

CBJ DOCKS & HARBORS BOARD
OPERATIONS/PLANNING COMMITTEE MEETING AGENDA
For Thursday, September 18th, 2014

- I. Call to Order** (5:00 pm in the Assembly Chambers)
- II. Roll Call** (Greg Busch, John Bush, Bob Janes, David Logan, Budd Simpson).
- III. Approval of Agenda.**

MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED.

- IV. Public Participation on Non-Agenda Items.**
(Not to exceed five minutes per person or twenty minutes total time).
- V. Approval of August 21st, 2014 Operations-Planning Meetings Minutes.**
- VI. Consent Agenda**
 - A. Public Request for Consent Agenda Changes**
 - B. Board Members Requests for consent Agenda Changes**
 - C. Items for Action**

1. SALMON CREEK DEVELOPMENT – LEASE RENEWAL

Recommendation: That the Docks & Harbors Operation-Planning Committee, under CBJ 85.02.060(a)(5), directs the Port Director to commence a lease agreement with Salmon Creek Development for Alaska Tidelands Survey No. 1277 consistent with CBJ 53.20.

2. MEMORANDUM OF AGREEMENT – STATTER HARBOR LAUNCH RAMP

Recommendation: That the Docks & Harbors Operation-Planning Committee approve the Port Director entering into a Memorandum of Agreement with the adjacent property owner to provide access necessary to construct the Statter Harbor Launch Ramp facility.

VII. Unfinished Business - None

VIII. New Business

- 1. Douglas Harbor Re-build Options
Presentation by Port Engineer

Committee Questions

Public Discussion

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

2. Harbor Rules (Nuisance/Aggressive Canines)
Presentation by Port Director

Committee Questions

Public Discussion

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

IX. Items for Information

1. Juneau Port Development, LLC – Project Name and Modified Plan Review
Presentation by Mr. Howard Lockwood, Manager
2. Capital Improvement Plan Scoring Matrix
Presentation by Port Director

X. Long Range Planning Discussion

XI. Staff, Committee and Member Reports

IX. Committee Administrative Matters - Next Meeting: October 23rd, 2014

X. Adjournment.

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I. Call to Order.

Mr. Simpson called the meeting to order at 5:00 p.m. in CBJ room 224.

II. Roll.

The following members were in attendance: John Bush, Robert Janes, David Logan, Dave Summers, and Budd Simpson.

Also in attendance were: Carl Uchytel – Port Director, Dave Borg – Harbormaster, Mike Peterson – Board Member, and Greg Busch - Board Member.

III. Approval of Agenda.

MOTION By MR. LOGAN: TO APPROVE THE AGENDA AS PRESENTED AND ASK FOR UNANIMOUS CONSENT.

The motion passed with no objection.

IV. Public Participation for non-agenda items.

Louis Juergens, Juneau, AK

He said he is a Statter Harbor tour operator. He wanted to request the Board think about making Statter Harbor a more positive environment for locals next year. He suggested to have a permanent moorage area for commercial operators, fisherman and tour companies to help with the crazy congestion in the loading zone areas. He said it is tough to be on the same playing field as out of town operators and there should be something more for locals. Does the Board want whale watching at Statter Harbor? If the tour operators are welcome at Statter Harbor, he would like to see a more positive attitude for next season.

Steve White, Juneau, AK

He said he is a boat captain for Gastineau Guiding. He recommended the Board do long term planning. We are paying a lot and not getting very much in terms of mooring. He would like to see more Harbor staff presence in the Harbor. A lot of problems are inconsistent enforcement. Some boats sit there for a long time and some can't. This could be remedied if the Harbor staff was present and took a proactive approach. Boats could be moved closer together to make things run smoother. One problem that happened this year was when staff put the Harbor boat in the designated loading zone area and took away a space for the tour operators. If the Harbor staff is not enforcing their own rules against themselves and not complying with them, how do they expect the tour operators to comply with the rules.

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There needs to be more consistency in enforcement and more Harbor staff presence on the dock during the day.

Russell Jones, Juneau, AK

He said he would like to see a section for assigned moorage for each company for the commercial users.

Mr. Logan asked if he is looking for a permanent assignment for each boat?

Mr. Jones said permanent assignment for each company, and they would still raft off. At the end of the day they would know they have a spot, and not have to be between two seiners.

- V. Approval of June 19th, 2014 OPS/Planning Meeting minutes.
Hearing no objection the June 19th, 2014 OPS/Planning Meeting minutes were approved as presented.
- VI. Consent Agenda - None
- VII. Unfinished Business – None
- VIII. New Business

1. US Coast Guard Cutter HEALY – Moorage Waiver

Mr. Uchytel said Drew Green with Cruise Line Agencies contacted him about the Coast Guard Cutter Healy coming to Juneau on September 4th through September 7th and asked if Dock and Harbors would waive the Moorage. The revenue Docks would lose based on length is \$4,500. The Board has the authority to waive the dockage charges per regulation. In the past the Board has used their authority to waive the fees for the Alaska Marine Highway for the 50th anniversary of the M/V Malaspina. This would be for non-commercial use and the Healy has no paying customers.

Committee Questions –

Mr. Simpson asked if the Coast Guard would allow public tours on the Healy?

Mr. Uchytel said he was unsure, but they usually do.

Mr. Summers asked if the Board has waived the moorage for any previous Coast Guard visits?

Mr. Uchytel said not since he has been Port Director.

Mr. Busch said the Healy has been in Juneau previously, but he is unsure if the fees were waived.

Mr. Summers asked who would pay the fee for the Coast Guard?

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Mr. Uchtyl said the Coast Guard would pay.

Public Comment - None

Committee Discussion/Action

Mr. Simpson said the Coast Guard contributes a lot to the Community and he would be in favor of waiving the fee.

MOTION By MR. LOGAN – TO WAIVE THE DOCKING FEE FOR THE US COAST GUARD CUTTER HEALY CONTINGENT UPON THE HEALY HAVING A PERIOD OF TIME IT WILL BE OPEN FOR PUBLIC TOURS AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

Mr. Uchtyl said this will go to the Finance Committee's meeting next.

IX. Items for Information/Discussion

1. Status of Juneau Port Development Lease extension

Mr. Uchtyl said Juneau Port Development has a lease with Docks and Harbors that was first initiated in 2007. Part of the lease requirement was within 36 months of having the lease signed, Juneau Port Development was to have all the permits in place to begin construction of a Mega Yacht harbor. Their permits have not been in place and on two occasions, the Board has elected to extend two year periods to allow Juneau Port development to get their permits in place. In addition, the lease calls for construction to begin within 24 months of receiving the permits. The second extension expires October 30th and he wants to make sure the Board has visibility on this date a couple months ahead of time so there are no surprises. Mr. Uchtyl said he drafted a letter and sent it to Juneau Port Development making sure it is understood what is required, and to secure the permits per the terms of the lease. He said Mr. Lockwood, Juneau Port Development's manager, has been working with Community Development Department in pursuing the conditional use permit. Mr. Lockwood knows there will be a Corps of Engineers dredging permit required as well as Department of Environmental conservation permits.

Committee Questions-

Mr. Janes asked if there is any cost to Docks & Harbors, or any reasons not to extend the lease?

Mr. Uchtyl said the lease is written that Docks & Harbors does not collect any revenue until this is in production. This lease has been going on for seven years with

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no compensation to Docks & Harbors. There are other parties that have expressed interest in leasing and developing this property.

Mr. Logan asked why the last line of the letter dated August 14th says the Board will not consider additional extensions under the terms of the lease?

Mr. Uchytel said he went back to the minutes from the 2012 meeting, and part of the discussion was the Board didn't want another extension, but to re-issue another lease.

Mr. Simpson said at the time of the extension request, the Board felt if the property was not profitably being used by anyone or by CBJ, then there was not harm in extending the time to secure the permits. The reasoning for this was the Board has been in support of the Juneau Port Development Mega Yacht harbor plan. However, back in 2012, there were concerns that Juneau Port Development has had the initial period plus two extensions and at that point has not made much progress in terms of the actual important required permits. It seems now, if there are other potential users, that changes the dynamics from no harm no foul to keeping someone else from doing something if Mr. Lockwood couldn't proceed.

Public Participation-

Mr. Lockwood, Juneau, AK

Mr. Lockwood provided a handout to the Committee and said he is the manager of Juneau Port Development LLC. He said he received the letter dated August 14th stating the Board will not consider additional extensions under the terms of the lease. He said he will respond to the numerous attachments to that letter in detail at the Regular Board meeting on August 28th. He said he wanted to talk about a couple of issues;

1. In 2013 Juneau Port Development had already started marketing of the Harbor project in accordance with the original 112 slip plan.
2. The snow dump and street storage facility is not compatible with the Mega Yacht docking facility.
3. Juneau Port Development LLC had to redesign the NW portion of the Harbor in order to facilitate this change.

Mr. Lockwood read an e-mail from Roland Archdall date May 14th, 2012 to establish how long marketing has been going on. Mr. Lockwood read another e-mail dated August 21st, 2014 that was sent in response to an e-mail received the morning of August 21st, 2014 where Mr. Archdall was asking how things were progressing. Mr. Lockwood described on his handout the design drawing changes that took place due to the snow dump facility.

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Mr. Janes asked if the lease requires progress on the project, or the lease will end?

Mr. Uchytel said the lease says the lessee needs to demonstrate due diligence. The Board has approved two/two year extensions. Two years ago, Mr. Clark spoke to the Board and said he would provide quarterly updates during this two year extension and at the end of the extension, he would be able to ascertain if this project is feasible or not. Mr. Uchytel read a section of the 2012 minutes; "Mr. Simpson said in Mr. Uchytel's memo that if the project is determined non-feasible by the Docks & Harbors Board by the end of the two year period then the lease would not be renewed. Mr. Simpson was concerned about how that feasibility determination would be made." Mr. Uchytel said it gets muddled now that an arbitrator was in the picture saying he would make sure something would be done in this two year period, and now the arbitrator is no longer in the picture.

Mr. Janes asked if the snow dump in this plan changed the timing to get the permits?

Mr. Lockwood said you can't market a project with this intensity and have any weaknesses in the land title. The land title has always been the issue in this case. He asked the Law Department months ago to read the land title restrictions and has not gotten a response. When the snow dump came in, Mr. Lockwood said he stopped the project, and that stopped the financing.

Mr. Janes asked if it stopped the permitting?

Mr. Lockwood said it stopped everything, because it required a redesign in the project which cut out 65 slips to accommodate the smaller property. The redesign eliminated the marketing problem. Yacht world provided him with 24,000 yachts worldwide that might be interested in this project. Mr. Lockwood said in 2001 when he first approached the Docks & Harbors Board with this project he had the following facts;

There are mining claims on this property. Mr. Lockwood said he negotiated with a claim holder and the state of Alaska to process the sand. Without that agreement, no one can touch this area because of the mining claims unless they negotiate with the State of Alaska and the claim holder. Mr. Lockwood said it is surprising to hear from Mr. Uchytel that other people are interested in the property when there is a current lease in place and they are considering other interests in the property. He knows there are a lot of powerful people in this town that would like to take this on and do it, but none of them have the capability of doing this. In order to do anything, they have to eliminate the mineral reservation the State of Alaska imposed on ATS 556A. A new lease holder would have to address the prior existing rights to get this property. Mr. Lockwood said he will bring the new design to the Board in September for approval.

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Mr. Janes said what about the permitting?

Mr. Lockwood said he has to get the permits for everything. He is working on getting the Conditional Use Permit that the City engineers never obtained when they put the snow dump in.

Mr. Janes said is it fair to say the snow dump changed your project?

Mr. Lockwood said the snow dump destroyed it. He said Mr. Clarke is no longer in the picture because he doesn't have the money to pay him and Mr. Lockwood said he is capable of doing the work Mr. Clarke was doing.

Mr. Uchytel asked if there was anything he could do or Docks and Harbors could do to help with getting the permits?

Mr. Lockwood said he would have everything in writing next week.

Mr. Uchytel said he would like to see this project come to fruition, but he needs to follow the lease, and the lease says to get the permits.

Mr. Simpson said it would be important to him, as a decision maker, to see specific information on all the permits process and correspondence with the agencies. The correspondence provided today from the Mega Yacht industry is a long shot from getting the permits to move this project forward. He wants to see this at the next meeting.

Mr. Lockwood said he appreciates the comments and will deal with it.

Mr. Logan said along with seeing the information securing the permits, he would also like to see a demonstration on Juneau Port Development's financing. A letter from a bank, or collateral.

Mr. Lockwood said he would do that.

Mr. Simpson said he is looking forward to a thorough report.

X. Long Range Planning Discussion

Mr. Simpson said the long range planning discussion will be a topic at every meeting.

- Scoring Matrix-

Mr. Uchytel said he provided an example matrix in the packet to help organize Docks & Harbors facility priorities. He described his thought process for making this matrix to the Committee and requested ideas and suggestions.

Mr. Janes said he would like to see a separate line item for Charter Operators.

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Mr. Simpson said he would like time to look this over before moving forward with this matrix.

Mr. Busch said this is a good start. It won't determine what is worked on, but will provide good input.

Mr. Simpson said his concern is once numbers are assigned to something, it has the appearance of objectivity and starts taking away the ability to be subjective. He is reluctant to start assigning numbers to projects until the Committee is comfortable on how they want to assign the numbers.

Mr. Uchytel asked if the Committee wanted him to bring it back next month?

Mr. Simpson said yes.

Mr. Logan asked to have the matrix in a larger form.

- Port Engineer's List –

Mr. Uchytel said he asked Mr. Gillette to populate strategic planning. This is broken down by Near Term, Long Term, and Long Range Planning. He went over the list provided in the packet, and described the thought process for this list.

Mr. Janes said he likes the projects listed out, but he doesn't want the Board to think if something is in a long range, it can't be moved up. He hopes it is looked at in a fluid way.

Mr. Simpson said he would like the Long Range Planning changed to "Mid Term CIP needs unfunded". He said the Committee should not feel locked into this list and he would like to see the Committee systematically reviewing these projects and coming up with new projects, immediately feasible or not.

Mr. Busch said there may need to be a shorter term use planning.

Mr. Simpson agreed that there needed to be something that addressed the operational issues for items that are in the long term list. He didn't want to lose track of the short term fixes that can be done while focusing on the long term projects.

Mr. Janes said there is no reason the items on the list can't be moved around if the Committee believes something has a stronger priority, and then be more aggressive in looking for ways to fund a project.

Mr. Summers said this is similar to a wish list, and he recommends to receive feedback from Docks & Harbors customers to see what order they would want this list. Where are the surveys, studies, and feedback from general public that got this list? He would like to see customers creating this list.

Mr. Borg said one of the items to look at would be a net float. Currently they are working on the docks and if they weren't on the docks that would free up more space for the charter operators. This is an item that needs to be on the to-do-list.

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Mr. Simpson would like the strategic planning list brought back next month.

- Douglas Dredging

Mr. Uchytel said Docks & Harbors has the permits for the dredging in Douglas Harbor, and has \$2 Million of Municipal Grant Monies to do this dredging. The Board needs to decide if dredging should move forward because they are going to take the money back if it is not used soon. Docks & Harbors can put the dredge spoils in Gastineau Channel and cap it with 22 acres of material. The permit requires monitoring of the area. The Corps is working on a monitoring plan for the dredged material. Another option is to dispose of the dredge spoils at Fish Creek Quarry. Staff is looking into options to bring the cost down. If Douglas Harbor is dredged, we will expend a lot of Harbor funds.

Mr. Simpson asked if the 22 acres is based on the current plan to dredge to minus 14? If it is cut back to minus 10, would that reduce the cap acreage?

Mr. Uchytel said yes. The direction he has received from the Board is to follow the minus 14 dredge, but if it looks like that can't happen, to reduce the amount of the dredge.

Mr. Simpson said we are at the point to where we need to scale back.

Mr. Uchytel asked how much Harbor reserve does the Committee want to use?

Mr. Janes said he would like to know what the demand for Douglas Harbor is? Are we moving forward because we have the permits and grant money to partially fund it or because there really is a demand? He would hate to move forward on this project with Harbor funds when there are other projects that have a significantly higher demand.

Mr. Logan asked if Mr. Uchytel could provide actual numbers by next meeting on a minus 14 dredge or a lesser depth. The cost to repurpose Aurora Harbor and not do Douglas Harbor dredging.

Mr. Uchytel said probably not in one month.

- Amalga Harbor Floating Fish Cleaning Station

Mr. Uchytel said Alaska Department of Fish & Game is ready to move forward with the design for the fish cleaning station at Amalga and the Fish Restoration Fund is a 75/25 split. It is a \$50,000 design and Fish & Game wants to know if Docks & Harbors is willing to commit to \$12,500 for the match. He is having a discussion with the Territorial Sportsmen, Inc. to see if they would be able to help.

Mr. Busch said currently there is a fish cleaning station at the end of the ramp and a private float for fish cleaning. The fish cleaning station at the end of the dock is causing congestion with people leaving their boats there while they clean their fish.

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Mr. Uchtyl said there are a large number of fish carcasses washing up on shore also.

XI. Staff, Committee and Member Reports

Mr. Borg said the ABLF power is 90% complete. ABLF haul out will be used until October 15th.

Streets have been cleaning the water outfall by Aurora, and should be finished by tomorrow. The fresh water will not be flowing into Aurora Harbor any more.

He said the Deputy Port Engineer is working with Secon to fix pot holes at the N. Douglas launch ramp parking area. He is working on a quote for a 3 to 3.5 inch thickness.

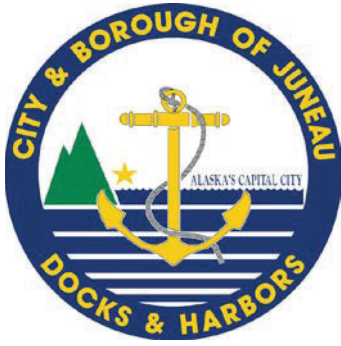
Mr. Borg said he is working on moving vessels out of Aurora and it is going as planned.

XII. Committee Administrative Matters

Next Operations/Planning Committee Meeting is scheduled for September 18th, 2014.

XIII. Adjournment

The OPS/Planning Committee adjourned at 6:29 pm.



Port of Juneau

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

From: Carl Uchytel, Port Director
To: Docks & Harbors Operations-Planning Committee
Date: September 12th, 2014
Re: SALMON CREEK DEVELOPMENT - LEASE

Since 1984, Salmon Creek Development (Tim Smith et al.) has leased 1.83 acres of tidelands adjacent to the Sampson Tug & Barge facility near Channel Drive and paid \$11,957.25 in rent for FY14. The lease expired in 2014.

Salmon Creek Development wants to re-lease these lands and is granted a Preference Privilege – meaning public bids are not required – under CBJ 53.20.100:

A lessee under an existing lease shall, upon the expiration or the termination by mutual agreement, be allowed a preference privilege to re-lease those lands previously leased by him or her if all other factors are substantially equivalent.

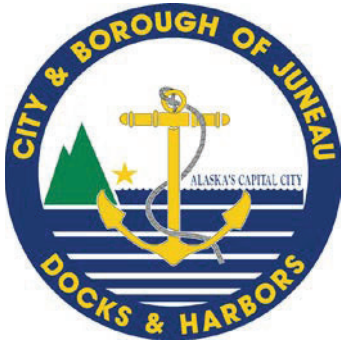
Furthermore, CBJ 85.02.060(a)(5) outlines the board's authority to lease tidelands consistent with CBJ Title 53.20.

However, this will be a new lease (even if technically a re-lease) under CBJ titles 53.20 and CBJ 85.02.060(a)(5), as Salmon Creek Development's original lease was a State lease entered in 1984 and was transferred to the CBJ in February 2001. Therefore, while Salmon Creek Development has a preference privilege under CBJ 53.20.100, the following steps must occur to re-lease these tidelands to Salmon Creek Development consistent with CBJ 53.20:

1. Docks and Harbors Board must hear the issue and move to approve Port Director to commence a lease agreement;
2. The tidelands must be appraised and the lease amount determined;
3. CBJ Law will draft non-code ordinance for Board approval and presented to the Assembly; and
4. Upon passage of the non-code ordinance, the lease will reflect the non-code ordinance, and then be signed and notarized by all parties involved. Finally, the agreement will be recorded.

Motion: Docks & Harbors Operation-Planning Committee, under CBJ 85.02.060(a)(5), directs the Port Director to commence a lease agreement with Salmon Creek Development for Alaska Tidelands Survey No. 1277 consistent with CBJ 53.20.





Port of Juneau

155 S. Seward Street • Juneau, AK 99801
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From: Carl Uchytel, Port Director
To: Docks & Harbors Operations-Planning Committee
Date: September 12th, 2014
Re: Memorandum of Agreement – Statter Harbor Launch Ramp

CBJ Docks & Harbors and our engineering consultant have been working with the adjacent property owner (Dick Deems) to coordinate the construction of the Statter Harbor Launch Ramp facility. The attached MOA provides a license for Docks & Harbors to enter and access the private property for the purpose of constructing said project.

In consideration for the license to enter Mr. Deems' property, CBJ will undertake improvements on Mr. Deems' property which includes a rose hedge, grading, drainage, concrete block retaining wall, and gravel path. These improvements are less than what would be required if a full height retaining wall was erected without coordinating with the wishes of the property owner.

Motion: That the Docks & Harbors Operation-Planning Committee approve the Port Director entering into a Memorandum of Agreement with the adjacent property owner to provide access necessary to construct the Statter Harbor Launch Ramp facility.

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**MEMORANDUM OF AGREEMENT
THE CITY AND BOROUGH OF JUNEAU
AND RICHARD DEEMS**

This agreement entered into this _____ day of _____, 2014, by and between Richard Deems, a private landowner in Juneau, Alaska, with his principal address at 11745 Glacier Highway, Juneau, Alaska 99801 (mailing address P.O. Box 210196, Auke Bay, Alaska 99821) and the City and Borough of Juneau, through its Docks and Harbors Department (“CBJ”), 155 S. Seward Street, Juneau, Alaska 99801. This agreement is effective upon execution by both parties.

WHEREAS, Richard Deems owns property at 11745 Glacier Highway, Juneau, Alaska 99801 which adjoins the CBJ’s property at Statter Harbor; and

WHEREAS, the CBJ intends on completing the Statter Harbor Launch Ramp project, part of which is outlined in Exhibits #1 and #2 (attached); and

WHEREAS, for the CBJ to undertake the project outlined in Exhibits #1 and #2, it needs access to Mr. Deems’ property; and

WHEREAS, the CBJ’s project includes fill, drainage swale, drainage pipe, concrete block retaining wall, plant material, gravel path with planting beds to be planted by private property owner, timber fence on CBJ property, Sitka rose hedge on Mr. Deems’ and CBJ’s property, as outlined in Exhibits #1 and #2; and

WHEREAS, the CBJ project as outlined Exhibits #1 and #2 includes various improvements to Mr. Deems’ property – at no expense to Mr. Deems.

The CBJ and Mr. Deems do hereby agree and warrant as follows:

A. Mr. Deems licenses the CBJ to enter and access his property for the purpose of completing the portions of the Statter Harbor Launch Ramp project outlined in Exhibits #1 and #2. The license becomes effective immediately upon the signing of this agreement by the CBJ and serves as a permit for the CBJ to enter and undertake the proposed construction on Mr. Deems’ property.

B. As consideration for the license to enter Mr. Deems’ property, the CBJ will undertake various improvements on Mr. Deems’ property which includes a rose hedge, grading, drainage, concrete block retaining wall, and gravel path with planting beds as contained in Exhibits #1 and #2.

C. The CBJ shall provide the improvements to Mr. Deems’ property as outlined in B at no cost to Mr. Deems and as consideration for granting the CBJ access to his property.

D. Mr. Deems agrees that once the CBJ completes the improvements on his property, the improvements become his property. Mr. Deems will be responsible for maintaining the

improvements. Mr. Deems will not hold the CBJ liable for issues which may arise related to the improvements on his property.

E. The CBJ will be responsible for maintaining the improvements made on its property.

F. The CBJ agrees to secure all local, state, and federal permits required to complete the construction project and improvements described herein.

G. The parties agree to execute, in writing, such additional documents as may be necessary to carry out the parties' intentions, and the terms and conditions of this agreement.

H. This agreement has been drafted jointly by the parties following negotiations between them. It shall be construed according to its terms and not for or against any party.

I. Each party to this agreement agrees to act in good faith toward the other parties such to effectuate its purposes.

J. Either party may terminate this agreement upon written notice to the other.

K. This agreement contains the entire agreement by the parties, and there are no written or oral promises or understandings between the parties that modify its terms. It may be amended only by written agreement of the parties, signed by their respective authorized representatives.

L. None of the provisions of this agreement are intended to create nor shall be deemed or construed to create any relationship between the parties other than that of independent parties entering into an agreement with each other solely for the purpose of effecting the provision of this agreement.

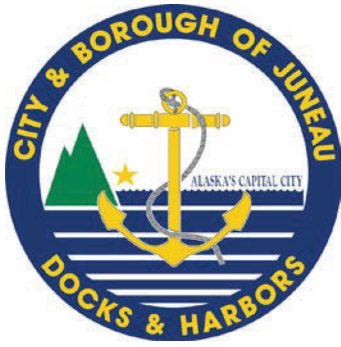
DATED: _____

Carl Uchytel, CBJ Port Director

DATED: _____

Richard Deems

Form Approved by: _____, Law Department



Port of Juneau

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

MEMORANDUM

To: Docks and Harbors Board – OPS/Planning Committee
From: Gary Gillette, Port Engineer
Date: September 11, 2014
Re: Douglas Harbor Options

Per request of the OPS/Planning Committee following is a list of options for consideration regarding rebuilding the southern section of Douglas Harbor. The list is not in order of priority but merely an attempt to identify the various options that should be discussed.

Option A: Pursue the original plan.

Description: The project would remove all existing floats; dredge the harbor to -14 foot depth; install new wood float system that would provide moorage for 24 fifty foot vessels, 30 thirty-eight foot vessels, 30 sixteen foot vessels, and 706 feet of transient space. Dredge material would be deposited in Gastineau Channel and capped with 6 to 12 inches of capping material. The harbor bottom would be capped with 6 inches of capping material.

Considerations:

- An Army Corps of Engineers Permit has been issued for this option pending approval of a monitoring plan.
- The bid documents are completed to 95% however they would be reviewed for update considerations since their development in 2008.

Cost/Funding:

- Cost Estimate: \$10,002,458.00
- Funding Available: \$5,600,000.00
- Funding Needed: \$4,402,458.00

Option B: Pursue the original plan but with newer technology poly tub float design (same as new Aurora Harbor floats).

Description: The project would remove all existing floats; dredge the harbor to -14 foot

depth; install new poly tub float system that would provide moorage for 24 fifty foot vessels, 30 thirty eight foot vessels, 30 sixteen foot vessels, and 706 feet of transient space. Dredge spoils would be deposited in Gastineau Channel and capped with 6 to 12 inches of capping material. The harbor bottom would be capped with 6 inches of capping material.

Considerations:

- An Army Corps of Engineers Permit has been issued for this option pending approval of a monitoring plan.
- The bid documents would need to be updated with poly tub float design.

Cost/Funding:

- Cost Estimate: \$10,575,811.00
- Funding Available: \$5,600,000.00
- Funding Needed: \$4,975,811.00

Option C: Pursue the original plan but stockpile the upper composite for cap.

Description: The project would remove all existing floats; dredge the harbor to -14 foot depth; install new wood float system that would provide moorage for 24 fifty foot vessels, 30 thirty-eight foot vessels, 30 sixteen foot vessels, and 706 feet of transient space. The upper composite of dredge material (to -12' depth) would be stockpiled for later use. The lower composite dredge material would be deposited in Gastineau Channel and capped with the upper composite material and additional material as necessary to provide 6 to 12 inches of capping material. The harbor bottom would be capped with 6 inches of capping material.

Considerations:

- The Army Corps of Engineers Permit would need to be modified.
- The bid documents are completed to 95% however they would be reviewed for update considerations since their development in 2008.

Cost/Funding:

- Cost Estimate: \$9,827,596.00
- Funding Available: \$5,600,000.00
- Funding Needed: \$4,227,596.00

Option D: Pursue the original plan but place dredge material in upland disposal facility.

Description: The project would remove all existing floats; dredge the harbor to -14 foot depth; install new float system that would provide moorage for 24 fifty foot vessels, 30

thirty eight foot vessels, 30 sixteen foot vessels, and 706 feet of transient space. Dredge spoils would be deposited in city owned Fish Creek Quarry. The dredge material would be trucked from Douglas Harbor to the site or loaded on barges, transported to North Douglas Launch Ramp, loaded onto trucks, and delivered to the quarry. The harbor bottom would be capped with 6 inches of capping material.

Considerations:

- The Army Corps of Engineers Permit would be modified to delete the in-water disposal and cap (harbor cap would remain).
- Permission would be sought from Assembly to use Fish Creek Quarry as disposal site.
- An Alaska Department of Environmental Conservation (ADEC) permit would be sought to dispose of dredge material in Fish Creek Quarry.
- A CBJ Conditional Use Permit would be required for the upland disposal.

Cost/Funding:

- Cost Estimate: \$9,511,978.00
- Funding Available: \$5,600,000.00
- Funding Needed: \$3,911,978.00

Option E: Abandon original plan and re-build Douglas Harbor essentially in its current configuration.

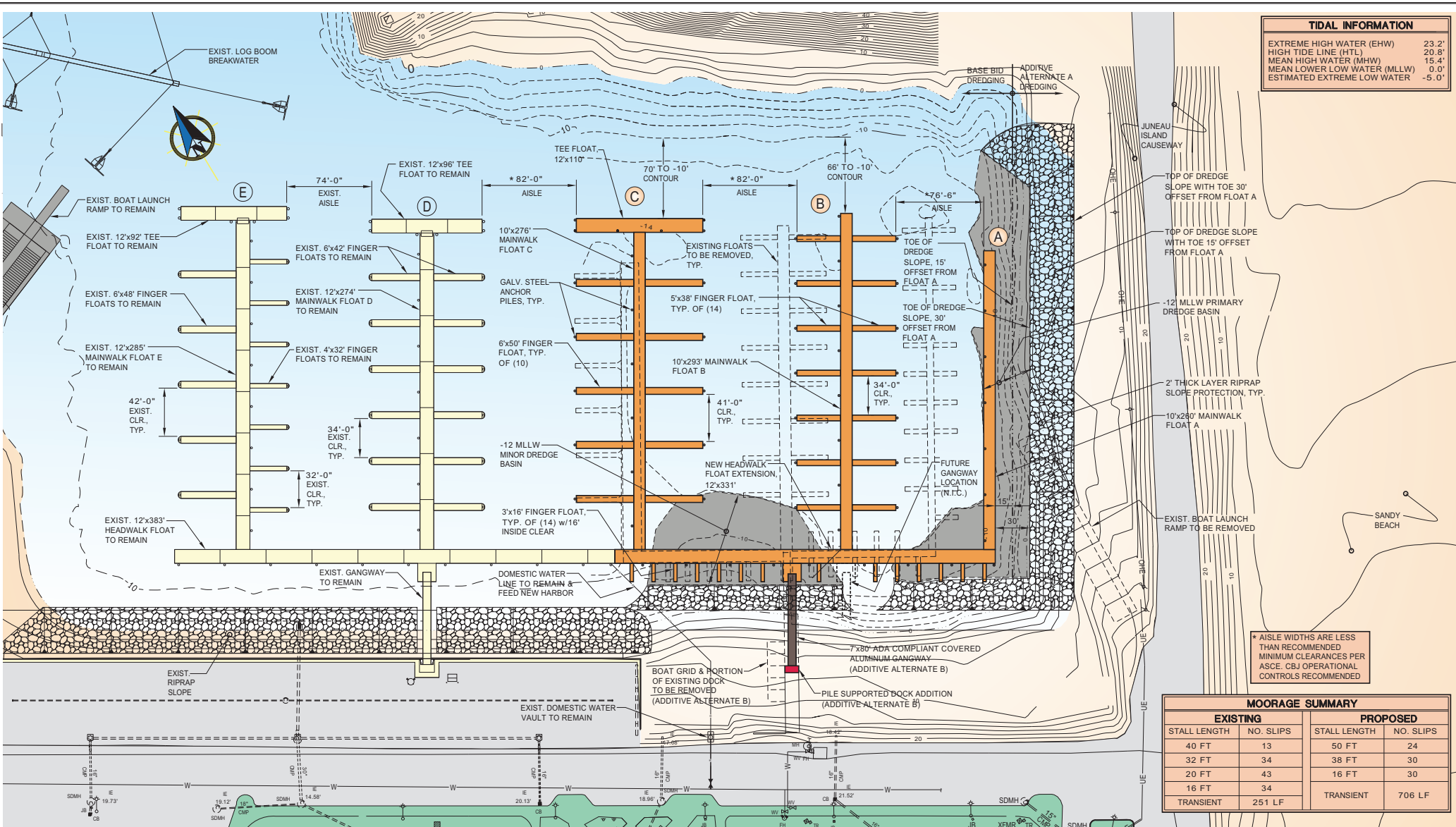
Description: The project would remove all existing floats; dredge the harbor to -12 foot depth; and the dredge material would be deposited in Gastineau Channel but without a cap. The harbor may need to be capped depending on modified permit conditions. The new float system would provide moorage essentially the same as existing however the number of skiff slips would be reduced or eliminated due to lack of use in recent years. Generally moorage would be available for 43 twenty foot vessels, 34 thirty two foot vessels, 13 forty foot vessels, and 251 feet of transient space.

Considerations:

- The Army Corps of Engineers Permit would be modified to only deposit the upper composite non-contaminated material in Gastineau Channel. The need for a harbor bottom cap would be addressed in the permit modification.

Cost/Funding:

- Cost Estimate: \$6,892,268.00
- Funding Available: \$5,600,000.00
- Funding Needed: \$1,292,268.00



TIDAL INFORMATION	
EXTREME HIGH WATER (EHW)	23.2'
HIGH TIDE LINE (HTL)	20.8'
MEAN HIGH WATER (MHW)	15.4'
MEAN LOWER LOW WATER (MLLW)	0.0'
ESTIMATED EXTREME LOW WATER	-5.0'

* AISLE WIDTHS ARE LESS THAN RECOMMENDED MINIMUM CLEARANCES PER ASCE. CBJ OPERATIONAL CONTROLS RECOMMENDED

MOORAGE SUMMARY			
EXISTING		PROPOSED	
STALL LENGTH	NO. SLIPS	STALL LENGTH	NO. SLIPS
40 FT	13	50 FT	24
32 FT	34	38 FT	30
20 FT	43	16 FT	30
16 FT	34		
TRANSIENT	251 LF	TRANSIENT	706 LF



REVISIONS				
REV.	DATE	DESCRIPTION	DWN.	CKD.



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

DESIGN: AWS CHECKED: CRS
SCALE: SCALE IN FEET
DRAWN: AWS APPROVED: CRS
0 40 80



OLD DOUGLAS HARBOR RENOVATION
CBJ PROJECT NO. DH 06-350

SHEET TITLE: SITE PLAN
POND PROJECT NO. 062065.01 DWS FILE



OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

OPTION A - GASTINEAU CHANNEL DISPOSAL, ORIGINAL GLULAM FLOAT DESIGN & ORIGINAL FLOAT LAYOUT

ENGINEER'S ESTIMATE UPDATE

Prepared By: PND Engineers, Inc. on September 10, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$751,600
2060.1	Demolition & Disposal	LS	All Req'd	\$250,000	\$250,000
2202.2	Class A Shot Rock Borrow	CY	1,500	\$40	\$60,000
2205.1	Riprap Class II	CY	3,000	\$60	\$180,000
2601.1	Domestic Water System	LS	All Req'd	\$150,000	\$150,000
2611.1	Dry Fire Line System	LS	All Req'd	\$100,000	\$100,000
2611.2	Replace Expansion Joints on Existing Dry Fire Line	EA	10	\$2,500	\$25,000
2702.1	Construction Surveying	LS	All Req'd	\$200,000	\$200,000
2719.1	Sign Assembly	LS	All Req'd	\$5,000	\$5,000
2881.1	Dredging & Disposal	CY	39,916	\$50	\$1,995,800
2881.2	Dredging Navigation Data	LS	All Req'd	\$65,000	\$65,000
2881.3	Harbor Sand Cap	CY	2,500	\$50	\$125,000
2881.4	Harbor Sand Cap Contingency	CY	500	\$50	\$25,000
2881.5	Disposal Area Sand Cap	CY	15,000	\$50	\$750,000
2881.6	Disposal Area Sand Cap Contingency	CY	3,000	\$50	\$150,000
2882.1	Silt Containment Boom	LS	All Req'd	\$25,000	\$25,000
2895.1	Gangway Landing Float, 16' x 20'	LS	All Req'd	\$38,000	\$38,000
2895.2	Headwalk Float, 12' x 331'	LS	All Req'd	\$365,000	\$365,000
2895.3	Mainwalk Float A, 10' x 259'	LS	All Req'd	\$240,000	\$240,000
2895.4	Mainwalk Float B, 10' x 293'	LS	All Req'd	\$270,000	\$270,000
2895.5	Mainwalk Float C, 10' x 276'	LS	All Req'd	\$255,000	\$255,000
2895.6	Tee Float, 12' x 110'	EA	1	\$135,000	\$135,000
2895.7	6' x 50' Finger Float	EA	10	\$31,500	\$315,000
2895.8	5' x 38' Finger Float	EA	14	\$20,000	\$280,000
2895.9	3' x 16' Finger Float	EA	15	\$7,000	\$105,000
2896.1	Steel Mooring Pile, 12" dia. x 0.500" thick	EA	42	\$7,200	\$302,400
2896.2	Steel Mooring Pile, 16" dia. x 0.500" thick	EA	22	\$8,400	\$184,800
2896.3	Predrilled Pile Sockets, 16" dia. Piles	EA	15	\$6,000	\$90,000
2897.1	Supply Floatation Billet	EA	40	\$250	\$10,000
2897.2	Install Floatation Billet	EA	40	\$400	\$16,000
2899.1	Life Ring Cabinet & Base	EA	7	\$1,100	\$7,700
2899.2	Fire Extinguisher & Base	EA	7	\$900	\$6,300
5120.1	Electrical Support Assemblies	LS	All Req'd	\$20,000	\$20,000
16000.1	Electrical System	LS	All Req'd	\$750,000	\$750,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
ESTIMATED CONSTRUCTION BID PRICE					\$8,267,600
AEL&P SERVICE					\$40,000
CONTINGENCY (10%)					\$826,760
FINAL DESIGN & CONTRACT DOCUMENTS (2.5%)					\$206,690
CONTRACT ADMINISTRATION & INSPECTION (8%)					\$661,408
TOTAL RECOMMENDED PROJECT BUDGET					\$10,002,458



OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

OPTION B - GASTINEAU CHANNEL DISPOSAL, POLYTUB FLOAT DESIGN & ORIGINAL FLOAT LAYOUT

ENGINEER'S ESTIMATE UPDATE

Prepared By: PND Engineers, Inc. on September 10, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$778,700
2060.1	Demolition & Disposal	LS	All Req'd	\$250,000	\$250,000
2202.2	Class A Shot Rock Borrow	CY	1,500	\$40	\$60,000
2205.1	Riprap Class II	CY	3,000	\$60	\$180,000
2601.1	Domestic Water System	LS	All Req'd	\$150,000	\$150,000
2611.1	Dry Fire Line System	LS	All Req'd	\$100,000	\$100,000
2611.2	Replace Expansion Joints on Existing Dry Fire Line	EA	10	\$2,500	\$25,000
2702.1	Construction Surveying	LS	All Req'd	\$200,000	\$200,000
2719.1	Sign Assembly	LS	All Req'd	\$5,000	\$5,000
2881.1	Dredging & Disposal	CY	39,916	\$50	\$1,995,800
2881.2	Dredging Navigation Data	LS	All Req'd	\$65,000	\$65,000
2881.3	Harbor Sand Cap	CY	2,500	\$50	\$125,000
2881.4	Harbor Sand Cap Contingency	CY	500	\$50	\$25,000
2881.5	Disposal Area Sand Cap	CY	15,000	\$50	\$750,000
2881.6	Disposal Area Sand Cap Contingency	CY	3,000	\$50	\$150,000
2882.1	Silt Containment Boom	LS	All Req'd	\$25,000	\$25,000
2895.1	Gangway Landing Float, 16' x 20'	LS	All Req'd	\$40,000	\$40,000
2895.2	Headwalk Float, 12' x 331'	LS	All Req'd	\$430,000	\$430,000
2895.3	Mainwalk Float A, 10' x 259'	LS	All Req'd	\$280,000	\$280,000
2895.4	Mainwalk Float B, 10' x 293'	LS	All Req'd	\$320,000	\$320,000
2895.5	Mainwalk Float C, 10' x 276'	LS	All Req'd	\$300,000	\$300,000
2895.6	Tee Float, 12' x 110'	EA	1	\$165,000	\$165,000
2895.7	6' x 50' Finger Float	EA	10	\$34,000	\$340,000
2895.8	5' x 38' Finger Float	EA	14	\$21,000	\$294,000
2895.9	3' x 16' Finger Float	EA	15	\$7,000	\$105,000
2896.1	Steel Mooring Pile, 12" dia. x 0.500" thick	EA	42	\$7,200	\$302,400
2896.2	Steel Mooring Pile, 16" dia. x 0.500" thick	EA	22	\$8,400	\$184,800
2896.3	Predrilled Pile Sockets, 16" dia. Piles	EA	15	\$6,000	\$90,000
2897.1	Supply Floatation Billet	EA	40	\$250	\$10,000
2897.2	Install Floatation Billet	EA	40	\$400	\$16,000
2899.1	Life Ring Cabinet & Base	EA	7	\$1,100	\$7,700
2899.2	Fire Extinguisher & Base	EA	7	\$900	\$6,300
5120.1	Electrical Support Assemblies	LS	All Req'd	\$20,000	\$20,000
16000.1	Electrical System	LS	All Req'd	\$750,000	\$750,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
ESTIMATED CONSTRUCTION BID PRICE					\$8,565,700
AEL&P SERVICE					\$40,000
CONTINGENCY (10%)					\$856,570
FINAL DESIGN & CONTRACT DOCUMENTS (5%)					\$428,285
CONTRACT ADMINISTRATION & INSPECTION (8%)					\$685,256
TOTAL RECOMMENDED PROJECT BUDGET					\$10,575,811



OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

OPTION C - GASTINEAU CHANNEL DISPOSAL, UPPER COMPOSITE CAP, ORIGINAL GLULAM FLOAT DESIGN & ORIGINAL FLOAT LAYOUT

ENGINEER'S ESTIMATE UPDATE

Prepared By: PND Engineers, Inc. on September 10, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$731,600
2060.1	Demolition & Disposal	LS	All Req'd	\$250,000	\$250,000
2202.2	Class A Shot Rock Borrow	CY	1,500	\$40	\$60,000
2205.1	Riprap Class II	CY	3,000	\$60	\$180,000
2601.1	Domestic Water System	LS	All Req'd	\$150,000	\$150,000
2611.1	Dry Fire Line System	LS	All Req'd	\$100,000	\$100,000
2611.2	Replace Expansion Joints on Existing Dry Fire Line	EA	10	\$2,500	\$25,000
2702.1	Construction Surveying	LS	All Req'd	\$200,000	\$200,000
2719.1	Sign Assembly	LS	All Req'd	\$5,000	\$5,000
2881.1	Dredging & Disposal	CY	39,916	\$50	\$1,995,800
2881.2	Dredging Navigation Data	LS	All Req'd	\$65,000	\$65,000
2881.3	Harbor Sand Cap	CY	2,500	\$50	\$125,000
2881.4	Harbor Sand Cap Contingency	CY	500	\$50	\$25,000
2881.5	Disposal Area Cap - Upper Composite Rehandling	CY	15,000	\$30	\$450,000
2881.6	Disposal Area Sand Cap Contingency	CY	5,000	\$50	\$250,000
2882.1	Silt Containment Boom	LS	All Req'd	\$25,000	\$25,000
2895.1	Gangway Landing Float, 16' x 20'	LS	All Req'd	\$38,000	\$38,000
2895.2	Headwalk Float, 12' x 331'	LS	All Req'd	\$365,000	\$365,000
2895.3	Mainwalk Float A, 10' x 259'	LS	All Req'd	\$240,000	\$240,000
2895.4	Mainwalk Float B, 10' x 293'	LS	All Req'd	\$270,000	\$270,000
2895.5	Mainwalk Float C, 10' x 276'	LS	All Req'd	\$255,000	\$255,000
2895.6	Tee Float, 12' x 110'	EA	1	\$135,000	\$135,000
2895.7	6' x 50' Finger Float	EA	10	\$31,500	\$315,000
2895.8	5' x 38' Finger Float	EA	14	\$20,000	\$280,000
2895.9	3' x 16' Finger Float	EA	15	\$7,000	\$105,000
2896.1	Steel Mooring Pile, 12" dia. x 0.500" thick	EA	42	\$7,200	\$302,400
2896.2	Steel Mooring Pile, 16" dia. x 0.500" thick	EA	22	\$8,400	\$184,800
2896.3	Predrilled Pile Sockets, 16" dia. Piles	EA	15	\$6,000	\$90,000
2897.1	Supply Floatation Billet	EA	40	\$250	\$10,000
2897.2	Install Floatation Billet	EA	40	\$400	\$16,000
2899.1	Life Ring Cabinet & Base	EA	7	\$1,100	\$7,700
2899.2	Fire Extinguisher & Base	EA	7	\$900	\$6,300
5120.1	Electrical Support Assemblies	LS	All Req'd	\$20,000	\$20,000
16000.1	Electrical System	LS	All Req'd	\$750,000	\$750,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
ESTIMATED CONSTRUCTION BID PRICE					\$8,047,600
AEL&P SERVICE					\$40,000
CONTINGENCY (10%)					\$804,760
FINAL DESIGN & CONTRACT DOCUMENTS (3.0%)					\$241,428
CONTRACT ADMINISTRATION & INSPECTION (8%)					\$643,808
PERMITTING CONTINGENCY					\$50,000
TOTAL RECOMMENDED PROJECT BUDGET					\$9,827,596



OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

OPTION D - UPLAND DISPOSAL @ FISH CREEK, ORIGINAL GLULAM FLOAT DESIGN & ORIGINAL FLOAT LAYOUT

ENGINEER'S ESTIMATE UPDATE

Prepared By: PND Engineers, Inc. on September 10, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$704,974
2060.1	Demolition & Disposal	LS	All Req'd	\$250,000	\$250,000
2202.2	Class A Shot Rock Borrow	CY	1,500	\$40	\$60,000
2205.1	Riprap Class II	CY	3,000	\$60	\$180,000
2601.1	Domestic Water System	LS	All Req'd	\$150,000	\$150,000
2611.1	Dry Fire Line System	LS	All Req'd	\$100,000	\$100,000
2611.2	Replace Expansion Joints on Existing Dry Fire Line	EA	10	\$2,500	\$25,000
2702.1	Construction Surveying	LS	All Req'd	\$100,000	\$100,000
2719.1	Sign Assembly	LS	All Req'd	\$5,000	\$5,000
2881.1	Dredging & Upland Disposal	CY	39,916	\$65	\$2,594,540
2881.3	Harbor Sand Cap	CY	2,500	\$50	\$125,000
2881.4	Harbor Sand Cap Contingency	CY	500	\$50	\$25,000
2882.1	Silt Containment Boom	LS	All Req'd	\$25,000	\$25,000
2895.1	Gangway Landing Float, 16' x 20'	LS	All Req'd	\$38,000	\$38,000
2895.2	Headwalk Float, 12' x 331'	LS	All Req'd	\$365,000	\$365,000
2895.3	Mainwalk Float A, 10' x 259'	LS	All Req'd	\$240,000	\$240,000
2895.4	Mainwalk Float B, 10' x 293'	LS	All Req'd	\$270,000	\$270,000
2895.5	Mainwalk Float C, 10' x 276'	LS	All Req'd	\$255,000	\$255,000
2895.6	Tee Float, 12' x 110'	EA	1	\$135,000	\$135,000
2895.7	6' x 50' Finger Float	EA	10	\$31,500	\$315,000
2895.8	5' x 38' Finger Float	EA	14	\$20,000	\$280,000
2895.9	3' x 16' Finger Float	EA	15	\$7,000	\$105,000
2896.1	Steel Mooring Pile, 12" dia. x 0.500" thick	EA	42	\$7,200	\$302,400
2896.2	Steel Mooring Pile, 16" dia. x 0.500" thick	EA	22	\$8,400	\$184,800
2896.3	Predrilled Pile Sockets, 16" dia. Piles	EA	15	\$6,000	\$90,000
2897.1	Supply Floatation Billet	EA	40	\$250	\$10,000
2897.2	Install Floatation Billet	EA	40	\$400	\$16,000
2899.1	Life Ring Cabinet & Base	EA	7	\$1,100	\$7,700
2899.2	Fire Extinguisher & Base	EA	7	\$900	\$6,300
5120.1	Electrical Support Assemblies	LS	All Req'd	\$20,000	\$20,000
16000.1	Electrical System	LS	All Req'd	\$750,000	\$750,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
ESTIMATED CONSTRUCTION BID PRICE					\$7,754,714
AEL&P SERVICE					\$40,000
CONTINGENCY (10%)					\$775,471
FINAL DESIGN & CONTRACT DOCUMENTS (3.5%)					\$271,415
CONTRACT ADMINISTRATION & INSPECTION (8%)					\$620,377
PERMITTING CONTINGENCY					\$50,000
TOTAL RECOMMENDED PROJECT BUDGET					\$9,511,978



OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

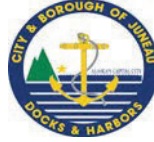
OPTION E - GASTINEAU CHANNEL DISPOSAL, ORIGINAL GLULAM FLOAT DESIGN & EXISTING IN-KIND FLOAT LAYOUT

ENGINEER'S ESTIMATE UPDATE

Prepared By: PND Engineers, Inc. on September 10, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$498,700
2060.1	Demolition & Disposal	LS	All Req'd	\$250,000	\$250,000
2202.2	Class A Shot Rock Borrow	CY	750	\$40	\$30,000
2205.1	Riprap Class II	CY	1,500	\$60	\$90,000
2601.1	Domestic Water System	LS	All Req'd	\$150,000	\$150,000
2611.1	Dry Fire Line System	LS	All Req'd	\$100,000	\$100,000
2611.2	Replace Expansion Joints on Existing Dry Fire Line	EA	10	\$2,500	\$25,000
2702.1	Construction Surveying	LS	All Req'd	\$200,000	\$200,000
2719.1	Sign Assembly	LS	All Req'd	\$5,000	\$5,000
2881.1	Dredging & Gastineau Channel Disposal	CY	15,000	\$50	\$750,000
2881.3	Harbor Sand Cap	CY	2,500	\$50	\$125,000
2881.4	Harbor Sand Cap Contingency	CY	500	\$50	\$25,000
2882.1	Silt Containment Boom	LS	All Req'd	\$25,000	\$25,000
2895.1	Gangway Landing Float, 16' x 20'	LS	All Req'd	\$38,000	\$38,000
2895.2	Headwalk Float, 12' x 286'	LS	All Req'd	\$320,000	\$320,000
2895.3	Mainwalk Float A, 10' x 288'	LS	All Req'd	\$265,000	\$265,000
2895.4	Mainwalk Float B, 10' x 280'	LS	All Req'd	\$260,000	\$260,000
2895.5	Mainwalk Float C, 10' x 280'	LS	All Req'd	\$260,000	\$260,000
2895.6	5' x 38' Finger Float	EA	7	\$20,000	\$140,000
2895.7	4' x 32' Finger Float	EA	18	\$15,000	\$270,000
2895.7	4' x 20' Finger Float	EA	22	\$10,000	\$220,000
2895.9	3' x 16' Finger Float	EA	11	\$7,000	\$77,000
2896.1	Steel Mooring Pile, 12" dia. x 0.500" thick	EA	52	\$7,200	\$374,400
2896.2	Steel Mooring Pile, 16" dia. x 0.500" thick	EA	14	\$8,400	\$117,600
2896.3	Predrilled Pile Sockets	EA	15	\$6,000	\$90,000
2897.1	Supply Floatation Billet	EA	40	\$250	\$10,000
2897.2	Install Floatation Billet	EA	40	\$400	\$16,000
2899.1	Life Ring Cabinet & Base	EA	7	\$1,100	\$7,700
2899.2	Fire Extinguisher & Base	EA	7	\$900	\$6,300
5120.1	Electrical Support Assemblies	LS	All Req'd	\$20,000	\$20,000
16000.1	Electrical System	LS	All Req'd	\$700,000	\$700,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
ESTIMATED CONSTRUCTION BID PRICE					\$5,485,700
AEL&P SERVICE					\$40,000
CONTINGENCY (10%)					\$548,570
FINAL DESIGN & CONTRACT DOCUMENTS (6.0%)					\$329,142
CONTRACT ADMINISTRATION & INSPECTION (8%)					\$438,856
PERMITTING CONTINGENCY					\$50,000
TOTAL RECOMMENDED PROJECT BUDGET					\$6,892,268





OLD DOUGLAS HARBOR REPLACEMENT
CBJ Project No. DH 07-133
ADDITIVE ALTERNATE A - GANGWAY

ENGINEER'S ESTIMATE UPDATE
Prepared By: PND Engineers, Inc. on September 10, 2014

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1-A	Mobilization	LS	All Req'd	10%	\$24,150
2060.1-A	Demolition & Disposal	LS	All Req'd	\$30,000	\$30,000
2702.1-A	Construction Surveying	LS	All Req'd	\$3,500	\$3,500
2726.1-A	Approach Dock Modifications	EA	1	\$60,000	\$60,000
2894.1-A	Covered 7' x 80' Aluminum Gangway	EA	1	\$125,000	\$125,000
2896.1-A	Steel Dock Support Pile, 12.75" dia. x 0.500" thick	EA	2	\$7,500	\$15,000
16000.1-A	Electrical System - Gangway Lighting	LS	All Req'd	\$8,000	\$8,000
ESTIMATED CONSTRUCTION BID PRICE					\$265,650
CONTINGENCY (10%)					\$26,565
FINAL DESIGN & CONTRACT DOCUMENTS (5%)					\$13,283
CONTRACT ADMINISTRATION & INSPECTION (8%)					\$21,252
TOTAL RECOMMENDED PROJECT BUDGET					\$334,750



STRATEGIC PLANNING

CBJ Docks and Harbors

Project	Current Funds	Needed Funds	Notes
Near Term CIP Needs			
Aurora Harbor Re-Build - Phase I			
Bid Alternate A - Dredging		\$300,000	Permit issued - Need funding
Bid Alternate B - Annodes		\$300,000	Need funding
Auke Bay Net Float		\$100,000	Need funding
Old Douglas Harbor Reconstruction	\$5,600,000	\$3,000,000	Confirming costs - evaluating options
Statter Boat Haul-Out/Kayak Ramp	\$950,000	\$1,200,000	Awaiting Full funding
Archipelago Property Improvements	\$2,000,000	\$1,000,000	Awaiting Full funding
Amalga Harbor Fish Cleaning Station			Potential ADF&G funding
Mid Term CIP Needs - Unfunded			
Statter Harbor Passenger For Hire Float		\$5,400,000	Awaiting Funding
Aurora Harbormaster Office and Shop		\$3,000,000	Awaiting Funding
Direct Fish Sales Facility		\$1,000,000	Awaiting Funding
Visitor Kiosk Replacement		\$100,000	Awaiting Funding
Aurora Harbor Re-Build - Phase II		\$11,000,000	Awaiting Funding
Wayside Park Dredging			Need facility assessment and cost estimate
Long Range Planning			
Harris-Aurora Harbor Uplands Master Plan		\$50,000	Funding placeholder - cost may vary
Fisheries Terminal Planning		\$50,000	Funding placeholder - cost may vary
Douglas Harbor Uplands Plan Update		\$50,000	Funding placeholder - cost may vary
North Douglas Boat Launch Master Plan		\$50,000	Funding placeholder - cost may vary
Statter Harbor Re-Build/Expansion		\$\$\$\$\$	Major project that has no cost analysis at this point