the Gov. Parnell Welcoming Committee and was instrumental in supplying fresh fish for the Sandy Beach picnic. Members of the FDC also helped with the barbeque, serving fish brushed with a secret sauce.

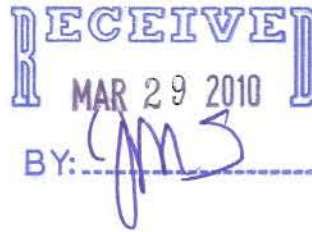
The FDC unanimously passed a motion to support the Docks and Harbors Board FY 11 CIP Request of the Auke Bay Ice Plant and the Downtown Fisheries Improvements, both which would be funded by Buy America Bonds.

Thank you for your Support

Respectfully submitted,

Jim Becker
Chair- FDC

March 28, 2010

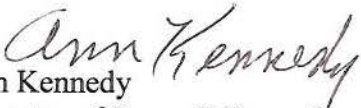


To: Harbor Master, Juneau, Ak

From: Ann Kennedy on behalf of James F. Kennedy estate

This letter is to inform you of my desire to sell the boathouse in Slip E-23 in Aurora Basin Harbor. If there is no objection I would appreciate a speedy response in the next few days as I am planning to be out of town during April 2010. Please respond as soon as possible. My phone number is 780-6499 and E-Mail address is AnnKenn518@Alaska.net.

Thank you for an early reply.


Ann Kennedy
Executor of James F Kennedy estate

John Stone

From: Eric A. Kueffner [ekueffner@faulknerbanfield.com]
Sent: Wednesday, March 31, 2010 4:00 PM
To: jim.preston49@gmail.com; John Stone
Subject: RE: Boat Shleter

Okay with me.

Eric A. Kueffner
Faulkner Banfield, P.C.
One Sealaska Plaza, Suite 202
Juneau, AK 99801
(907) 523-6145

From: jim.preston49@gmail.com [mailto:jim.preston49@gmail.com]
Sent: Wednesday, March 31, 2010 3:43 PM
To: Eric A. Kueffner; John Stone
Subject: Re: Boat Shleter

Usually the finance chair simply reports that the committee didn't exercise its right. It doesn't have to be on the full Board agenda.

Sent from my BlackBerry® smartphone powered by ACS!

From: "Eric A. Kueffner" <ekueffner@faulknerbanfield.com>
Date: Wed, 31 Mar 2010 09:04:01 -0800
To: Jim Preston<jim.preston49@gmail.com>; John Stone<John_Stone@ci.juneau.ak.us>
Subject: RE: Boat Shleter

We cannot actually vote by email, but there is no reason not to have John tell her that he does not anticipate that Docks & Harbors will exercise its right of first refusal. We should put this on the agenda at the next finance meeting and board meeting. I plan to vote not to exercise the right.

Eric A. Kueffner
Faulkner Banfield, P.C.
One Sealaska Plaza, Suite 202
Juneau, AK 99801
(907) 523-6145

From: Jim Preston [mailto:jim.preston49@gmail.com]
Sent: Wednesday, March 31, 2010 8:44 AM
To: John Stone
Cc: Eric A. Kueffner
Subject: Re: Boat Shleter

My understanding is that we do not need to act on this notification of intent to sell... only when there is an offer. However, we can let her know that we do not intend to exercise our right of first refusal.

let's do the email of the finance committee. That's where this has been done in the past.

3/31/2010

I vote to not exercise the right of first refusal.

Jim

On Tue, Mar 30, 2010 at 11:04 AM, John Stone <John_Stone@ci.juneau.ak.us> wrote:
Jim,

The widow of Jim Kennedy came by with this letter. She had hoped we could take action on this ASAP since she needs to leave town. Can we do a roll vote by email?

John

MOTION, by Wanamaker, that the Committee of the Whole refers Ordinance 2008-05, version (b) back to the Assembly and recommends approval of this ordinance by the Assembly. Hearing no objection, it was so ordered.

X. NEW BUSINESS

A. Pusich/Corrigan v Planning Commission Appeal

Administrative Report: Attached. The manager had no recommendation. Mr. Hartle said he knew no reason that the Assembly should not hear this appeal and no reason why the Assembly should not hear the appeal itself.

Assembly Action:

MOTION, by Wanamaker, that the Assembly hear the appeal, that the Assembly hear this appeal itself, and that the Mayor serve as Presiding Officer. Hearing no objection, it was so ordered.

Mr. Sanford asked that this appeal be heard in as timely a manner as possible, as they tend to extend themselves over time. Mayor Botelho agreed, acknowledging this is time for Finance Committee meetings as well.

XI. STAFF REPORTS

A. Project Labor Agreements (PLA) Update

Mr. Swope said the Assembly had requested an update at the last meeting on this topic. Staff sent a memo from City Attorney John Hartle and a memo from Roger Healy to the Assembly. There are many projects lined up for the coming year, including the High School, the pool, the hospital, the parking garage, several school projects, and the airport terminal. Mr. Healy looked at this and suggested a blanket policy whereby when a \$4 million threshold was reached on project costs, the projects would be automatically bid with a PLA. We failed to have this decision reviewed by the legal department, and Mr. Hartle found that PLA's required review on a case-by-case basis. He also indicated there are nine points, as laid out in a prior Attorney General's opinion, by which any project must be evaluated to determine whether a PLA would or would not apply. Mr. Healy provided such a review on those nine points for the Glacier Valley school project under bid in his memo. It has been asked whether this is a legal issue or a policy issue. Mr. Swope said it is both. The nine points address the legal issues, and Mr. Healy has to evaluate how the points apply, administratively. Arguments can be made on both sides. We have legal guidelines, but there will be debate and disagreement. We are looking for policy direction with a clear definition, however, that is difficult to do legally.

Mayor Botelho acknowledged that in the last hour, the Assembly received a letter from the Juneau and Vicinity Building and Construction Trades Council, Inc., with a communication challenging the determination that has been made on the Glacier Valley school project with regard to the PLA issue.

Mr. Swope said that the letter referred to a February 28, 2008 memo from Mr. Swope, however, it was actually referring to Mr. Healy's memo to Mr. Swope.

Mayor Botelho requested a break in the meeting from 7:29 p.m. – 7:39 p.m. for the Assembly to review the letter.

Mr. Dybdahl asked if this was an issue that could be appealed and if there were time constraints in moving ahead on the project.

Mr. Hartle said it was not a decision that could be appealed. There was no CBJ appeal of a department director's decision or the manager's decision, therefore, time frames were not relevant. With regard to

whether this question is a policy question or a legal question, the Assembly and the manager can set a policy of whether or not it wishes to employ PLAs for projects that qualify, then the legal question is a factual analysis of the nine points from the Attorney General's opinion, which Mr. Healy's memo has set out. Because they are questions of fact, people will disagree. The letter from Mr. Notar of the Juneau and Vicinity Building and Construction Trades Council, Inc., says there can be other factors than outlined by the nine factors. Mr. Hartle agreed, and the Attorney General's opinion said as much, that the list of nine factors was not exhaustive. Mr. Notar's letter suggests two additional factors: labor market supply and demand, and those are reasonable factors that can be analyzed as well. He said he had just received a copy of the letter, so had not done a thorough review.

Mr. Sanford said there are two questions – if we can do a policy overall or individually. The other issue is the current school issue and he asked the timing for the Glacier Valley School project.

Mr. Healy said Glacier Valley School project is set to bid this Wednesday, March 12, and does not currently have a PLA in the bid. The bids will be opened on Wednesday, with assembly approval at the next meeting.

Mayor Botelho said the Assembly was in a position to say that it supports PLA's to the extent allowed by law, recognizing on a case by case basis they would be applying the law. We can adopt a policy that we generally support PLA's. Mr. Hartle said that was accurate. Mayor Botelho asked, in the longer term, if there was anything that precluded the Assembly from reviewing prospective projects and seeking comments on the applicability of the nine points plus for the propriety of a PLA early in the process. Mr. Healy said it would be a good public process, but he would fall back to some of the conclusions he made and the facts were ultimately in dispute, depending on one's view of either the bidding climate or the labor climate. You won't come to a set conclusion on each of the nine points. Mayor Botelho said he understood that ultimately there were judgment calls to be made by the manager or department heads.

Mayor Botelho asked about the specific questions from Mr. Notar that CBJ had not adequately considered the factors regarding the decision on a PLA for Glacier Valley School. What would be the ramification of a delay of any sort to allow a review of the decision based on the information in the letter, and its impact for a decision to be brought forward to the Assembly on April 7. Mr. Healy said delay would be substantive – we are looking at the summer window for school construction. The original bid opening date was March 4 and we are already at somewhat of a crunch. We need sufficient time to order materials so that when school closes, the contractor can move in and start work. Material delivery, submittal reviews, and mobilization takes time and if that takes place in July, we have lost the season and this can delay the project a year. Inflation will be hard on this project.

Mayor Botelho asked if there was anything he read in the letter that caused him concern about his decision. Mr. Healy said that a major point was that CBJ had employed PLA's on eight projects to date. Whether or not that track record should have been brought forth may be a subject for review. He maintained that labor supply is one major issue on a project, but it is only one component on a project's challenges.

Mr. Dybdahl asked what the possible consequences of the decision were and who might challenge the decision. Mr. Hartle said the first time a PLA was used, the decision was challenged by McGraw Construction and the decision was held up in court. Courts generally uphold PLA's and they are used, if the factors support one, all over the country. There was an equal protection issue and a bidding/procurement code issue. The decision was defensible either way if there had been a proper up-front analysis.

Mr. Healy said McGraw Construction's challenge to the PLA was on Riverbend School in 1996.

Mr. Sanford asked when Mr. Healy received Mr. Notar's letter. He said about one hour ago. Mr. Sanford said that may not be sufficient time to review the letter in depth. Mr. Healy agreed.

Mr. Swope said Mr. Healy is concerned about adequate labor supply, given the list of projects which are set to come on line. When you look at the nine points, there is not one that specifically addresses adequate labor force (so that a PLA would ensure an adequate supply of labor.) That may be a consideration here. That seems like one of the most compelling arguments for all of our projects. I don't relish an argument on each project, as we know where the trade unions and non-union labor stands on these issues.

Mayor Botelho said that the challenge, if there was one, would be at the time of the bid award, not at the opening. Mr. Hartle said that was true. Mayor Botelho asked if there might be bid preparation costs for which the CBJ could be liable. Mr. Hartle said there was some risk as the specifications had changed.

Mr. Sanford asked if this project was open to any bidder – labor or non-labor. Mr. Healy said that regardless of whether there is a project labor agreement on the project or not, no bidder was prevented from bidding on any job. The requirement of the PLA was that after award, the contractor must sign an agreement that outlines labor conditions with the respective trades.

Ms. Chambers asked for the attachments to the letter. Mayor Botelho said he would so distribute.

Ms. Chambers asked what the next major project would be with this issue. Mr. Healy said it would be the Harborview School Renovation – roughly estimated at \$14 million, and then the consolidated public works shop, if we stay on schedule.

Mr. Wanamaker asked Mr. Hartle if he would be reviewing this letter for its legal aspects. Mr. Hartle said yes, it would take several hours to properly look at this letter. Mr. Wanamaker said assuming there are no legal issues, the Assembly could make a policy call to say that we want to see a PLA with this project. Mr. Hartle said that was correct.

Mr. Wanamaker said there were four points that were compelling in the letter delivered by Mike Notar. The time compression of the project and the benefits a PLA would bring to it, the cost savings that a PLA would bring, the labor availability and the history of use of PLA's in the community. He thought a PLA was appropriate for this project.

Mayor Botelho said he sensed that caution was necessary, as this decision is not one that can be appealed. The Assembly can make a decision based on its conclusions or ask staff to review its decision based on the materials provided. His apprehension of the Assembly giving a direction was the concern that it may create vulnerability in terms of not making detailed findings.

Mr. Hartle said that the Assembly could adopt a policy to support PLA's to the extent allowed by law. Mr. Sanford said that Mr. Wanamaker was pointing to this specific PLA on Glacier Valley School – which are good points and guidelines for future projects. Mr. Sanford does not want to see this summer season lost and CBJ can't risk inflation costs. We need to be aware of this and we can't lose the season on this particular job.

Mr. Wanamaker said that both Mr. Sanford and Mayor Botelho made good points. One way to address this is to adopt a formal policy that we support PLA's to the extent allowed by law. Any decision that staff makes in reviewing this letter and the attachments will have to be made carefully and will need to be defended.

Mr. Stone said he agreed with Mr. Sanford on timing, and with Mr. Wanamaker that we should have a policy, but this is too short a timeframe on this particular project.

MOTION, by Wanamaker, that the Assembly express its support for PLA's to the full extent allowed by law.

Ms. Chambers asked if the effect of that statement bound the staff to lean toward finding a way to make PLAs happen, with a bias to make them legally defensible. What was the point of the statement.

Mr. Wanamaker said it would give staff direction that the Assembly supported PLAs to the extent allowed by law. The staff would have to review each project based on their best professional judgment, and outline their rationale, and make their management decision.

Mr. Stone supported the motion.

Mr. Dybdahl said the staff had done their professional review already on this project, absent our policy statement.

Mr. Sanford agreed, however, there are points to be reviewed beyond the nine points that could be added. Mr. Sanford supported the motion.

Mr. Swope asked what this motion changed, and said if the Assembly wanted to see PLAs applied as liberally as possible on this project, he urged the Assembly to come forth with more criteria. Mr. Healy has done his best job on this. He was trying to read between the lines – did the Assembly want staff to bias decisions toward PLAs? In this case staff has done an objective job.

Mayor Botelho said the discussion was not a directive to the manager to do anything different than had been done, which is to apply the standards as understood and take them into account with the state of the law – long term. We have the nine points and he understands Mr. Hartle will review the information from Mr. Notar and any other information that suggests there may be other factors we should be looking at that are legally either acquired or acceptable, and to apply those criteria to any other projects. This is not a subtle directive to reverse any decision made. He encouraged Mr. Healy, Mr. Swope and Mr. Hartle to review the decision and look at the letter, in their timeframe, to reach the conclusion that it doesn't add anything to the debate or that you should reverse course.

Mr. Sanford said he did not want staff to be biased. He preferred setting a dollar amount for criteria to determine the appropriateness of a PLA, however, that was not an option. Not all projects have to have PLA's, and there may be other criteria. He wants staff to be open-minded, to give us opinions whether for or against PLAs, so the Assembly has all the information upon which to base a decision.

Mr. Dybdahl said that there may be more points that would provide due diligence, but whatever decision was made, it could still be challenged.

Mr. Healy asked for any more specific direction on Glacier Valley School. He will review any type of delay and Mr. Notar's letter with his staff first thing in the morning. He needed to evaluate any extension of the bid. His goal was delivery of the project and he did not want to jeopardize that.

Mr. Stone said he thought we are beyond this particular project and we are discussing this issue in the long term.

Mayor Botelho said he thought it was slightly different, the decision has been entrusted to the City Manager and the Engineering Director, and Mr. Sanford has spoken for the body that this project has to move forward for this summer. Mr. Healy will take a close look at Mr. Notar's letter to see if his initial judgment was wrong, however, given the totality of the circumstances, staff will conclude whether to proceed to open the bid on Wednesday.

Ms. Chambers asked for information on projects to allow a conversation to occur with more decision time.

Hearing no objection, the Assembly supported the motion to support PLA's to the extent allowed by law.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Kim Kiefer, Interim City Manager
John Hartle, City Attorney

FROM: Rorie Watt, Engineering Director 

RE: PLA Discussion for Downtown Transportation Center

DATE: May 1, 2009

The bid package for the Downtown Transportation Center (DTC) project has been advertised, bids are due for the project in early May.

As discussed previously, the Assembly has expressed support for the use of Project Labor Agreements (PLAs) on larger projects to the extent allowed by law. I have again reviewed past correspondence and other documents on the issue. Upon review of President Obama's Executive Order (EO) regarding the use of PLA's on Federally funded projects and in consultation with the Law Department, the assumption was initially made that a PLA on the DTC would not be legal because of two issues in Obama's EO:

1. **Cost** – The EO encourages consideration of PLAs on large scale projects (defined as those with a total cost to Federal Government of more than \$25M). Total cost to Federal Government of this project is much less.
2. **Regulations** – The EO requires implementing regulations within 120 days. At the time of bid advertising, regulation changes had not taken place.

Subsequent to advertising the project for bids, I was contacted by Mike Notar of the Juneau Building and Trades Council, and he suggested that Obama's EO was not the issue that controlled the legality of placing a PLA on the DTC, that more relevant was the **revocation** of a prior EO signed by President Bush which had the effect of prohibiting PLAs on projects with Federal Funding.

Based on all of the above, we concluded that Notar was correct, that the Federal funding in the project is **NOT** a legal obstacle to placing a PLA on the project. Therefore, it is incumbent upon us to analyze criteria set forth by the Attorney General for the State of Alaska and others to see if a PLA would be legal for this project.

Complexity:

The DTC has been incredibly complex from a public project management standpoint, but on the whole I do not think that it is a particularly complex construction project as compared to other CBJ projects. The garage primarily consists of concrete columns, beams and post-tensioned slabs. The basic structure is repetitive and does not involve multiple trades. There is a fair amount of glazing in the stair towers, but the coordination between trades is minimal.

The transit center building is finicky and complex, but is only about 1700 square feet. Construction of that building does involve multiple trades, but the complexity is not similar to size and scope of previous projects on which CBJ employed PLAs.

There is also a significant amount of civil work for the surface parking, transit plaza, and additive alternates (trail and park), but again, while the work is expensive, it is not particularly complex and does not involve the close coordination of multiple trades.

Constructed over a long period:

The facility should be complete in about 13 months, not a particularly long period of time.

Labor Strife at this facility:

Does not apply. This is a new facility.

Demonstrable Cost Savings or other Efficiencies

A PLA does offer cost saving provisions including a no-strike clause, grievance arbitration, and the waiver of per diem, double and triple time, and shift pay. These would all be a benefit to the project.

Court Mandated Deadlines:

Does not apply. We do not have any mandated deadlines. We are under some pressure to spend the ARRA monies (stimulus funding) quickly. Compared to other CBJ projects with PLAs, we are not under any particular timeline to complete the facility. Unlike the Harborview or Public Works projects, we do not have employees who will be moving in and out of other facilities in a coordinated fashion depending upon completion of this project.

Unique Feature that Necessitates a PLA:

The project has no unique features that would necessitate a PLA.

Project Unquestionably Poses Special Challenges

As above, I don't see how this criteria could apply.

Multiple General Contracts

Does not apply. We will have one general contractor build the facility.

Scope could result in Conflicts over Competing Labor Unions

As stated above, the project is more expensive than it is complex. Compared to a school project or a facility renovation project that has extensive indoor spaces, close coordination between trades is not a difficult issue.

Multiple Projects in Juneau

Last year, CBJ argued a tenth criterion, the complexity of having multiple large projects under construction in Juneau at the same time. I no longer think that argument has merit, we are near the end of our stream of large projects, the economy has fallen, bid prices have fallen, and we are receiving multiple construction bids on projects. Labor piracy does not appear to be an issue.

Conclusion:

The Assembly has stated its support for the use of PLAs where allowed by law. PLAs have been successfully implemented on other large CBJ building projects. Based on the facts presented, and after consultation with the City Attorney, a good faith attempt has been made to apply the legal criteria in a meaningful way to the facts of this project. In consultation with the City Attorney, I cannot find that the legal requirements for mandating a PLA have been met.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Kim Kiefer, City Manager
John Hartle, City Attorney

DATE: July 8, 2009

FROM: Rorie Watt, Engineering Director

RE: PLA Discussion for Juneau Airport Runway Safety Area Project

The Airport has provided the Engineering Department with the Runway Safety Area (RSA) project to advertise for bids. I have reviewed the State of Alaska Attorney General's findings and guidelines on the use of PLAs, prior correspondence and findings regarding the use of Project Labor Agreements (PLAs) on City and Borough of Juneau projects, and have reviewed former Airport Manager Palmer's memorandum of 5/19/09. I have also reviewed a 7/6/09 letter from members of the Juneau Building and Trades Council (Sunday, Brice and Peterson).

At your direction, I have reviewed that memorandum and its findings and have consulted with the City Attorney to determine if the conclusion is consistent with Assembly direction and to determine if the facts of the project can meet the legal requirements for mandating a PLA.

The following is my analysis and interpretation of the facts of the project in the context of the framework provided by the State of Alaska Attorney General's office.

Complexity:

The RSA project will be the City's largest earthwork project, by nearly a factor of ten. At an estimated construction cost of \$33M, it is huge by our local standards. The successful completion of this project will required the coordination of an exceptionally large civil construction work force. CBJ has an important governmental interest in ensuring and protecting labor peace and the timely completion of the project improvements.

The RSA is an exceptionally complicated earthworks project. The construction includes the placement of 785,000 cubic yards of dredged sands, 140,000 tons of stone, two bridges, a half mile of storm piping, a mile and a half of security fencing, relocation of Duck Creek, relocation of an active sewer force main, installation of ground source heat piping as well as numerous other items. All of this work is scheduled to take place within the bounds of an active airport and all construction activities must follow and maintain rigorous safety and security standards.

The work to be constructed is immediately adjacent to the environmentally sensitive Mendenhall Wetlands State Game Refuge and is on lands that are subject to tidal inundation. The work was contemplated and studied under an Environmental Impact Statement that took many years to complete. The low bidder for the project will be required to comply with numerous regulatory permits.

The Airport contracted with a consultant who is both a civil engineer and a construction law attorney for a review of the draft project plans. He termed the project "unusual and complicated," and from a permitting standpoint, "highly complex."

In short, a large workforce will shortly under take what is by far the largest and most complicated earthwork project that the City has undertaken. In order for the project to be managed effectively, it is critical to have close coordination between trades, between the contractor and subcontractors and between subcontractors. The PLA requires the resolution of labor jurisdictional disputes, uniform grievance procedures and guarantees labor peace and labor stability to the contractor.

Delay to the completion would deny the public of timely benefits of the project and would require the public, airlines, air traffic control and the Airport to continuously adjust to construction impacts.

Constructed over Long Period of Time/Special Challenges to Owner:

The completion date for the project is 12/31/11. This is a long period of time for an earthworks project, and a long time for a project to be actively under construction around the Airport. The contractor will be doing more than \$1M of work per month and will regularly impact Airport operations. There will be continuous coordination with the air traffic control tower and with JNU airfield staff.

Day in day out coordination between FAA, the contractor, the consultant, JNU staff and the tower presents a special challenge to JNU. Additionally, project management will place a large burden on JNU staff.

Court Mandated Deadlines

JNU has an important governmental interest in timely construction of this project. While there are no court mandated deadlines, efficient completion of the RSA project is very important to the Airport as completion of this project is required before the Airport can gain access to additional federal funds for other Airport improvements. The RSA is a high priority for FAA, and failure to complete the project would have the effect of delaying funding for JNU high priority projects. Those subsequent projects include the construction of runway paving, lighting and signage improvements, and the construction of a snow removal equipment shop and a chemical and sand storage building. Completion of these facilities will offer the public a safer airfield, reduced or improved operating costs and efficiencies as well as provide airfield staff with a work place that meets modern standards.

Conclusion:

Arguments both for and against the use of Project Labor Agreements have been debated both nationally and locally and the Juneau Assembly has stated its strong support for the use of PLAs and has directed staff to include them on projects where they can be legally defended. The President's executive order encourages the use of PLA's on projects where the total cost to the Federal Government exceeds \$25M – this project meets that criteria.

In my opinion, Palmer's memo fails to make and down plays available arguments that would support the use of a PLA on the RSA. However, the Assembly's direction is clear – apply PLA's to the extent legally enforceable. In my opinion, that analysis is straightforward and clear. The RSA is an extremely large and complicated project, and it will be constructed over a long period time which will cause the Airport hardship. A PLA can provide help provide for the successful and timely completion of the RSA project which will allow the public to more expeditiously enjoy its benefits and will allow the Airport to complete other important upgrades in a more timely manner.

Based on my review of the facts and specifics of this project and in consultation with the City Attorney, I find that under Assembly direction, a PLA should be required for the Runway Safety Area improvements and that a PLA on this project can be defended in court.

**Cruise Ship Tax Appropriations
FY2009-FY2011**

HD	Location	Project Title	Ch29 SLA08 for FY09	Ch14 SLA09 for FY09	Ch15 SLA09 for FY09	Gov Request for FY11
Fund Code 1206 Commercial Passenger Vessel Tax						
1	Ketchikan	Ketchikan - Port of Ketchikan Berth I and II Replacement				\$6,000.0
1	Ketchikan	Ketchikan - Port of Ketchikan Berth I and II Replacement			\$3,000.0	
1	Ketchikan	Ketchikan - Reconstruction of Downtown Bridges and Trestles			\$5,000.0	
1	Ketchikan	Ketchikan: Downtown Pedestrian Enhancements			\$375.0	
1	Ketchikan	Ketchikan (City of) - Port of Ketchikan Berths I and II Replacement Project	\$3,000.0			
1	Saxman	Saxman - Saxman Community Center Visitor and Cruise Passenger Facility Improvements	\$1,500.0			
2	Petersburg	Petersburg - Commercial Marine Terminal Dock				\$1,250.0
2	Petersburg	Petersburg - Commercial Dock and Vehicle Drive Down Design and Construction			\$3,390.0	
2	Petersburg	Petersburg - Commercial Passenger Vessel Berthing and Power Upgrades	\$1,250.0			
2	Sitka	Sitka - Commercial Passenger Vessel Lightering Facility Improvements				\$2,000.0
2	Sitka	Sitka - Commercial Passenger Vessel Lightering Facility Improvements			\$2,000.0	
2	Wrangell	Wrangell - Commercial Passenger Vessel Berthing and Power Upgrades				\$1,250.0
2	Wrangell	Wrangell - Construction Activities to Complete the Marine Passenger Service Center			\$2,500.0	
2	Wrangell	Wrangell - Stikine Avenue Sidewalk Extension			\$390.0	
3	Juneau Downtown	Juneau - Cruise Ship Dock Replacement				\$4,500.0
3-4	Juneau Areawide	Juneau - Cruise Ship Dock Improvements			\$2,500.0	
3-4	Juneau Areawide	Juneau - Auke Bay Seawalk Construction			\$800.0	
3-4	Juneau Areawide	Juneau: Egan Drive - Whittier to Main Improvements			\$1,990.0	
3-4	Juneau Areawide	Juneau: Glacier Spur Pavement Rehabilitation			\$2,000.0	
3-4	Juneau Areawide	Juneau: Thane Road Pavement Rehabilitation			\$4,000.0	
3-4	Juneau Areawide	Juneau - Airport Cruise Passenger Baggage and Facility Safety Improvements	\$1,300.0			
3-4	Juneau Areawide	Juneau - Commercial Passenger Vessel Dock Retaining Wall Repair & Replacement	\$1,500.0			
5	Cordova	Cordova - Cordova Center Construction and Equipment			\$1,000.0	
5	Haines	Haines Borough: Port Chilkoot Cruise Ship Dock Upgrade				\$2,910.0
5	Haines	Haines Borough: Port Chilkoot Waterfront Improvements			\$1,900.0	
5	Haines	Haines: Beach Road Widening and Front Street Intersection Improvements			\$2,945.5	
5	Haines	Haines: Front Street, Main to Lutak Road			\$850.0	
5	Haines	Haines: Old Haines Highway Sidewalk Construction			\$1,150.0	
5	Haines Borough	Haines Borough - Port Chilkoot Cruise Ship Dock Repairs and Debt Retirement	\$1,543.7			
5	Hoonah	Hoonah - Harbor Improvements				\$500.0
5	Hoonah	Hoonah - Cruise Ship Mooring Buoy System			\$1,000.0	
5	Hoonah	Hoonah - Cruise Ship Mooring Buoy System	\$500.0			
5	Skagway	Skagway - Commercial Passenger Vessel Lightering and Harbor Improvements				\$3,500.0
5	Skagway	Skagway - Municipal Wastewater Treatment Facility Improvements Due to Seasonal Cruise Impacts			\$2,500.0	
5	Skagway	Skagway: Dyea Road - Taiya River Bridge Rehabilitation			\$1,500.0	
5	Skagway	Skagway: Skagway Gateway Pedestrian Improvements			\$620.0	
5	Skagway	Skagway - Seawalk Intermodal Cruise Ship Access Project	\$2,000.0			
5	Yakutat	Yakutat - Fuel Dock With Cruise Ship Platform	\$650.0			

**Cruise Ship Tax Appropriations
FY2009-FY2011**

HD	Location	Project Title	Ch29 SLA08 for FY09	Ch14 SLA09 for FY09	Ch15 SLA09 for FY09	Gov Request for FY11
12	Valdez	Valdez - City Dock Information and Interpretative Center			\$800.0	
12	Valdez	Valdez - Dock Improvements			\$3,325.0	
12	Valdez	Valdez: Hazlet Drive Sidewalk			\$750.0	
12	Valdez	Valdez - Cruise Ship Dock Renovation and Uplands Repair	\$1,675.0			
17-32	Anchorage Areawide	Alaska Wildlife Conservation Center, Inc. - Visitor Education and Research Sanctuary			\$1,000.0	
17-32	Anchorage Areawide	Whittier - Railroad Station Improvements			\$325.0	
32	Whittier	Emergency and Non-Routine Repairs - Whittier Tunnel		\$800.0		
33-35	Kenai Areawide	Seward - Bus Transportation Assistance for Cruise Ship Passengers.			\$167.0	
33-35	Kenai Areawide	Seward - Dredging Cruise Ship Berthing Basins and Approaches			\$4,500.0	
33-35	Kenai Areawide	Homer: Homer Spit Pathway			\$2,000.0	
36	Kodiak	Kodiak (City of) - Cruise Ship/Pier II Master Plan	\$250.0			
		Subtotal 1206 Commercial Passenger Vessel Tax	\$15,168.7	\$800.0	\$54,277.5	\$21,910.0
Fund Code 1207 Cruise Ship Impact						
7-11	Fairbanks Areawide	Morris Thompson Cultural and Visitors Center - Exhibit Completion			\$1,000.0	
7-11	Fairbanks Areawide	Fairbanks North Star Borough - Carlson Center Improvements			\$1,000.0	
13-16	Matanuska Susitna Borough	Palmer - Visitors Information Center Restrooms			\$100.0	
13-16	Matanuska Susitna Borough	Wasilla - Airport Train Station Improvements			\$430.0	
17-32	Anchorage Areawide	Alaska Aviation Heritage Museum - Major Facility Safety, Energy and Collections Care Improvements			\$500.0	
17-32	Anchorage Areawide	Alaska Native Heritage Center - Village Site Completion			\$275.0	
17-32	Anchorage Areawide	Alaska Zoo - Infirmary and Commissary for the Animals			\$800.0	
17-32	Anchorage Areawide	Anchorage - Egan Center Cruise Passenger Staging Upgrades			\$1,000.0	
17-32	Anchorage Areawide	Anchorage - Port of Anchorage Expansion			\$10,000.0	
33-35	Kenai Areawide	Seward: Seward Highway Replacement Bridges - Ptarmigan Creek, Falls Creek and Trail River			\$3,000.0	
36	Kodiak	Kodiak (City of) - Pedestrian Improvements Between Cruise Ship Dock (Pier II) & Downtown Kodiak			\$700.0	
36	Kodiak	Fort Abercrombie Tourist Bus Parking/Turnaround and Facilities Upgrade			\$1,300.0	
99	Statewide	South Denali Visitor and Cruise Passenger Access Road Design and Construction	\$2,500.0			
99	Statewide	Marine Exchange of Alaska - Vessel Tracking System Upgrades			\$450.0	
99	Statewide	State Parks Deferred Maintenance and Emergency Repairs			\$6,000.0	
		Subtotal 1207 Cruise Ship Impact	\$2,500.0	\$0.0	\$26,555.0	\$0.0
		Total Capital for 1206 and 1207 fund codes	\$17,668.7	\$800.0	\$80,832.5	\$21,910.0
				FY09	FY10	FY11
		Operating - DOTPF - Whittier Tunnel - 1207 Cruise Ship Impact		\$500.0	\$500.0	\$500.0
		Total Operating and Capital, 1206 and 1207 fund codes				\$122,711.2

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer/Architect

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility	Construction	Complete 8/20/09	Trucano	Completing final close out
TIGER Grant Application	Awarded	Feb 17, 2010		Awaiting award contract
Conveyance - ADNR Land - Facility	Submitted	Spring 2010		Final determination out for public review
Conveyance - ADNR Land - Mitigation	Submitted	Spring 2010		Preparing supplemental info requested by DNR
Douglas Harbor Floating Breakwater				
Breakwater Construction	Complete		COE	Breakwater in Juneau
Breakwater Installation	Hold	Fall 2010	TBD	Corps will install
Old Douglas Harbor Reconstruction	Hold			
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	EA Document out for public review
Conveyance - DNR Property at Glacier	In Progress	Spring 2010		Survey in progress
Conveyance - DNR Tideland	In Progress	Spring 2010		Application Submitted
Acquisition - Lehnhart Property	In Progress	Spring 2010		Lands Committee, then Assembly
Acquisition - Park Property	In Progress	Spring 2010		PRAC May 4, 2010
Permitting	Hold	Spring 2010	PND	Awaiting EA FONSI
Final Engineering and Design	Hold	Summer 2010	PND	Awaiting EA FONSI
Begin Construction		Spring 2011	TBD	Awaiting full funding
Municipal Harbor Matching Grant	Submitted	July 1, 2009	PND	Awaiting Legislative approval
Cruise Ship Dock Reconfiguration				
Uplands Operations Analysis	Complete		PND	Awaiting Board and Assembly approval
Port-Customs-Visitors Buildings				
Buildings and Decking Design	Bidding	April 21, 2010	JYL Architects	Bid opens May 20, 2010
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	Summer 2010	Norton Corrosion	Joint with Engineering (parking garage)
Harbor Upland Improvements	Construction	Spring 2010	Admiralty Const.	Ready to begin
North Douglas Boarding Float	Construction	June 1, 2010	Moeser	Alpine Lumber & Building Products
Aurora Harbor Reconfiguration	Planning	Spring 2010	PND	Concept plans in progress
Taku Fisheries Dock Expansion	Planning		PND	Awaiting CIP Direction
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