

CBJ Docks and Harbors Board
SPECIAL BOARD MEETING MINUTES
For Thursday, May 15th, 2014

I. Call to Order.

Mr. Busch called the Special Board Meeting to order at 5:03 p.m. in the Assembly Chambers

II. Roll Call.

The following members were present: John Bush, Tom Donek, Robert Janes, Kevin Jardell, David Logan, Michael Peterson, Budd Simpson, Scott Spickler (via telephone), and Greg Busch.

Also present were the following: Carl Uchtyl – Port Director, and Gary Gillette – Port Engineer

III. Approval of Agenda.

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

Motion was approved with no objection.

IV. Public Participation on Non-Agenda Items - None

V. New Business

1. Bid award for the Aurora Harbor Project Phase I

Mr. Gillette said the bids were opened and recorded today at 2:15 by Mr. Uchtyl and the Engineering personnel that helped with the bids. The selection committee was Erich Schaal – Deputy Port Engineer, Dave Borg – Harbormaster, and Gary Gillette – Port Engineer who were given the bid sheet summary but we did not know who the contractors were. The contract says we will award a bid to the amount of funds available with the priorities being;

#1 – Base bid + Alternate A & Alternate B

#2 – Base bid + Alternate A (dredging)

#3 – Base bid

Based on the project amount, it was determined that the CIP account currently could justify the base bid for bidder A. This would bring our contingency down to 1 or 1.5 % award to around the bid. This is not an overly complex project. The preference is to do the entire project, but the only way to do the entire project is to find about \$800,000 more in funding.

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The only source of funding would be from the Harbor fund balance. The Board and Assembly would need to approve this. In this particular case, the contractor will be chosen on a price and a desire to do the entire project. There were a lot of modifications received at the last minute. The Engineering staff checked the numbers. Mr. Gillette recommended to move forward with the base bid contract unless the Board wanted to use the fund balance.

Board Questions-

Mr. Donek asked what the added alternates were?

Mr. Gillette said

- Alternate A is the dredging around the far float on the A main walk for the Tug that assists in Cruise ship docking. We received \$500,000 marine passenger fees to provide an area for the Tug to dock.
- Alternate B is the Anodes. This is something that will protect our structure. The preference would be to do this during construction, but it can be done within three to five years after the project is finished.

Mr. Janes asked if we are required to do this dredging with receiving the \$500,000 marine passenger fees?

Mr. Gillette said no, we are accommodating them with a large enough float and 100 amp power. On a low tide they would have to move out so they didn't ground.

Mr. Jardell asked if alternate 2 and the base bid could be chosen and not alternate 1.

Mr. Gillette said it was not put in the bid that way.

Mr. Jardell asked if alternative 2 is a requirement?

Mr. Gillette said it is a protection for our investment. This should be planned to be done within a three to five year period.

Mr. Jardell asked why this wasn't a part of the original contract?

Mr. Gillette said because these two items were identified to be able to come back and do at a later time. The reason the alternates were broken out was because based on the estimates from PND, there was not going to be enough CIP funds to complete this project.

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Mr. Logan asked about the bid modifications?

Mr. Gillette said they are just modifying their submitted bids based on new numbers. Nothing to do with modifications to the project.

Mr. Peterson asked if there was a bond rating concern if we took money out of the Harbor fund balance?

Mr. Uchytel said no.

Mr. Bush asked if they come back to install the anodes would there be diving involved to increase the cost for later installation?

Mr. Gillette said there would be divers to install them initially. The primary difference would be the growth on the piles. The piles would need to be cleaned before being able to weld on them.

Mr. Bush asked if we should reject all the bids and have them rebid?

Mr. Gillette said no.

Public Comment – None

Board Discussion/Action

Mr. Jardell recommended to install the anodes now and wait on the dredging. How do we get the anodes and not have to go back out to bid? He said he is leaning toward doing the entire project.

Mr. Donek asked if we have the permitting for this project?

Mr. Gillette said not at this time, but it has been submitted.

Mr. Donek said he recommends to do the entire project.

Mr. Janes asked if the larger tug was required for the 16B project.

Mr. Gillette said there has been concern from the cruise ships there could be a need for a larger tug assist than what has been currently used.

Mr. Peterson asked if there is any other area in the Harbor that can accommodate this tug?

Mr. Gillette said the IVF.

Mr. Peterson asked if the Douglas breakwater could take that large of a vessel?

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Mr. Logan suggested to go with the base bid and go out later for bids for the alternates.

Mr. Janes asked if Docks & Harbors doesn't do the dredging, what happens to the \$500,000 marine passenger fees?

Mr. Uchytel said we have met our obligation for the use of these fees by providing a 110' slip and three phase electrical, but based on certain tides, we know on a minus 4 tide some tugs would ground. Another reason was there is another tug that was grounding out this last winter. This tug left and went to Hoonah.

Mr. Busch asked if we did go with the base bid today and go out with another contract in less than three to five years, would this violate any of the contract laws? Is there a time limit?

Mr. Gillette said he thinks we could go out for another bid, but it could cost more money.

Mr. Busch recommended to go with the base bid today, and go out to bid again for the alternates.

Mr. Bush asked if we did go with the full bid project and we didn't get a permit, would we be liable for the dredging?

Mr. Gillette said no. Payment is for what is completed.

MOTION By MR. JARDELL: TO AWARD THE CONTRACT DH12-160 AURORA HARBOR TO BIDDER A FOR THE BASE BID AND RECOMMEND THIS BE FORWARDED TO THE ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

VI. Adjournment

The Special Board Meeting adjourned at 5:47 p.m.