

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA
For Thursday June 30, 2011

- I. Call to Order** (7:00 p.m. at the CBJ Assembly Chambers.)
- II. Roll** (Tom Donek, Don Etheridge, Kevin Jardell, Cheryl Jebe, Eric Kueffner, Michael Williams, and Greg Busch, and Jim Preston).
- III. Special Order of Business**
1. Presentation by Board Member Kevin Jardell.
 2. Docks and Harbors Board Officer Selections.

IV. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

- V. Approval of Minutes**
May 17, 2011 Port Director Recruitment Committee Meeting Minutes
May 26, 2011 Regular Board Meeting Minutes.
June 2, 2011 Special Board Meeting Minutes

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

VII. Items for Action.

1. Noise Ordinance Letter to Planning Commission.

Board Question

Public Comment

Board Comments/Deliberation

MOTION: TO APPROVE SUBMITTAL OF COMMENT LETTER TO THE PLANNING COMMISSION.

2. Small Boat Harbor Transient Moorage Reservations
Presentation by the Finance Chair

Board Question

Public Comment

Board Comments/Deliberation

MOTION: TO APPROVE THE SMALL BOAT HARBOR TRANSCIENT MOORAGE RESERVATION PLAN FORWARDED FROM THE FINANCE COMMITTEE.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA (CONTINUED)
For Thursday June 30, 2011

3. DeHart's Replacement Floats Fee Proposal.
Presentation by CIP/Planning Chair
Board Question

Public Comment

Board Comments/Deliberation

MOTION A: TO RECOMMEND THAT THE BOARD FORWARD TO THE ASSEMBLY AND RECOMMENDING APPROVAL OF \$325,045 FOR GEOTECH INVESTIGATIONS AT STATTER HARBOR.

MOTION B: TO RECOMMEND THAT THE BOARD FORWARD TO THE ASSEMBLY AND RECOMMENDING APPROVAL OF \$285,900 FOR DESIGN DEVELOPMENT, PERMITTING, FINAL DESIGN AND BID PHASE SERVICES FOR STATTER HARBOR FLOATS 1 & 2.

VIII. Items for Information/Discussion.

IX. Committee and Board Member Reports

1. Operations Committee Meeting – June 21, 2011
2. CIP/Planning Committee Meeting – June 23, 2011
3. Finance Committee Meeting – June 28, 2011
4. Member Reports

X. PRAC Representative Report

XI. Port Engineer's Report

Mr. Gillette's report is in the packet.

XII. Harbormaster's Report

XIII. Port Director's Report

XIV. Assembly Liaison Report

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING REVISED AGENDA (CONTINUED)
For Thursday June 30, 2011

XV. Committee Administrative Matters

- a. Operations Committee Meeting – July 19, 2011
- b. CIP/Planning Committee Meeting – July 21, 2011
- c. Finance Committee Meeting– July 26, 2011
- d. Regular Board Meeting – July 28, 2011

XVI. Adjournment

CBJ DOCKS & HARBORS
PORT DIRECTOR RECRUITMENT COMMITTEE MEETING MINUTES

For Tuesday, May 17, 2011

I. Call to Order.

Kevin Jardell called the Port Director Recruitment Committee Meeting to order at 6:18 p.m. in the Aurora Harbor Office.

II. Roll Call.

The following members were present: Greg Busch, Tom Donek, Cheryl Jebe, Kevin Jardell, Jim Preston and Michael Williams.

Also in attendance were the following: John Stone-Port Director, Phil Benner-Harbormaster and Ruth Danner-Assembly Liaison.

III. Approval of Agenda.

MOTION by Mr. Jardell: TO ASK UNANIMOUS CONSENT TO APPROVE THE AGENDA AS PRESENTED.

The motion passed without objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the minutes from the April 28, 2011 Committee Meeting were approved as presented.

V. Items for Information/Discussion.

1. Port Director Recruitment.

The Committee met in executive session to discuss the qualifications of individual applicants for the Port Director position.

The Committee Adjourned executive session and returned to regular session at 6:55p.m.

MOTION by Mr. Jardell: TO RECOMMEND THE COMMITTEE INTERVIEW THE FOLLOWING APPLICANTS: Mr. White, Mr. Uchitel and Mr. Gillette AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

Mr. Preston directed staff to set up interviews for the afternoon of May 23, 2011. He invited Ruth Danner-Assembly Member and Budd Simpson-Board Member to attend the interviews.

CBJ DOCKS & HARBORS

PORT DIRECTOR RECRUITMENT COMMITTEE MEETING MINUTES

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V. Items for information/Discussion (Continued).

Mr. Preston also directed staff to provide the standard interview questions to each applicant before the interview. He asked to have staff also resend the standard interview questions to each committee member. He directed Mr. Stone and Ms. Jebe to compose some additional interview questions that would not be shared with the applicants before hand.

VI. Adjournment.

The meeting adjourned at 7:01 p.m.

CBJ DOCKS & HARBORS BOARD
REGULAR BOARD MEETING MINUTES
Thursday, May 26, 2011

I. Call to Order.

Mr. Preston called the Regular Board Meeting to order at 7:00 p.m. in the Assembly Chambers.

II. Roll Call.

The following members were present: Tom Donek, Kevin Jardell, Cheryl Jebe, Greg Busch, Eric Kueffner, Michael Williams, and Jim Preston.

Present via telephone: Don Etheridge

Absent: Wayne Wilson

Also present were the following: John Stone – Port Director, Phil Benner –Harbormaster, Gary Gillette-Port Engineer, Erich Schaal-Deputy Port Engineer, Mila Cosgrove- HR-Risk Management Director, Shaun McFarlane-PE Engineer Manager with URS Alaska, Matthew Sill-EIT with URS Alaska, and Ms. Danner – City & Borough Assembly Liaison.

III. Approval of Agenda.

Mr. Stone said no changes.

MOTION by MR. DONEK: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

IV. Special order of Business

1. Staff Recognition

Phil Benner presented letters of appreciation to Robert Clauder, Dave Smith and Frank Merritt for their work on the Taku Harbor. He also gave letters of appreciation to Greg Craig, John Forchemer, Doug Unruh, Tom Boddy and Dwight Tajon for their work on the DeHart's repairs.

V. Approval of Previous Meeting Minutes.

Ms. Jebe had a clerical correction on the spelling of FONSI and wanted the definition added – finding of no significant impact.

Hearing no objection, the minutes of the April 28, 2011 Regular Board Meeting were approved as amended.

VI. Public Participation on Non-Agenda Items.

None

CBJ DOCKS & HARBORS BOARD
REGULAR BOAR MEETING MINUTES

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VII. Items for Action

1. Auke Bay Marine Support Facilities Site Concepts

Mr. Gillette said that URS is our consultant on this project. He introduced Shaun McFarlane and Matthew Sill from URS that were at the meeting to give a presentation and answer questions. He also introduced Erich Schaal who is Docks and Harbor Deputy Engineer and Mr. Gillette said Erich has been taking charge of this project and working with URS.

Shaun McFarlane said he was URS Engineering Manager and was here to support Mathew Sill in his presentation, and help answer any questions.

Mathew Sill gave a power point presentation on the project overview, hydraulic trailers (45 ton and 75 ton), site features (Statter small boat harbor and Auke Bay Loading Facility), wash down water treatment and rough order of magnitude cost estimates. He talked about pros and cons for the 45 ton and the 75 ton hydraulic trailers and pros and cons for the two different sites, and the estimated costs for all.

Board Questions

Mr. Preston asked Mr. Gillette what action he wanted from the Board?

Mr. Gillette said to have the Board decide on a 45 ton or a 75 ton hydraulic trailer. If it is a 45 ton, put a bid out for the trailer. If it is a 75 ton, Docks and Harbors will have to investigate for more funding. Funding for the wash down for both facilities will still need to be addressed.

Mr. Kueffner asked what is the current hydraulic lifts tonnage and length it can lift.

Mr. Stone said the downtown lift is 35 ton and the Auke Bay lift is about 20 ton, and it varies on the length it can lift. He said the 45 ton would get probably all of Harris Harbor boats, everything in Aurora except float A, all of DeHart's, and most of Auke Bay. He said CBJ will get about 90% of the boat lifts with the 45 ton. The 75 ton might gain the ability to lift 3% more boats.

Mr. Donek asked what the time line on the Tiger Grant was?

Mr. Gillette said the end of August to the first part of September is the scheduled completion of the current Tiger Grant project. There would have to be a decision by June to be able to put some specifics together and put the hydraulic trailer out for bid.

Ms. Danner asked about the cost of each haul out and the expected life of the hydraulic lift.

Mr. Stone said the hydraulic lift should last approximately 20 years. The cost on haul out depends on how the Board wants to approach this, go with a contractor or have CBJ run it.

Mr. Preston said currently the hydraulic lifts are contracted out and they pay Docks and Harbors lease fees.

Mr. Busch said if Docks and Harbors decided on a 45 ton hydraulic lift, in terms of selecting a site, when would that decision have to be made.

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VII. Items for Action(continued)

Mr. Gillette said Docks and Harbors has this opportunity to purchase a hydraulic lift with the left over Tiger Grant money. There would still have to be additional planning for the wash down facility. The Tiger Grant can be used on this lift because the machine can be driven between the facilities. Any site selected it would have to be used partially at Auke Bay Loading facility.

Public Testimony

Dennis Watson, Juneau, AK, said he wanted to give Ms Danner some haul out costs. It cost about \$350.00 to get his boat hauled out in the hoist at Statter Harbor and power washed. Just a haul out is about \$200.00. He said he recommends the 45 ton hydraulic trailer.

Board Discussion/Deliberation

Mr. Donek asked about thoughts on the feasibility of using this hydraulic lift on the new ramps or leaving the old ramps in place and using the lift there at Statter Harbor until the dedicated ramp could be built.

Mr. Gillette said the work on the ramps is a matter of scheduling. The ramp and grade is not an issue, it is what you do with the boat once you get it out of the water.

Mr. Stone said to look at the pavement thickness also.

Ms. Jebe asked if Docks and Harbors would lease this out?

Mr. Preston said that is a question down the line after it is purchased.

Mr. Williams talked about liability issues.

MOTION by MR. KUEFFNER: TO RECOMMEND THAT THE STAFF PURSUE THE CONCEPT OF THE 45 TON HYDRAULIC LIFT AND THAT THEY PURSUE FUNDING FROM THE TIGER GRANT AND SEND THE OTHER PLANNING ISSUES TO CIP AND ASK UNANIMOUS CONSENT.

Motion passed without objection

2. Port/Customs and Visitor Center – 1% for Art – Artist Selection

Mr. Gillette said in your packet are proposals for two artists selected. The Harbor Board is asked to concur with the selection of artists made by the panel and forward the recommendation to the Assembly for final approval at their regular meeting on June 6. Once the selection is approved by the Assembly the artist will enter into a contract with Docks and Harbors Department and work with the Art Selection Panel for the final art design and construction. The art would be installed by spring of 2012 as the construction of the Visitor Center is completed.

Board Questions

None

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VII. Items for Action(continued)

Public Testimony

None

Board Discussion/Deliberation

None

MOTION By MR. JARDELL: TO RECOMMEND THE ASSEMBLY APPROVE THE SELECTION OF ARTISTS, LISA RICKEY AND ARNIE WEIMER FOR 1% FOR ART AT THE PORT/CUSTOMS AND VISTOR CENTER AND ASK UNANIMOUS CONSENT.

Motion passed without objection

3. Douglas Harbor Rebuild – Additional Permit Work Contract Amendment

Mr. Stone said this is another amendment to continue working on the permit to rebuild Douglas Harbor. This should be the last amendment to finally get the permit.

Board Questions

Mr. Kueffner wanted to know when the breakwater was going to be put back in?

Mr. Stone said Doug Trucano said August, but Mr. Stone said he can get in there after June 15th when the fish window opens.

Mr. Kueffner wanted to know if the permit process was waiting on anything?

Mr. Stone said we are analyzing data and presenting it in a format the regulators want according to their guidelines and regulations so they can analyze it and give us a permit back. Mr. Stone said the primary scientist has significantly adjusted the assumptions and parameters he was using to initially classify the material.

Ms. Jebe wanted to know how much has been spent on the permitting process for Douglas Harbor Rebuild so far?

Mr. Stone said \$625,000 should be to the end of the permitting.

Public Testimony

None

Board Discussion/Deliberation

None

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VII. Items for Action(continued)

MOTION By MR. JARDELL: TO APPROVE A CONTRACT AMENDMENT TO PND, INC. FOR \$74,113 FOR ADDITIONAL WORK TO OBTAIN A 404 PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS FOR THE REBUILD OF DOUGLAS HARBOR AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

4. Alaska Municipal Harbor Matching Grant Application for Aurora Harbor

Mr. Williams said Docks and Harbors has two million dollars in the account and are asking for a matching two million dollars. This four million dollars would be used on A and B float in Aurora and possible C float. This needs to get the Boards approval to send to the Assembly for resolution.

Mr. Gillette said it would go to the Assembly June 6th for resolution and the Grant application is due August 1st.

Board Questions

None

Public Testimony

None

Board Discussion/Deliberation

None

MOTION By MR. WILLIAMS: TO SUBMIT AN APPLICATION TO THE ALASKA DEPARMENT OF TRANSPORTATION UNDER THE ALASKA MUNICIPAL HARBOR MATCHING GRANT PROGRAM IN THE AMOUNT OF \$2 MILLION FOR THE REBUILD OF AURORA HARBOR AND TO REQUEST THE ASSEMBLY ADOPT A RESOLUTION SUPPORTING THE APPLICATION AND ASK UNANIMOUS CONSENT.

Motion passed without objections.

VIII. Items for Information/Discussion.

1. Fish Sales Facility Grant Application

Mr. Gillette said this was brought to Docks and Harbors attention by Greg Fisk and was taken to the CIP Committee. There was some questions brought up at the CIP meeting that Mr. Gillette looked into. He found out there is a longer time line than was originally thought, and the program does not have it's final funding yet. When Mr. Gillette gets more information on this Grant application, this will go back before the CIP committee before bringing back to the Board for final approval.

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VIII. Items for Information/Discussion(continued)

2. Small Shipyard Grant Application

Mr. Gillette said he did some investigation on this Grant, and found it is very competitive. The focus is on small to midsize ship building and repair yards. Mr. Gillette said with the financial plan they wanted and to know the type of work Docks and Harbor has done over the past five years, it would take about \$5,000 worth of time to submit a good application, and Docks and Harbors would not have that good of a chance to be awarded this Grant. He said Docks and Harbors did apply for this in the past and was turned down. Mr. Gillette said it is probably not a good use of Docks and Harbors time and funds to pursue this Grant.

IX. Committee and Board Member Reports.

Mr. Preston said the Harbor Board by-laws state the next year officer selection is done at the July meeting. Mr. Preston said he recommends to suspend those by-laws for the purpose of selecting the officers at the June 30th meeting, because his last day of being on the Board is June 30th.

MOTION By Mr. KUEFFNER: TO SUSPEND THE BY LAWS AND SELECT ALL THE OFFICERS AT THE JUNE 30, 2011 MEETING AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

1. Operations Committee Meeting- May 17, 2011

Mr. Busch reported there was a public comment to install cable or phone DSL lines at the Douglas Boat Harbor. It was installed previously. Mr. Busch said he asked the Harbormaster to look into either cable or DSL, similar to what was done at Harris Harbor.

Mr. Busch said there was one action item.

1. The inactive vessel management regulation and policies. No action was taken but it was requested to have an update on vessel movement at the June meeting.

Mr. Busch said there was three information/discussion items.

1. Launch ramp enforcement
2. Operations update by the Harbormaster.
3. Statter Harbor parking lot. The Statter Harbor Parking will take several more meetings to come to a resolution.

2. CIP/Planning Committee Meeting – May 19, 2011

Mr. Williams said the Committee discussed the following:

1. Fish Sales Facility Grant-more information will be brought back to the Committee.
2. The Douglas Harbor Rebuild amendment-Docks and Harbors is getting closer to getting a permit.
3. The Alaska Municipal Harbor Matching Grant-the funds will be used for Aurora Harbor.
4. The Small Ship Yard Grant-this is more curtailed for ship builders and the Committee decided not to apply.

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IX. Committee and Board Member Reports(continued)

3. Finance Committee Meeting – May 24, 2011

Mr. Kueffner reported that there was two information items that were discussed.

1. The transfer of the DeHart's patrons to the new Auke Bay moorage. In the sale agreement, Docks and Harbors agreed to make best efforts to make slips available to existing stall holders and the Committee is trying to honor that.

There are two parameters;

- 1) Try to fit the stall holders into our existing system.
 - 2) Act in good faith toward the patrons so they are not treated like second class citizens.
2. The delinquent moorage accounts.

4. Member Reports

Jim Preston gave two letters to the Board to read.

1. A thank you from Cathy Munoz.
2. A letter from Bruce Weyhrauch about the Fisherman's Memorial. He enclosed the brief remarks from Eric McDowell, who was the speaker at the Memorial.

X. PRAC Representative Report

None

XI. Port Engineer's Report

Mr. Gillette's Report was in the packet.

XII. Harbor Master's Report.

Mr. Benner said the Customer Appreciation Barbecue at the Aurora Harbor today had a good turn out and went good.

XIII. Port Director's Report.

Mr. Stone said he wanted to recognize Mr. Gillette for the great job he did with his presentation at the Fisherman's Memorial meeting last night.

Mr. Stone said the rough estimate for cable in Douglas Harbor from GCI was about \$30,000 to \$40,000 providing the conduit is still good from St Ann's down to the Harbor. If there is interest this could be pursued further. GCI was surprised that Docks and Harbors would be interested because after spending \$33,000 in Harris, GCI only got a couple of customers. GCI recommended to move the boat that wanted cable over to Harris, and not spend another \$33,000.

Meryl Sanford wanted Docks and Harbors to provide a list for sales tax funding needs this summer. It sounded like he was working on another sales tax ballot proposition. Mr. Stone said Docks and Harbors should try to get Aurora Harbor on the list.

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May 26, 2011

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XIV. Assembly Liaison Report

Ms. Danner said she had nothing to report from the Assembly.

Mr. Preston asked Ms. Danner to ask the Assembly about painting the crosswalks.

Ms. Danner said in the Assembly's consent agenda, the bid had just been approved for stripping.

XV. Committee Administrative Matters.

1. **Operations Committee Meeting – June 21, 2011**
5:00 p.m. at the Aurora Harbor Office
2. **CIP/Planning Committee Meeting – June 23, 2011**
5:00 p.m. in the CBJ Assembly Chambers
3. **Finance Committee Meeting – June 28, 2011**
5:00 p.m. in CBJ Room 224
4. **Regular Board Meeting – June 30, 2011**
7.00 p.m. in the CBJ Assembly Chambers

XVI. Executive Session – Port Director Appointment

MOTION By MR. WILLIAMS: TO HAVE THE DOCKS AND HARBOR PORT DIRECTOR RECRUITMENT BOARD ENTER INTO EXECUTIVE SESSION AT 8:37 PM FOR THE PURPOSE OF PORT DIRECTOR DISCUSSION/SELECTION AND ASK UNANIMOUS CONSENT.

Motion passed without objection.

The Board adjourned from Executive Session and returned to Regular Session at 9:49 pm.

MOTION By MR. JARDELL: TO APPOINT PHIL BENNER AS ACTING PORT DIRECTOR FROM THE PERIOD OF TIME WHEN MR. STONE LEAVES UNTIL A NEW PORT DIRECTOR BEGINS WORK AND ASKED UNANIMOUS CONSENT.

Motion passed without objection.

MOTION By MR. BUSCH: TO DEFER THE APPOINTMENT OF A NEW PORT DIRECTOR UNTIL THURSDAY, JUNE 2, 2011 AT 5PM OR UNTIL SUCH TIME AS A SPECIAL BOARD MEETING CAN BE SET UP AND ASKED UNANIMOUS CONSENT.

Motion passed without objection.

XVII. Adjournment

The Regular Board Meeting adjourned at 9:51 pm

CBJ DOCKS & HARBORS BOARD
SPECIAL MEETING MINUTES
For Thursday, June 2, 2011

I. Call to Order.

Mr. Preston called the Special Meeting to order at 5:00 p.m. in the Assembly Chambers.

II. Roll Call.

The following members were present: Greg Busch, Tom Donek, Kevin Jardell, Cheryl Jebe, Eric Kueffner, Mike Williams, Wayne Wilson and Jim Preston.

Mr. Etheridge was absent.

Also in attendance were: Mr. Benner – Harbor Master, Ms. Danner – Assembly Liaison and Mila Cosgrove HR-Risk Management Director.

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

The motion passed without objection.

Public Comments – None

Mr. Preston said the Board will adjourn into Executive Session to discuss the results of the reference checks for the selected Port Director applicants.

MOTION By MR. KUEFFNER: TO ADJOURN INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS WITH THE KNOWLEDGE OF WHICH MIGHT BE PREJUDICIAL TO THE CITY AND BOROUGH OF JUNEAU AND ASK UNANIMOUS CONSENT.

The motion passed without objection.

5:01 The Board went into Executive Session.

5:37 The Board came back from Executive Session.

III. Items for Action.

1. Port Director Appointment

Board Questions

None

CBJ DOCKS & HARBORS BOARD

SPECIAL MEETING MINUTES

For Thursday, June 2, 2011

Public Comments

None

Board Discussion/Action

Mr. Preston said the Board discussed the reference information received from Ms. Cosgrove. As a result, the Board will continue with the process of going through with their decision. No action will be taken tonight.

IV. Adjournment.

The Special Board Meeting adjourned at 5:39 pm.

June 28, 2011

Dale Pernula, Director
Community Development Department
City and Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Subject: Draft Ordinance Relating to Noise, and Providing for Penalty

Dear Mr. Pernula,

The Juneau Harbor Board and Docks and Harbors Department received the memorandum from Ben Lyman, Senior Planner dated June 8, 2011 regarding the proposed draft noise ordinance for the City and Borough of Juneau. After reviewing the subject background information and ordinance language the Board has the following comments about the draft ordinance as it is currently written:

- a. The proposed ordinance as written may restrict some activities that currently occur at harbor facilities especially during night hours as defined in the ordinance. At the proposed night time sound level for residential receptors (53 db) it appears that operating cranes, loading boats on trailers, minor repair of vessels, and vessels running their generators may be restricted from doing so in some Docks and Harbors facilities.

One such example is the recently constructed Auke Bay Loading Facility. This facility was approved by the Planning Commission under the Conditional Use Permit process. A sound study was performed to determine the anticipated noise generated at the facility from cranes, engine noise from a landing craft vessel, and general traffic noise in the area. The study found that the noise level generally met the current noise ordinance which regulates noise from an industrial site to 55 db in night time hours. Changing the current noise level to the proposed 53 db would appear to limit the hours of operations at this site. This is not practical for the uses occurring at the facility especially during the summer months when fishing and freight activities extend into the night hours as defined by the ordinance. These activities occur because of the extensive daylight of the summer months. This and other docks and harbors facilities are used year around by local fisherman, companies, and industry to operate their businesses. A fisherman may have to change out a net or have an emergency repair that may not be accommodated within the hours provided by the noise ordinance.

Dale Pernula, Director
Community Development Department
Subject: Draft Ordinance Relating to Noise
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- b. The Community Development Department has indicated that one of the primary reasons it started developing the proposed noise ordinance was due to complaints about the freight movement at the Rock Dump by Alaska Marine Lines. At this point it appears that CBJ may not be able to regulate this activity due to federal law regarding interstate commerce. It is not clear whether or not the federal law extends to loading and unloading fish products at our facilities or even Taku Fisheries in downtown or Alaska Glacier Seafoods adjacent to our Auke Bay Loading Facility. The seasonal aspects of the fishing industry dictates that some activities occur during night time hours. The same may be said about cruise ship activities as some ships stay in dock until midnight. It is important to understand what is covered by interstate commerce law and how regulating noise might impact Juneau businesses. Many of these businesses count on four or five months out of the year to make the majority of their income for the year.
- c. Another issue important to the Harbor Board is how the proposed ordinance regulates construction activities. A number of important community docks and harbors projects are in the design process or under contract to begin construction soon. These include the new Visitor Center at the downtown cruise ship terminal; removal and reconstruction of the old portion of Douglas Harbor; new floating cruise ship berths along the downtown waterfront; and a new launch ramp, major repairs to existing mooring floats, and new mooring floats at Statter Harbor. Because these facilities are primarily used during the summer months the construction period is limited to the fall and winter months (October to May). In addition, there is often in-water work restrictions that limit the time that certain work may be performed thus further reducing the allowable construction period for these projects.

While the proposed ordinance provides for issuance of a construction noise permit, as does the current ordinance, the proposed ordinance provides that a public notice sign be posted that a construction noise permit has been applied for but it is not clear if there is to be public comment considered by the building official in the determination to issue such a permit. The proposed ordinance goes on to state that the building official shall revoke the permit if it is determined that the "... construction activity has resulted in unreasonable disturbance to surrounding residents ..." There is no criteria for determining unreasonable disturbance thus making such a determination particularly subjective which would have significant impact to a project under extreme time limitations if such a determination were made.

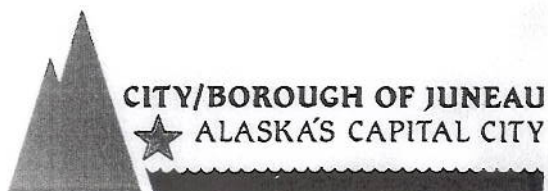
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The Juneau Harbor Board appreciates the opportunity to comment on the proposed noise ordinance and thanks you for your time to consider our concerns as they may severely impact the users of our current facilities and limit the ability for timely construction of improved and new facilities. If you have questions or need further information please contact Acting Port Director, Phil Benner, at 586-5255.

Sincerely,

Jim Preston, Chair
Juneau Harbor Board

cc: Juneau Planning Commission



Port of Juneau

To: Docks and Harbors Finance Committee
CC:
From: John M. Stone, P.E. Port Director
Date: June 10, 2011
Re: Small Boat Harbor Transient Reservations

One of the initiatives I did not get to before I left was institute a system for taking reservations from transient vessels in the small boat harbors. This memo sets out what needs to be done in order to move forward with this initiative.

CBJ Harbors was the first to institute moorage reservations in Southeast Alaska back in 2005. The program has been very successful and has been copied by most of the major communities in Southeast Alaska.

Juneau currently takes reservations for moorage on a very limited basis. Reservations are limited to the IVF and the Breakwater at Statter Harbor. Very high moorage rates are charged for this privilege and its use is mostly limited to large charter yachts.

Surprisingly, no one has expanded it to the smaller yacht segment. We would like to expand reservations to the smaller yacht segment since we believe there is good opportunity to capitalize on it and distinguish ourselves from our competition.

In order to take reservations, we would need to dedicate a portion of our transient moorage for this purpose. We suggest the Board look at making improvements to the Norway Point float so it can be dedicated for reserved transient moorage. Another alternative would be to dedicate some of the transient moorage in Harris or the new side-tie in Aurora for this purpose. Staff are familiar with managing moorage reservations at the IVF and the Statter Breakwater so management of additional areas should not be an issue.

We recommend the Board obtain the services of a web consultant to develop an online system for taking reservations. This system should be mobile friendly so

it can be used underway. The goal should be to have this system online by the Seattle Boat Show so we can market it to the cruisers. We should also market it at the Trawler Fest in Anacortes.

Most of the marinas in B.C. offer moorage reservations for the smaller yacht segment. They customary charge \$1 per foot per night for this privilege. This is double what we currently charge for daily moorage on a first come first serve basis. We recommend the Board adopt a regulation setting out a new reservations daily moorage rate of \$1 per foot per night.

Please call me at 586-0294 if you have questions.



June 14, 2011

PND 102069

Mr. John Stone, P.E.
Port Director
CBJ Docks and Harbors Department
155 South Seward Street
Juneau, Alaska 99801

Re: Statter Harbor Moorage Improvements – Floats 1 & 2
Design Phase Proposal

Dear Mr. Stone:

PND Engineers, Inc. (PND) is pleased to provide this fee proposal at the request of the Docks and Harbors Department for engineering services on the referenced project. The scope of services under this proposal includes a site geotechnical investigation and report, environmental permitting, final design and bid ready contract documents and bid phase support services. Construction phase engineering services are not included in this proposal however can be negotiated at a future date following successful completion of the design and bid phases.

Scope of Improvements and Project Budget

The scope of construction improvements anticipated under this proposal is illustrated by the enclosed drawing entitled *Statter Harbor Moorage Improvements*, Sheet 1 of 2, dated June 14, 2001. The specific improvements are listed in the attached Preliminary Budget for Mainwalk Floats 1 & 2 also dated June 14, 2011. The basic intent is to combine the described improvements of this project with the Headwalk Replacement and Deferred Maintenance project currently under design by PND. The combined project will reduce overall disruption to moorage users by decreasing the construction schedule to one period of roughly six months rather than two such interruption periods extended over two years. It will also improve the bidding climate for the CBJ by consolidating the procurement of new floats into a single shipment and by deleting one mobilization effort for specialized offshore drilling equipment to socket large diameter piles. Further the float utilities are simplified by a single project and thus their installed costs are anticipated to be less.

PND has prepared the enclosed project budget following our work session last week to discuss the proposed improvements. The current project budget is \$5.25 million including estimated construction costs for the items listed, 10% contingency, site geotechnical investigation, environmental permitting under NWP protocols, final design and bid ready contract documents, contract administration, construction inspection and CBJ administration costs.

Project Schedule

All proposed moorage improvements will be implemented under one construction contract with milestone completion dates as outlined in the enclosed project schedule. Geotechnical, permitting and design work will commence this summer and fall with bid ready documents ready for advertising by early winter. Bids will open in February 2012 allowing roughly six months of offsite float fabrication next spring and summer.

On site construction will begin in October 2012, following the busy summer season, and the project will be completed by May 1, 2013.

The demolition of DeHart's Marina is included in this project and a new fuel float is being planned by Petro Marine Services (PMS). We understand that PMS will be responsible for the design and construction of the fuel float and all associated fuel piping, pumping systems, storage facilities, power, communications and other utilities and appurtenances on the float and on shore as required for a complete and functioning system. PND will coordinate with PMS to provide appropriate utility trenches on the CBJ moorage floats and hanger assemblies on the gangway to support the fuel system.

Fee Proposal

PND's will provide engineering services under three primary tasks and a detailed breakdown of the fees associated with each task is enclosed.

1. Task 1: Statter Harbor Geotechnical Investigation. Extensive marine and waterfront improvements are being planned throughout Statter Harbor and the proposed geotechnical investigation is designed to collect information under one consolidated effort to minimize overall costs to the CBJ. Offshore boreholes and onshore test pits are shown in an enclosed drawing and will be conducted at the following project areas: Deferred Maintenance with Replacement Headwalk Float; New Floats 1 and 2; Boat Launch and Parking; and Passenger for Hire Commercial Loading Float. Environmental sampling and characterization for dredging activities are not included in the current investigation scope however may be added following further consultation with the regulatory agencies and CBJ. Costs for the geotechnical investigation have been allocated to each of these project areas as shown in the enclosed cost breakdowns. Allocated costs are summarized below.

Project Allocation	Fee
Deferred Maintenance with Replacement Headwalk Float	\$ 65,009
New Floats 1 and 2	\$ 130,018
Boat Launch and Parking	\$ 65,009
Passenger for Hire Commercial Loading Float	\$ 65,009

Drawing Sheet 2 of 2, entitled *Moorage Improvements Master Plan* further illustrates these various improvement project areas at Statter Harbor.

2. Task 2: 65% Design Development and Permitting. Plans, specifications and cost estimates for all improvements will be advanced to a 65% completion stage for CBJ review under this task. Anticipated improvements are listed in the detailed breakdown. Total estimated fees are \$189,810 for this task.
3. Task 3: Final Design and Bid Phase Services. Plans, specifications and cost estimates will be finalized and stamped as bid ready under this task. Total estimated fees are \$96,090 for this task.

PND proposes to complete all services on a time and expenses basis utilizing standard billing rates at time of service. The fees indicated shall not be exceeded without prior written authorization from the CBJ. Mark ups on all third party firms and reimbursable expenses shall be at a mutually agreeable rate negotiated with the CBJ.

June 14, 2011

Page 3

The PND Team includes Haight and Associates for electrical engineering services. Denali Drilling will provide offshore borehole drilling and landing craft services for the geotechnical investigation. We will utilize a local contractor to excavate the onshore test pits.

We appreciate the opportunity to provide services to the CBJ on this important project. Thank you for reviewing the proposed scope, project budget, professional fees and schedule. Please let me know if we have perceived your needs appropriately for this project. We are available to commence immediately and look forward to working with the Docks and Harbors Department towards the successful completion of this exciting moorage project.

Sincerely,

PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E.
Vice President

Enclosures

PND Engineers, Inc.
Statter Harbor Moorage Improvements - Floats 1 & 2
Engineering Services Fee Proposal - June 14, 2011
PND Project No. 102069

Scope of Services

Task 1: Statter Harbor Geotechnical Investigation											Line Item Costs	Task Subtotal Costs
PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Staff Engineer IV	PND Staff Engineer V	PND Staff Engineer III	PND Tech IV	PND CAD Designer V	PND CAD Designer IV			
\$165,000	\$165,000	\$130,000	\$110,000	\$100,000	\$95,000	\$90,000	\$90,000	\$90,000	\$85,000			
24	16						20				\$8,400	
2	4			16			2	4			\$3,050	
12	8						4				\$3,660	
24			120	132							\$29,700	
2				16							\$1,850	
40			80	40							\$19,200	
24			24	40							\$10,400	
40			40	40			8		8		\$16,200	
8			8	16			2		2		\$4,070	
				40							\$3,800	
			16	4							\$2,140	
176	28		288	344			36	4	10			\$102,470
Total Estimated Task 1 Manhours												

Estimated Third Party Expenses

Travel	1 RT airfare ANC/NSU	\$636
Room, Board & Vehicle	10 days at \$250	\$2,500
Misc Drilling Expendables	Small tools, supplies, consumables, office expendables	\$1,500
AK Testlab	lab testing allowance	\$5,000
Sample Shipment & Other Freight	AK Air Cargo	\$2,500
Denali Drilling & L.C. Poundstone - Mobilization	Prep, crew transport, load & unload Poundstone	\$16,710
Denali Drilling & L.C. Poundstone - Drilling Double Shift	7 days @ 2 shifts /day * \$16,240/day	\$113,680
Denali Drilling & L.C. Poundstone - Drilling Single Shift	5 days @ 1 shift /day * \$8,415/day	\$42,075
Excavator Services	1 day test pits at Horton lot	\$1,500
Contingency	1 day @ 2 shifts /day * \$16,240/day	\$16,240
Admin O/H & Insurance	Fixed cost fee	\$20,234
TOTAL ESTIMATED FEE TASK 1		\$222,575
		\$325,045

ESTIMATED FEE ALLOCATION BY PROJECT		%	FEE
Statter Harbor Deferred Maintenance		20	\$65,009
Statter Harbor Floats 1 and 2		40	\$130,018
Boat Launch & Parking		20	\$65,009
Passenger for Hire Commercial Loading Float		20	\$65,009
Total		100	\$325,045

PND Engineers, Inc.
Statter Harbor Moorage Improvements - Floats 1 & 2
Engineering Services Fee Proposal - June 14, 2011
PND Project No. 102069

Scope of Services

Scope of Services	PND Senior Engineer VII	PND Senior Engineer VI	PND Senior Engineer III	PND Senior Engineer I	PND Engineer V	PND Staff Engineer IV	PND Staff Engineer III	PND Tech IV	PND CAD Designer V	PND CAD Designer IV	Line Item Costs	Task Subtotal Costs
	\$165,000	\$165,000	\$130,000	\$110,000	\$160,000	\$95,000	\$90,000	\$90,000	\$90,000	\$85,000		
Task 2: 65% Design Development and Permitting												
1. Contract administration, project management, client and subconsultants contracts, work sessions, scheduling & correspondence	40	16						8			\$9,960	
2. Local, state and federal permit applications, project purpose & needs narrative & agency coordination/work sessions. Nationwide permits are assumed for this fee proposal.	16	8				40			12		\$8,840	
3. Del lants Marina demolition plans, details & summaries	4	8			24			4			\$4,740	
4. General site plan - moorage floats & uplands layout & control	4	8							12		\$5,700	
5. Mainwalk Float 1 - general arrangement and float module design	8	72	36		40				24	24	\$26,080	
6. Mainwalk Float 2 - general arrangement and float module design	8	72	36		40				24	24	\$26,080	
7. Finger Floats- 6'x42'	8	36	32		16				12	12	\$15,120	
8. Finger Floats- 4'x32'	8	36	32		16				12	12	\$15,120	
9. Mooring piles & pile sockets	8	24	16						12		\$8,440	
10. Mooring pile strutted frames	4	32	12						8		\$8,220	
11. Pile anodes	2	12					32		8		\$5,910	
12. Domestic water system hydraulic calcs, piping plan, hanger system & details - heat traced, freeze protected system	12	8		40	40		56		12		\$17,820	
13. Dry fire suppression system hydraulic calcs, piping plan, hangers & details - non-freeze protected system with pump outs	8	8		40	40				12		\$12,120	
14. Float safety devices - life rings, fire extinguishers, signage	2	2			12		12		8		\$3,660	
15. Technical specs, bid and contract documents	8	12			16			8			\$5,620	
16. Cost estimate	4	8			4						\$2,380	
Total Estimated Task 1 Manhours	144	362	164	104	248	40	100	20	156	72		\$175,810
Estimated Third Party Expenses												
Haight & Assocs.	Electrical design - power, lighting & heat trace										\$14,000	\$14,000
TOTAL ESTIMATED FEE TASK 2												\$189,810

PND Engineers, Inc.

Engineering Services Fee Proposal - June 14, 2011

PND Project No. 102069

Task 3: Final Design and Bid Phase Services

Estimated Third Party Expenses

Haight & Assocs.	Electrical design - power, lighting & heat trace
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TOTAL ESTIMATED FEE TASK 3

mean, or



PND ENGINEERS, INC.
STANDARD RATE SCHEDULE
EFFECTIVE MAY 2011

		<i>Regular Rate</i>
<u>Professional:</u>	Senior Engineer VII	\$180.00
	Senior Engineer VI	\$165.00
	Senior Engineer V	\$150.00
	Senior Engineer IV	\$140.00
	Senior Engineer III	\$130.00
	Senior Engineer II	\$120.00
	Senior Engineer I	\$110.00
	Staff Engineer V	\$100.00
	Staff Engineer IV	\$95.00
	Staff Engineer III	\$90.00
	Staff Engineer II	\$85.00
	Staff Engineer I	\$80.00
	Senior Environmental Scientist	\$100.00
	Environmental Scientist	\$90.00
	GIS Specialist	\$90.00
<u>Surveyors:</u>	Senior Land Surveyor	\$105.00
	Land Surveyor I	\$95.00
<u>Technicians:</u>		
	Technician VI	\$125.00
	Technician V	\$105.00
	Technician IV	\$90.00
	Technician III	\$80.00
	Technician II	\$75.00
	Technician I	\$70.00
	CAD Designer V	\$90.00
	CAD Designer IV	\$85.00
	CAD Designer III	\$70.00

FEE ESTIMATE

PROJECT NAME: Statter Harbor

HAIGHT & ASSOCIATES, INC.
JUNEAU, ALASKA

CLIENT: PND Engineers, Inc.

DATE: January 6, 2011

PROJECT NO.: 137-81

FEE SCHEDULE (\$/HR)	165	155	115	95	65	65	85		0.9
X TASK DESCRIPTION	Ben	Barry	Ryan	CAD/Dsr	CAD	Clerical	Admin	TIME	EXPENSE
	[HRS]	[HRS]	[HRS]	[HRS]	[HRS]	[HRS]	[HRS]	(\$)	(\$)
CONTRACT DOCUMENTS:									
300 Project administration		30		2			6	6	5,740
301 Load calculations		24							3,720
302 Circuiting		40		16					7,720
303 Power panel schedules		2		4					690
304 Final single line diagram		8		4					1,620
305 Utility coordination		2							310
306 Short circuit analysis		12							1,860
311 Lighting schematics		4		6					1,190
312 Final luminaire schedule				1					95
327 Site plan details		16		24					4,760
350 Float system details		24		40					7,520
360 95% specification		8					2		1,370
365 95% document production		2		4			2		820
370 Coordination meetings		8							1,240
380 Construction cost estimate		8		2					1,430
390 Client review		4							620
391 Q A review	8								1,320
392 Drawing revisions		2		4					690
393 Final specification		2					1		375
395 Final production		2		4			2		820
SUBTOTAL (time)	8	198	0	111	0	13	6		\$43,910
SUBTOTAL (CBJ Sales Tax - 5%)									\$0
SUBTOTAL (Reimbursable Expenses)									\$0
TOTAL - CONTRACT DOCUMENTS									\$43,910
BIDDING:									
400 Project administration		2					1		395
405 Prebid meeting		4							620
410 Document interpretation		6							930
430 Addendum development		2		4					690
490 Bid review		2							310
SUBTOTAL (time)	0	16	0	4	0	0	1		\$2,945
SUBTOTAL (CBJ Sales Tax - 5%)									\$0
SUBTOTAL (Reimbursable Expenses)									\$0
TOTAL - BIDDING									\$2,945
PROJECT TOTAL (time):	8	353	0	221	0	24	13		\$79,695
PROJECT TOTAL (CBJ Sales Tax - 5%):									\$0
PROJECT TOTAL (Reimbursable Expenses)									\$0
GRAND TOTAL=====									\$79,695

LESS AMENDMENT NO. 1 AMOUNT
PREVIOUSLY AUTHORIZED BY PND

(#57,745)

ADD'L AMOUNT FOR FLOATS 1 & 2
DESIGN UNDER ONE SET OF BID
READY DOCUMENTS W/ HEADWALK

\$ 21,950⁰⁰



Denali Drilling

RECEIVED

JUN 09 2011

PND Engineers Inc.
Juneau Office

June 7, 2011

PND Engineers, Inc.
Attn: Dick Somerville
9360 Glacier Highway, Suite 100
Juneau, AK 99801

Ref: Statter Harbor at Auke Bay

Dear Dick,

Denali Drilling, Inc. is pleased to have this opportunity to offer the following proposal to provide labor and equipment to drill and sample twelve test borings from a landing craft for the above referenced project. Holes 1-7 will be drilled to 60' unless bedrock is encountered. If bedrock is encountered we will drill up to a 20' core. The other borings will be drilled to 40' maximum depth with no coring. We understand holes 4-7 will be in deep water conditions.

Mob/Demob - Lump Sum	\$16,710.00
Includes equipment prep, crew transportation and travel time to/from Anchorage, boat prep, loading and unloading boat, and miscellaneous freight.	

Drilling - Per Double Shift	\$16,240.00
Includes boat and crew, three-man drilling crew per shift, drilling equipment, tooling, coring tools, support equipment, fuel, and room & board. Single shift rate is \$8,415.00.	

Client is to provide clear access to each boring location, utility locates, and all permits required to complete this project. Any standby time encountered due to client or owner delays will be charged at \$5,000.00 per shift which includes Denali's crew and equipment and the boat crew and equipment. This proposal is based on our in-house wage rates with no provisions for Davis Bacon wages.

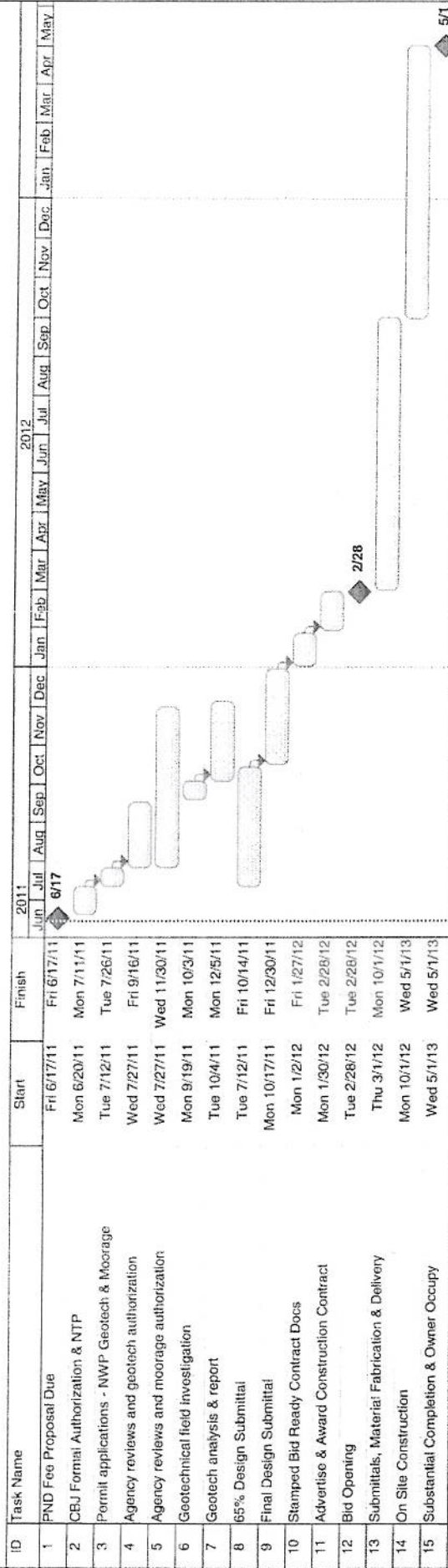
If you have any questions concerning this proposal, or if we can be of service in any other regard, please do not hesitate to contact our office.

Sincerely,
DENALI DRILLING, INC.

Hal Ingalls
CEO

HI:kh

STATTER HAROR MOORAGE IMPROVEMENTS PROJECT SCHEDULE



5/1

Task

Split

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Split

Rolled Up Milestone

Deadline

Rolled Up Progress

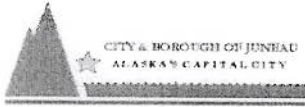
External Tasks

Project Summary

External Milestone

Project PND No. 102069

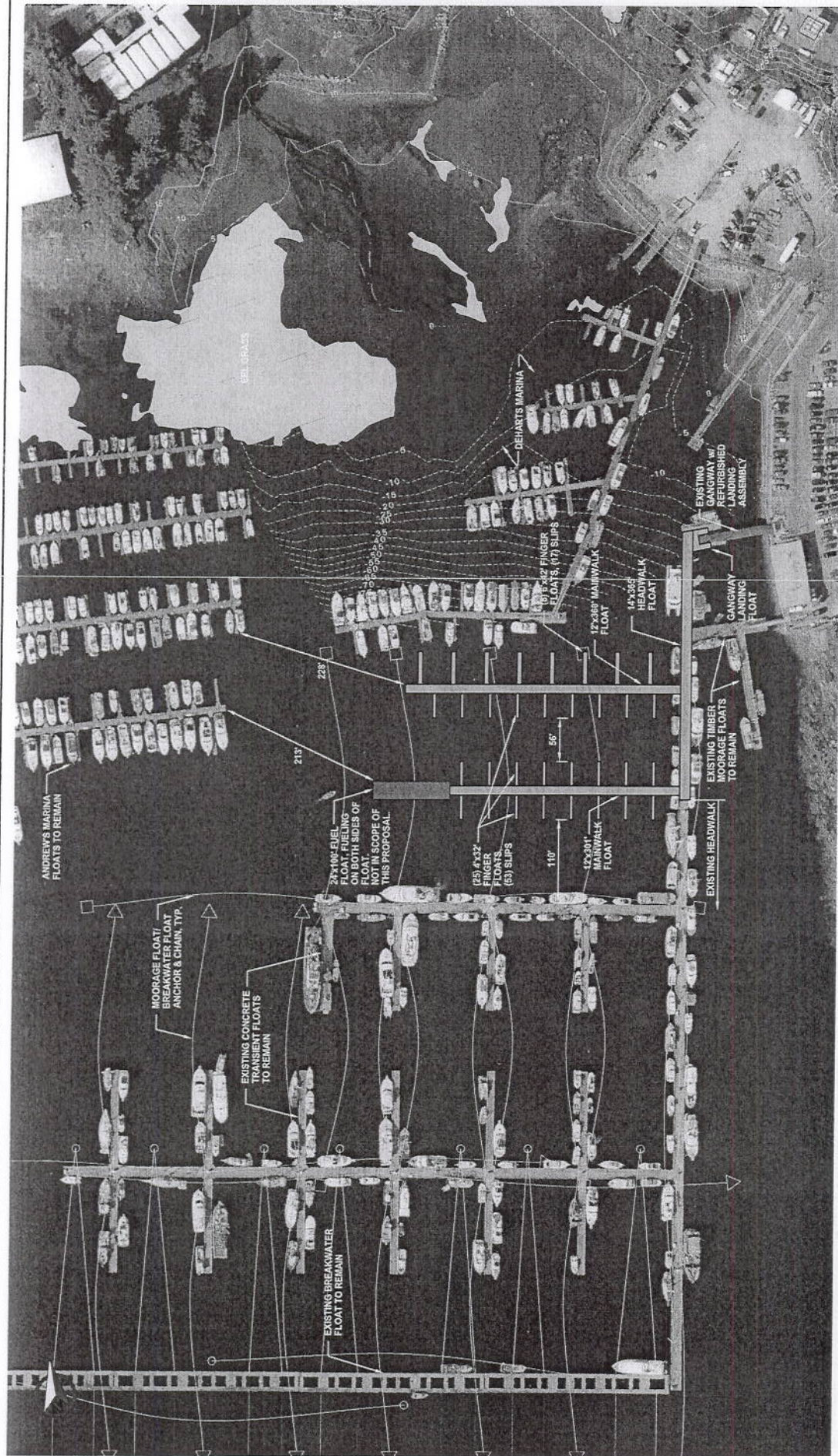
June 14, 2011



STATTER HARBOR MOORAGE IMPROVEMENTS
MAINWALK FLOATS 1 & 2
PRELIMINARY BUDGET
 Prepared By: PND ENGINEERS, INC.
 14-Jun-11

MOORAGE FLOATS 1 & 2

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	10%	\$371,280
2	Demolish DeHarts Marina	LS	All Req'd	\$100,000	\$100,000
3	Mainwalk Float 1, 12' x 360'	SF	4,320	\$150	\$648,000
4	Mainwalk Float 2, 12' x 301'	SF	3,612	\$150	\$541,800
5	Finger Float, 6'x42'	EA	8	\$40,000	\$320,000
6	Finger Float, 4'x32'	EA	25	\$20,000	\$500,000
7	24" Pipe Piles	EA	28	\$12,500	\$350,000
8	24" Pile Sockets	EA	14	\$15,000	\$210,000
9	Pile Struts	EA	15	\$10,000	\$150,000
10	Electrical System including new lighting, power & heat trace	LS	All Req'd	\$375,000	\$375,000
11	Domestic Water System (Freeze protected)	LS	All Req'd	\$185,000	\$185,000
12	Dry Fire Lane Suppression System	LS	All Req'd	\$125,000	\$125,000
13	Life Ring & Fire Extinguishers	LS	All Req'd	\$15,000	\$15,000
14	Construction Surveying	LS	All Req'd	\$25,000	\$25,000
15	Add Alt - Pile Anodes	EA	112	\$1,500	\$168,000
ESTIMATED CONSTRUCTION BID PRICE					\$4,084,080
FINAL SCOPE & CONSTRUCTION CONTINGENCY (10%)					\$408,408
GEOTECHNICAL INVESTIGATION & ENVIRONMENTAL PERMITTING					\$150,000
FINAL DESIGN & BID READY CONTRACT DOCUMENTS (7%)					\$285,886
CONTRACT ADMINISTRATION & CONSTRUCTION INSPECTION (8%)					\$326,726
CBJ ADMINISTRATION (3%)					\$122,522
TOTAL RECOMMENDED PROJECT BUDGET					\$5,255,100



DOCKS & HARBORS DEPARTMENT

REVISIONS		
REV.	DATE	DESCRIPTION

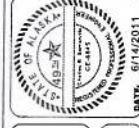
DWN.	CHK.	APP.

P | N | D
ENGINEERS, INC.

DESIGNER: BUI
DRAWN: BUI
CHECKED: CCS
APPROVED: CCS

1940 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907.584.2093
Fax: 907.586.5959
www.pnd-inc.com

SCALE: SCALE IN FEET
0 50 100 150 FT



STATTER HARBOR MOORAGE IMPROVEMENTS

SHEET TITLE: **MOORAGE IMPROVEMENTS**

SHEET NO. **1** OF **2**

FILED PROJECT NO. 102068-01 | DWG. FILE:

[illegible]

P | Z | D
ENGINEERS, INC.

9350 Glacier Highway, Ste 100
Jasper, Alaska 99601
Phone: 907-586-2093
Fax: 907-586-2099
www.paul.wcc.com

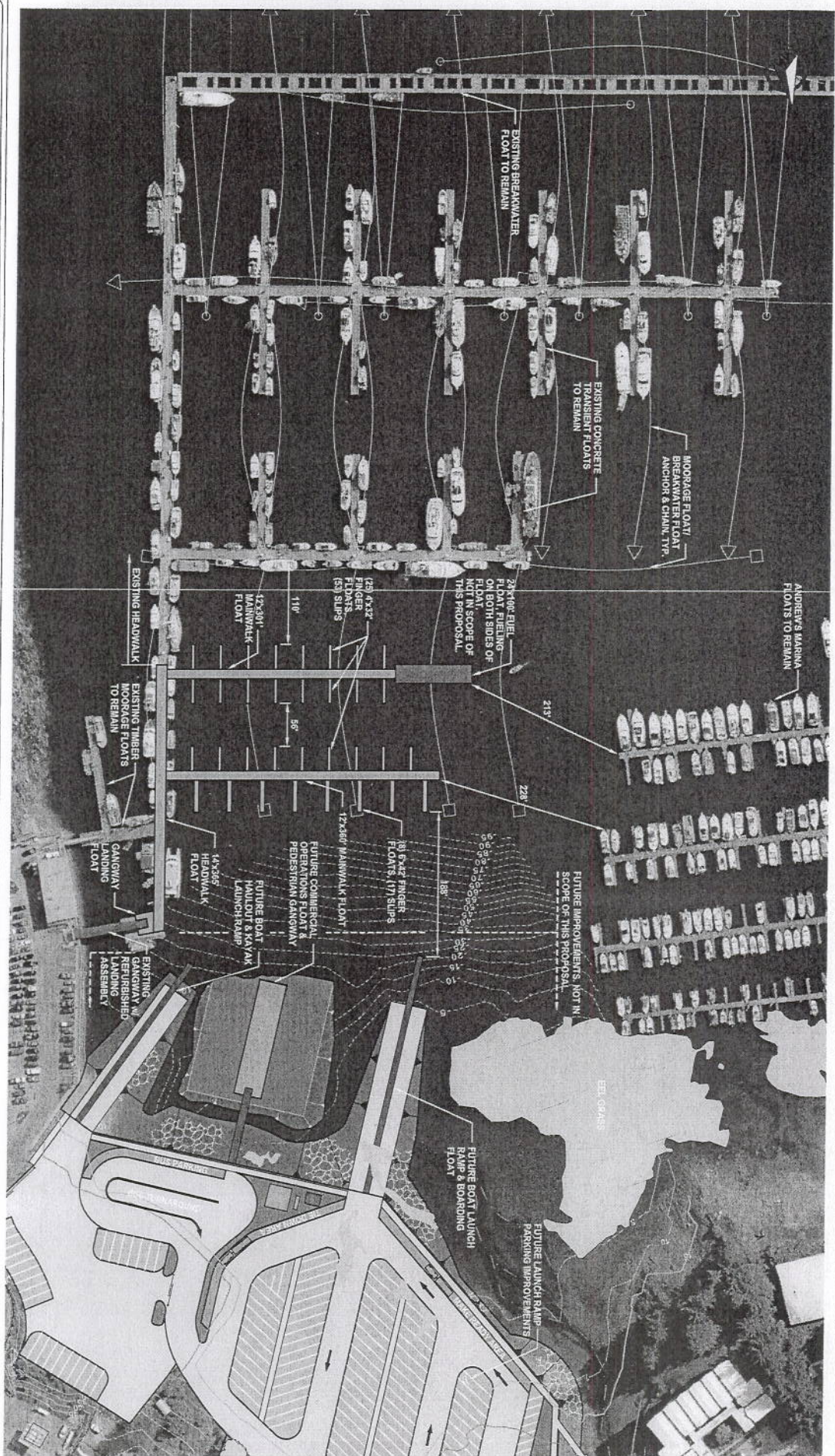


STATER HARBOR MOORAGE IMPROVEMENTS

MOORAGE IMPROVEMENTS MASTER PLAN

FIELD PROJECT NO. 102069.01	DWG. FILE
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2
SHEET
2 OF 2



LEGEND	
● PND-01	BORE HOLE LOCATION
○ TP-1	TEST PIT LOCATION

REV	DATE	DESCRIPTION	OWN	CHK	APP

PND ENGINEERS, INC.
 9300 Cherry Hillway Ste. 100
 Juneau, Alaska 99801
 Phone: 907.586.3093
 Fax: 907.586.3099
 www.pnd-inc.com

DESIGN: BML
 CHECKED: CDS
 APPROVED: CDS
 SCALE: 1" = 120 FT.
 DATE: 07/1/2011



STATER HARBOR MOORAGE IMPROVEMENTS
CB4 PROJECT NO. DH 11-177
BORE HOLE & TEST PIT LOCATIONS
1
 SHEET 1 OF 1

