

CBJ DOCKS & HARBORS BOARD
CIP / PLANNING COMMITTEE MEETING AGENDA
For Thursday, January 21, 2010

- I. Call to Order (5:00 pm in ASSEMBLY CHAMBERS).
- II. Roll Call (Kueffner, Preston, Wostmann, Williams, and Chair Mehrkens).
- 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 Previous Meetings Minutes.

MOTION: TO APPROVE THE DECEMBER 1, 2009 CIP/PLANNING COMMITTEE MEETING MINUTES AS PRESENTED OR AMENDED.

- VI. Items for Action.
 - 1. Cruise Ship Dock Planning and Design Services
Presentation by the Port Director

Public Comment

Committee Discussion/Action.

MOTION: TO BE DEVELOPED AT THE MEETING.

- 2. Installation of a 480v power outlet at Statter Harbor
Presentation by the Port Director

Public Comment

Committee Discussion/Action.

MOTION: TO BE DEVELOPED AT THE MEETING.

- 3. Cruise Ship Terminal and Columbia Lot Parking and Staging Area Reconfiguration
Presentation by the Port Engineer

Public Comment

Committee Discussion/Action.

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**MOTION: TO RECOMMEND THAT THE HARBOR BOARD APPROVE THE
GENERAL DESIGN FOR PARKING AND STAGING RECONFIGURATION AT THE
CRUISE SHIP TERMINAL AND COLUMBIA LOT.**

VII. Items for Information/Discussion.

1. Lehnhart Property Acquisition
Presentation by the Port Director
2. Project Updates:
 - a. Douglas Harbor Permitting
 - b. Statter Harbor Environmental AssessmentPresentation by the Port Engineer.

VIII. Member & Staff Reports.

IX. Committee Administrative Matters.

X. Adjournment.

**MOTION: ASK UNANIMOUS CONSENT TO ADJOURN THE CIP/PLANNING
COMMITTEE MEETING.**

CBJ DOCKS & HARBORS BOARD
CIP/PLANNING COMMITTEE MEETING MINUTES

For Tuesday, December 1, 2009

I. Call to Order.

Committee member Mr. Fisk called the meeting to order at 5:00 p.m.

II. Roll.

The following members were present: Mr. Williams, Mr. Mehrkens, Mr. Preston, and Mr. Fisk.

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

Also in attendance were: Mr. Stone – Port Director and Mr. Gillette – Port Engineer.

III. Approval of Agenda.

MOTION by Mr. Williams: ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED. The motion passed without objection.

IV. Public Participation.

There was none at this time.

V. Approval of Previous Meeting Minutes.

MOTION by Mr. Williams: ASK UNANIMOUS CONSENT TO APPROVE THE PREVIOUS MINUTES OF November 3, 2009. The motion passed without objection.

VI. Items for Action.

1. Capital Improvement Projects for FY 2011.

Mr. Stone stated that as the committee member are aware every year we do a capital improvement plan that is submitted to the Engineering Department and the City Manager of which then the City Manager incorporates it into the Cities capital improvement plan which is required every year per the city charter.

Typically we list those projects that we know we are going to be doing next year or are actively pursuing funding.

The list is divided into Dock and Harbors. Mr. Stone went over the list of dock projects (See attached). First there is the Cruiseship dock repair project. Mr. Stone went over the amount of funding for this project with the committee members that would be requested.

MOTION by Mr. Fisk: ASK UNANIMOUS CONCENT TO RECOMMEND THAT THE CIP COMMITTEE FORWARD THIS REQUEST FOR FUNDING FOR THE CURISESHIP DOCK IMPROVEMENTS TO THE FULL BOARD AND THEN FORWARD IT TO THE ENGINEERING DEPARTMENT. The motion passed without objection.

Next Mr. Stone talked about the Statter Harbor launch ramp project and the requested funding that would be needed for it. He stated that there may be some State funding coming to us but at this time he is not sure.

Further discussion regarding the sales tax money took place among the committee members at this time.

MOTION BY Mr. Fisk: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE CIP COMMITTEE FORWARD THIS REQUEST FOR FUNDING FOR THE STATTER HARBOR LAUNCH RAMP PROJECT TO THE FULL BOARD AND THEN FORWARD IT TO THE ENGINEERING DEPARTMENT. The motion passed without objection.

Mr. Stone stated this request for funding for the North Douglas launch ramp floats was based on what Mr. Gillette had gotten from Mr. Moeser and stated that it more expensive than the first one that we had received. With this in mind Mr. Stone stated that we may want to hold off and requesting funding until we receive funding from the Department of Fish and Game to help finance this.

Further discussion among the committee members and Mr. Stone took place at this time regarding the decision to do this project now or wait. The general consensus would be to forward this to the full board without a recommendation and let the full board make the final decision on it.

Mr. Fisk asked at this time to sit out of the next two items as he is involved with them in another aspect and has other interests in them. These items were the Downtown Fisheries Improvements and the Auke Bay Ice Plant.

Mr. Stone stated that each of the interested parties have submitted letters that are in the committee members packets (See attached). First Mr. Stone went over the Downtown Fisheries Improvement project and stated that the only change to the funding request is making each of these interested parties equal in the amount of funding being requested and also that this would also include the infrastructure. He stated at Auke Bay it would be an ice plant at Alaska Glacier Seafood's, and downtown it would generally be the same as their plant is fairly old and they also expressed expanding the dock space to handle two boats at one time provided it could be done in an economic way.

Further discussion among the committee members and Mr. Stone took place at this time.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO RECOMMEND BOTH OF THESE PROJECTS AS AMENDED BY THE PORT DIRECTOR AS 1.5 MILLION DOLLARS EACH AND FORWARD THIS ON TO THE FULL BOARD FOR THEIR APPROVAL AND THEN FORWARD IT ON TO THE ENGINEERING DEPARTMENT. The motion passed without objection.

2. Comments to ADNR regarding Preliminary Decision of land conveyance for the Auke Bay Loading Facility.

Mr. Stone stated that DNR has finally taken action on our application at the land at the ABLF and initially when we obtained the permits in 2007 it was agreed that DNR would convey us land basically all of Auke Nu Cove which would include a conservation easement of eel grass habitat there. He stated due to the staff changes at DNR they never took action on it and more recently they have figured out they will need to do something now that we are operating. They have taken it back up with the new group, and have take the position that they may not be able to issue us a conveyance for the conservation easement portion of the original conveyance request and that is what this preliminary decision reflects. Mr. Stone stated that they are getting a sense that they may deny this and this means we would have to go back and renegotiate all the permits.

Mr. Stone spoke with DNR this past week and stated that they are going to go back to the original agreement and review it. He stated he is not comfortable that they will agree to do what the original agreement was. By next week we should hear back from them whether they will deny the conservation easement or not and it is developing by the day.

He stated for the purpose of submitting comments since our original agreement states that we are going to get this conservation easement we basically have to stick to this and let them know that.

Further discussion followed with the committee members and Mr. Stone at this time.

MOTION by Mr. Preston: ASK UNANIMOUS CONSENT TO RECOMMEND THAT THE HARBOR BOARD AUTHORIZE THE PORT DIRECTOR TO SUBMIT COMMENTS ON THE PRELIMINARY DECISION ISSUED BY ALASKA DEPARTMENT OF NATURAL RESOURCES REGARDING CONVEYANCE OF LANDS FOR THE AUKE BAY LOADING FACILITY. The motion passed without objection.

VII. Items for Information/Discussion.

1. Project updates.

Mr. Gillette stated that he has included his report in the committee member's packets (See attached). He stated that there is a problem in the permit process with a jurisdiction issue with the Douglas harbor project. He stated that the public notice is still not out and went on to explain this to the committee.

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Further discussion took place at this time.

VIII. Member & Staff Reports.

No reports at this time.

IX. Committee Administrative Matters.

The next meeting is scheduled for January 5, 2010 at 5:00 pm in the City Chambers.

X. Adjournment.

MOTION by Mr. Williams: ASK UNANIMOUS CONSENT TO ADJOURN THE MEETING. The motion passed without objection.

The meeting was adjourned at 6:00 p.m.

Chatham Electric, Inc

PO Box 34977

Juneau, AK 99803

Phone: (907) 789-9899 Fax: (907) 789-6954

John Stone
Port Director
Port of Juneau
City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801
Phone: 907-586-0292
Fax: 907-586-0295

December 1, 2009

RE: 480V Outlet at the Auke Bay Harbor

John:

In accordance with the information given to us and the request made by Dwight, regarding the installation of a 60A, 3-phase 480V outlet on the outside of the electrical building at the Auke Bay Harbor, we are pleased to offer the following estimate:

Estimated price breakdown:

- Material – \$ 3,550.57
- Estimated Freight – \$ 300.00 (This figure may change depending on how shipped)
- Material + Freight + 10% = \$ 4,235.63
- Labor (20 hrs @ \$ 84.00/hr) = \$ 1,680.00
- Department of Labor (cost X 1%) = \$ 59.13
- Total estimated cost = \$ 5,974.79

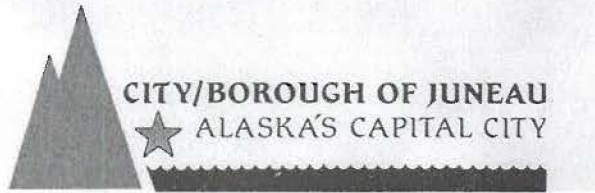
As we discussed on the phone, Panel B is currently feed by a 30A circuit breaker. We would have to replace this circuit breaker with a 100A and the feeder conductors from Panel A to Panel B. Since Panel B has a split buss, we would need to install a new 30A circuit breaker to feed the existing lighting contactor. We would install a new 60A circuit breaker in Panel B along with the necessary conduit and wire to a new 60A receptacle mounted on the outside of the building. We would install a 15A circuit breaker to a new current sensing device on the conductors as per your request (to monitor wattage).

The cost is high because Panel B has circuit breakers that are no longer made by Square D, hence what breakers are available are costly.

If you have any questions or would like to discuss this estimate, please call.

Thank you,

David Shilts
Chatham Electric, Inc.



City & Borough of Juneau • Docks & Harbors
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(907) 586-0292 Phone • (907) 586-0295 Fax

Port of Juneau

To: Docks and Harbors CIP/Planning Committee
CC:
From: John M. Stone, P.E. Port Director
Date: December 24, 2009
Re: Cruise Ship Dock Planning and Design Services

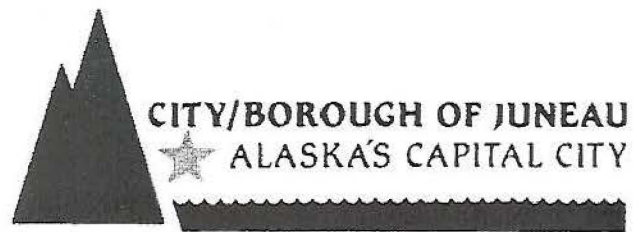
This coming spring/summer, we will most likely be in a position to begin planning and design work to rehabilitate or replace CBJ's cruise ship docks. In order to proceed, we need to have a consultant on-board to provide planning and design services. I am proposing that we used an existing service contract with PND and am looking for Committee approval with this approach.

In 2006, the Board engaged PND to provide a port condition assessment after going through a competitive solicitation (RFP attached). The RFP allowed the Board the option of retaining the selected consultant for further planning and design services (see page 4 of RFP). We did this because we envisioned that design work would follow the port condition assessment.

With Board approval, I would like to negotiate an amendment for planning and design services that would allow us to move forward with the rehabilitation or replacement of the cruise ship docks. Since this amendment would be greater than \$100,000, it will require Assembly approval.

Call me at 586-0294 if you have questions.

Attachment



Docks & Harbors Department

REQUEST FOR PROPOSALS

PORT CONDITION ASSESSMENT

RFP DH06-082

Issued By: Mike Krieber, P.E., Port Engineer

Date: October 6, 2005

1.0 GENERAL INFORMATION

This Request for Proposals (RFP) defines the scope of the project, explains the procedures for selecting a firm to provide the requested services, and defines the documents required to respond to the RFP.

1.1 Purpose/Background

The purpose of this document is to solicit proposals from qualified consultants to provide professional engineering services to assess and report the condition of the city owned cruise ship docks, to recommend actions, and to provide cost estimates. The Board will use the report to determine a reconstruction schedule and estimate future construction funding needs.

At the option of the Board, the Consultant may be retained to perform further planning and design services.

1.2 Scope of Services

The product of the project shall be a final report presented to the Docks & Harbors Board by the end of August 2006. Interim tasks shall include providing a draft report to the public through the Docks & Harbors Board CIP/Planning Committee in May, 2006.

The Consultant shall perform a field condition assessment on the various sections of the city's cruise ship docks. The dock facilities include:

- Marine Park Bulkhead
- Marine Park Lightering Float and Ramp
- Cruise Ship Docks (all also described as the "wooden dock"): Steamship Wharf (excludes recent 2003 Marine Park Plaza and deck widening), Cold Storage Dock, Cruise Ship Terminal
- Four Approaches (shore to dock, excludes north side of parking garage)
- Mooring Dolphins
- Ferry Terminal Floating Bridge
- Pile Supported Dock and retaining wall area west and north of Tram
- Retaining Wall and Passenger Loading (sidewalk and parking lot) area east and south of Tram
- **EXCLUDES** parking garage

Since the differing designs of the docks were constructed over many years with subsequent expansions and partial replacements, the condition in each section will vary. In each distinctive dock section the consultant shall determine:

1. if any items require immediate repairs to prevent potential injury or imminent failure
2. estimated remaining life of piles, sub-deck structure, and decking
3. recommendations of repair and/or replacement (and life estimates)
4. cost estimates to repair/replace

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	Submitted	Sept 15, 2009		Awaiting award announcement (Feb 17, 2010)
ADNR Land Conveyance - Facility	Submitted	Winter 09/10		Public Comment period closed
ADNR Land Conveyance - Mitigation	Submitted	Winter 09/10		Preparing supplemental info requested by DNR
Douglas Harbor Floating Breakwater				
Breakwater Construction	Construction	Fall 2009	COE	Will deliver to Juneau - Spring 2010
Breakwater Installation	Hold	Unknown	TBD	Currently no funding
Old Douglas Harbor Reconstruction	Hold		TBD	
Permitting	Hold	Winter 09/10	PND	Public Notice in progress
Final Engineering and Design	Design	Winter 09/10	PND	
Statter Harbor Improvements				
EA Process	In Progress	Winter 09/10	PND	EA Document being finalized
DNR Property at Glacier Conveyance	In Progress	Winter 09/10		Survey in progress
DNR Tideland Conveyance	In Progress	Winter 09/10		Application Submitted
Lehnhart Property	In Progress			Appraisal Completed
Permitting	Hold		PND	Awaiting completion of EA
Final Engineering and Design	Hold		PND	Awaiting completion of EA
Begin Construction		Spring 2011	TBD	Awaiting full funding
Municipal Harbor Matching Grant	Complete	July 1, 2009	PND	Awaiting Legislative approval
Cruise Ship Dock Reconfiguration				
Uplands Operations Analysis	Planning	Winter 09/10	PND	Awaiting final report & recommendations
Port-Customs-Visitors Buildings				
Site Planning	Design		JYL Architects	In progress
Building Design	Design	Bid April 2010	JYL Architects	Awaiting final documents
Corps of Engineers Permit	Submitted	January 2010	JYL Architects	Awaiting final permit
Port Repair and Major Maintenance				
Transfer Bridge Maintenance	Hold		PND	Awaiting Inspection Report
Transfer Bridge Inspection	In Progress	Apr 27, 2009	PND	Awaiting report
Harbor Upland Improvements	Bidding	Feb 2, 2010	PND	Out to Bid
North Douglas Boarding Float	Bidding	January 25, 2010	Moeser	Out to Bid
Aurora Harbor Reconfiguration	Planning	Winter 09/10	PND	
Miscellaneous - Small Projects				
Marine Park Site Furniture	Installation	Spring 2010	Site Lines	Install in spring 2010
Norway Point Net Float	Design	Plans Complete		No funds to construct - Est. \$50K+/-