

CBJ DOCKS & HARBORS BOARD
CIP / PLANNING COMMITTEE MEETING AGENDA
For Thursday, December 13th, 2012

- I. Call to Order** (5:00 pm in the Assembly Chambers)
- II. Roll Call** (Greg Busch, Kevin Jardell, Eric Kueffner, David Logan, Budd Simpson, and Michael Williams).
- 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 September 20th, 2012 CIP/Planning Meetings Minutes.**
- VI. Items for Action.**

- 1. Marine Passenger Fees
Presentation by the Port Engineer

Committee Questions

Public Discussion

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

- 2. Juneau Maritime Center
Presentation by the Port Engineer

Committee Questions

Public Discussion

Committee Discussion/Action

MOTION: TO BE DEVELOPED AT THE MEETING

CBJ DOCKS & HARBORS BOARD
CIP / PLANNING COMMITTEE MEETING AGENDA
For Thursday, December 13th, 2012

VII. Items for Information/Discussion.

1. Aurora Harbor Rebuild Project Update
Presentation by Port Engineer
2. Cruise Berth 1% for Art
Presentation by Port Engineer

VIII. Member & Staff Reports.

IX. Committee Administrative Matters.

Next Meeting: January 24th, 2013

X. Adjournment.

CBJ DOCKS & HARBORS BOARD
CIP/PLANNING COMMITTEE MEETING MINUTES
For September 20, 2012

I. Call to Order.

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

II. Roll.

The following members were present: Mr. Busch, Mr. Simpson, Mr. Kueffner, Mr. Jardell, and Mr. Logan.

The following member was absent: Mr. Williams.

Also in attendance was: Mr. Uchytel – Port Director.

III. Approval of Agenda.

MOTION by Mr. Logan: 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.

Mr. Simpson stated that he had one request to correct in the section regarding the Funding Match for Aurora Harbor and that the minutes reflect that there was discussion concerning the availability of cruise ship funds for the matching purpose for the tug boat even though there isn't a tug boat now.

MOTION by Mr. Busch: ASK UNANIMOUS CONSENT TO APPROVE THE MINUTES FROM August 23, 2012 as amended. The motion passed without objection.

VI. Items for Action.

1. Professional services contract amendment for PND Engineers, Inc. in the amount of \$86,400 for final design and bid ready documents for a navigational boom at the South Berth as part of the Juneau Cruise Berths project.

Mr. Uchytel stated that this is a design services contract with PND as a result of direction from the Planning Commission to meet concerns voiced by the fishing community of a potentially unsafe navigation obstruction. There were some discussions among the different concerned parties and we have elected to go toward a 48" steel floating pipe. The idea is this will be parallel to the cat walks so that if there were a chance that a vessel was adrift or due carelessness would not get caught underneath this catwalk. The estimated cost of this 500' pile with structural support is approximately two million dollars.

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Mr. Jardell stated that this is a good compromise and he thinks that we should do this as a condition of our permit but he doesn't think that we need to actually start spending the funds until we receive the permit, which is being appealed now and a decision should be reached sometime in December. He thinks that we should go ahead and authorize this to demonstrate that we are committed to doing the work.

MOTION by Mr. Jardell: ASK UNANIMOUS CONSENT THAT WE RECOMMEND APPROVAL OF PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR PND ENGINEERS, INC. IN THE AMOUNT OF \$86,400 FOR FINAL DESIGN AND BID READY DOCUMENTS FOR A NAVIGATIONAL BOOM AT THE SOUTH BERTH AS PART OF THE JUNEAU CRUISE BERTH PROJECT WITH EXPENDITURE OF FUNDS CONTINGENT ON THE RECEIPT OF THE CONDITIONAL USE PERMIT. The motion passed without objection.

2. Professional services contract for PND Engineers, Inc in the amount of \$25,255 for Juneau Fisheries Terminal Approach Dock Rebuild design and bid phases.

Mr. Uchytel stated that back in May there was a collision with the Kelsey J at the Fish Terminal that caused complete collapse of the pier. He has been working with the Risk Manager and the insurer of this vessel, which is still under negotiations with the insurance company. The Risk Manager's supervisor provided authorization to just get the work done. The City is good for it and the money will not come out of Docks and Harbors funds. The original proposal that came from PND was for \$36,000. The Deputy Port Engineer and Mr. Uchytel negotiated down to \$25,225 and we are taking the burden of all the permitting and he stated that they feel that the negotiation is fair and reasonable.

The lease of this property is through the University and they are okay with the repairs but would like to reserve the right to approve the design before it goes to construction.

MOTION by Mr. Kueffner: ASK UNANIMOUS CONSENT TO RECOMMEND APPROVAL OF A PROFESSIONAL SERVICES CONTRACT FOR PND ENGINEERS, INC. IN THE AMOUNT OF \$25,255 FOR DESIGN AND BID PHASES FOR THE JUNEAU FISHERIES TERMINAL APPROACH DOCK REBUILD. The motion passed without objection.

VII. Items for Information/Discussion.

1. Mega Yacht Harbor: Presentation by Howard Lockwood.

Mr. Lockwood is the manager of Juneau Port Development LLC and gave a brief history of the plans and the latest update of where the project is at this time with the proposal to build a potential mega yacht harbor. His purpose of this presentation tonight is to familiarize the committee of what has been happening with this project and the latest update of it is. He stated that in the member's packet is a chronological list of the activities that have taken place (See attached).

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Further discussion among the committee members and Mr. Lockwood regarding this piece of property regarding the long range waterfront plan as well construction that he has presented to the Engineering Department. He went on to explain the different tide lines and the water lines with

the procedures for dredging the contaminated soils.

Mr. Lockwood went over the funding sources along with where he is with the permits with the committee members at this time.

Further discussion regarding the lease extension among the committee members and Mr. Lockwood took place at this time.

2. Aurora Harbor – Public Meeting Preparation: Presentation by the Port Director.

Mr. Uchytel stated that he would like to have some sort of public input meeting regarding the Aurora Harbor project. He stated that there will be 4 million dollars funded for phase one of this project and optimistic that we will get another 7 million dollars committed after the up coming election and moving forward to getting Aurora built in an effective way. What is planned for now is to have an open house on the 7th of October from 4 to 8pm and have docks and harbors personnel, our engineers at the yacht club to answer questions from patrons to see what they would want with the rebuild.

Mr. Uchytel went over a power point presentation showing what the new construction would be suggested for the capacity of the waitlists now. He stated that although we are only looking at phase one PND has suggested that we look at the full harbor as far as designs. He stated that they would need to look at the power demands, waters demands, fire fighting suppressant systems, things like this that are all keys to proceeding from one end of the harbor to the other in the design.

VIII. Member & Staff Reports.

Mr. Uchytel updated the committee member's on the appeal of the 16b project.

IX. Committee Administrative Matters.

The next meeting is scheduled for Wednesday October 17, 2011 at 5:00 pm at the Yacht Club combining the public meeting.

X. Adjournment.

**MOTION by Mr. Jardell: THE MEETING ADJOURNED BY UNANIMOUS CONSENT.
The motion passed without objection.**

The meeting was adjourned at 5:56 pm.

Docks and Harbors Board
Marine Passenger Fee FY2014 Request
Area Wide Port Operations

Descriptions: CBJ's cruise ship docks and associated infrastructure are run as an enterprise fund established by local ordinance. All expenses and revenues associated with operating and maintaining CBJ's cruise ship docks and associated infrastructure are accounted within this fund. The CBJ Assembly has placed these assets under the responsibility of the Docks and Harbors Board. CBJ Ordinance Title 85 requires the Board to be self-supporting, generating revenues sufficient to meet the operating costs of the docks enterprise.

The Board has established a number of fees to generate revenues from users of the assets. The Board has calibrated these fees to assure the overall revenue generated by the enterprise equals the overall cost of running the enterprise.

Many of the uplands assets are used by entities which it is not possible, feasible, or acceptable to charge fees. As a result, users paying fees are subsidizing users that do not pay fees. The services provided to these users are area wide in nature benefiting the general public and cruise ship passengers of private docks.

For the past several years, the Board has offset this subsidy with revenues from leases of property along the downtown Juneau waterfront. Faced with crumbling infrastructure in the small boat harbors and the inability to raise harbor fees without profound impacts to its users and the community, the Board has elected to redirect lease revenues of parcels along the waterfront from the Docks Fund to the Harbor Fund. In effect, revenues from these leases had been subsidizing area wide users of the docks enterprise facilities. As part of this initiative, the Board Identified services that are area wide in nature and not specific to users of the CBJ Docks.

Board identified the following services:

1. Year round maintenance and monitoring of Marine Park.
2. Maintenance and operation of year-round public parking at the Columbia Lot and seasonal public parking at the Steamship Wharf Plaza and the Visitor's Center Lot.
3. Maintenance and operation of year-round unrestricted pedestrian access along the waterfront at the public docks.
4. Maintenance of tour operators Vendor Booths
5. Maintenance and operation of shuttle drop-offs and pick-ups in the CBJ loading zone that are used by all cruise ship terminals in Juneau.
6. Providing area wide port security.
7. Billing and collecting CBJ area wide fees for all docks.

The Board reviewed its FY13 budget and apportioned expenses associated with these services. Based on its review, it estimates that about 9% of the annual docks budget is attributable to area wide services.

Marine Passenger Fee Funds Requested (FY14): \$154,100

Benefits: This approach is supported by the cruise ship industry since it is more equitable than raising dockage fees. It also avoids the need to raise fees during the economic recession.

This approach meets the intent of the marine passenger fee since the services benefit all cruise ship passengers, not just the passengers at the public docks.

This approach allows the Docks and Harbors Board to direct part of the dock lease revenues to the much needed rebuild effort of the small boat harbors reducing the need for fee increases at the harbors.

Maintenance and Operation Responsibility: CBJ is responsible for all ongoing maintenance and operating expenses and will use local Docks enterprise funds for these expenses.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchytel, CBJ Port Director 586-0292.

Docks and Harbors Board
FY 2014 Passenger Fees Request
Port-Customs and Visitor Center Buildings Maintenance Support

Project Descriptions: These two buildings are located on the downtown Juneau waterfront, an area that serves nearly one million cruise ship passengers each year. Docks and Harbors, an enterprise fund, is responsible for costs associated with operating the Port-Customs and Visitor Center Buildings. Expenses include all utilities (water, sewage, electrical, alarm monitoring) and facility support (parking lot, plaza, snow removal, janitorial and general maintenance).

Marine Passenger Fee Funds Requested (FY14): \$133,500

Approximately 4450 sq feet (building area) @ \$2.50/sq feet/month = \$133,500

Project Review: The Port-Customs Building was completed in May 2011 with the Visitor Center completion in June 2012. The project which included the buildings, infill dock construction, covered shelters, landscaping and plaza cost approximately \$9M and was funded with Marine Passenger Fees. The Port-Customs Building is occupied by the US Customs and Border Protection (CBP) year-round and Docks and Harbors staff from April to October. CBP claims to be exempt from any costs associated with their operations within a port. The Visitor Center Building is occupied from April to October by the Juneau Convention and Visitor Bureau, a non-profit organization for the purpose of supporting cruise passenger inquiries. The JCVB budget does not support maintenance of the building. This leaves the Docks enterprise funds fully exposed to the costs of maintaining and servicing these buildings.

Benefits: By establishing a Port-Customs and Visitor Center Buildings maintenance fund Docks & Harbors can better manage and maintain the properties entrusted under their responsibilities. Passenger fees were granted for this purpose in FY2013.

Maintenance and Operation Responsibility: CBJ Docks and Harbors is responsible for all ongoing maintenance and operating expenses of these two buildings and associated upland support facilities.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchytel, CBJ Port Director 586-0292.

Docks and Harbors Board
FY 2014 Passenger Fee Request
Statter Harbor Passenger For Hire Facility

Project Descriptions: The Statter Harbor Master plan identifies four significant components that would be phased over time as funding is available. These components are as follows: Phase I - repairs to existing moorage, removal of DeHart's floats and fuel dock, and replacement of moorage and fuel dock; Phase II - construction of a new 2-lane launch ramp and upland parking facility; Phase III - replace existing launch ramp with new boat haul-out and kayak launch ramp; Phase IV - construction of a new passenger for hire float and uplands bus staging area to serve cruise ship related whale watching and fish chartering operators. Phase I is currently under construction and will be completed in May 2013; and Phase II is in the final permitting process and is anticipated to be complete in spring of 2015. Phase III would begin once Phase II is completed. Phases I, II, and III are fully funded based on current cost estimates. Phase IV has no funding in place thus the construction schedule is dependent upon funding availability. The Passenger for Hire facility includes installation of a boarding float, gangway, dredging, and uplands passenger loading zone to service cruise ship passengers embarking on marine based tourism activities. Staging for these activities currently are conducted at Statter Harbor where the facilities are incapable of providing safe and efficient service. The current situation causes extreme congestion and greatly detracts from the local resident's ability to fully utilize Don Statter/Auke Bay moorage facility. The funds requested would allow for design and permitting activities to move forward.

Marine Passenger Fee Funds Requested (FY14): \$800,000

Cost Estimate: \$5.4M

Funds Previously Secured: None

Funds Needed but Not yet requested: \$5.4M

Project Review: The project is part of the Docks and Harbor Board's approved Statter Harbor Master Plan which has been supported by the voters in three special sales tax ballots (2005, 2007, 2012).

Project Time-Line: The proposed Passenger for Hire Facility is dependent upon funding.

Maintenance and Operation Responsibility: CBJ is responsible for all ongoing maintenance and operating expenses and will use Harbor operations funds for these expenses.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchtyl, CBJ Port Director 586-0292.

Docks and Harbors Board
FY 2014 Passenger Fees Request
Downtown Restrooms

Project Descriptions: The project is located in downtown Juneau waterfront, an area that services approximately one million cruise ship passengers each year. The project consists of constructing new restroom facilities near the Visitor's Center.

Cost Estimate: \$500,000

Marine Passenger Fee Funds Requested (FY14): \$500,000

Project Review: This project has been developed at the request of the Assembly to meet a perceived lack of adequate restroom facilities.

Project Time-Line: This project has not been fully developed.

Maintenance and Operation Responsibility: CBJ is responsible for all ongoing maintenance and operating expenses and will seek future passenger fee funds for these expenses.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchytel, CBJ Port Director 586-0292.

Docks and Harbors Board
FY 2014 Passenger Fees Request
Real Time Monitoring and Communications System

Project Descriptions: This project would cover all downtown Juneau waterfront cruise docks (private and public). The intent is to establish wind and current monitoring sensors at the various dock locations to offer real time information for navigation purposes. The system would be broadcast over radio, internet, or other public media to be available to all cruise ships navigating in the immediate area.

Marine Passenger Fee Funds Requested (FY14): \$75,000

Project Review: The proposed 16B Cruise Dock project has generated discussions regarding maritime navigation in the area of the proposed new floating berths of the publically owned cruise facility and the neighboring privately owned docks. Both privately owned facilities have indicated a need for real time current and wind information. Docks and Harbors proposes a comprehensive approach to the issue that will result in a system that would cover the private and public docks thus resulting in cost savings and not duplicate systems.

Project Time-Line: Scheduling of this project is dependent on funding. Once funded it is anticipated the project could be completed within a year.

Maintenance and Operation Responsibility: Maintenance for operational costs (electricity, equipment calibration, etc.) would be the responsibility of Docks and Harbors.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchytel, CBJ Port Director 586-0292.

Docks and Harbors Board
FY 2014 Passenger Fees Request
Future Cruise Terminal Staging

Project Descriptions: This project would be located in the downtown area near the cruise dock, an area that serves approximately one million cruise ship passengers each year. The project entails identifying and procurement of available Downtown lands necessary to accommodate additional staging areas required to accommodate the larger post panamax sized cruise ships and greater passenger counts.

Marine Passenger Fee Funds Requested (FY14): \$1,000,000

Project Review: The proposed 16B Terminal Staging Area project greatly improves the efficiency and safety of the parking and embarkation in support of the cruise industry. However, due to geographic limitations and finite available land, new property must be pursued to ensure facilities are available to support increased passenger loads in the coming decade. A strategic approach to the management of future cruise ship requirement will require securing adjacent lands to the cruise ship berth.

Project Time-Line: This project has not been fully developed.

Maintenance and Operation Responsibility: This project is to identify and procure land available for future Docks enterprise initiatives.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchytel, CBJ Port Director 586-0292.

Docks and Harbors Board
FY 2014 Passenger Fees Request
Power Capstans at Cruise Dock

Project Descriptions: This project is located on the mooring dolphins along the downtown Juneau waterfront, an area that serves nearly one million cruise ship passengers each year. The project entails designing and constructing three power driven capstans on three existing mooring dolphins that serve cruise ships at the Cruise Ship Terminal.

Marine Passenger Fee Funds Requested (FY14): \$60,000

Project Review: The power capstans would address safety issues of hauling heavy mooring lines to the mooring dolphins. These three particular capstans are located such that there is no access to allow use of forklifts to assist hauling the lines. Therefore stevedore personnel must haul the lines by hand and it is a severe physical strain causing safety concerns. The capstans would be installed as soon as possible in the existing location. They would be specified to match the proposed capstans that will be installed on the upcoming new cruise dock construction. Thus they would be salvaged and reinstalled on the new project. This scheme would be cost effective as it would solve a problem that currently occurs yet be useable for the new dock construction.

Project Time-Line: Once funding is approved the project would be designed and constructed immediately.

Maintenance and Operation Responsibility: Maintenance of this project is the responsibility of Docks and Harbors.

Project Contact: Gary Gillette, CBJ Port Engineer or Carl Uchytel, CBJ Port Director 586-0292.

Professional Services Fees

Date: Rev. 1
10/19/2012

CBJ-Dock & Harbors - Maritime Center - Schematic Design

		Fees	
Prepared by: Gerald Gotschall, NWA Project Manager		NWA Arch	Consultants
Architectural	NWA - NorthWind Architects Schematic Drawings: Plans, Sections, Elevations Materials & Systems Narratives	\$ 21,600.00	
Civil	R&M Engineers, Juneau: Mark Pusich, CE Schematic level design & Narrative		\$ 5,190.00
Structural	ABKJ, Seattle: Erik Pearson, PE SE Schematic level design & Narrative Travel Expenses - option	\$ 4,890.00 \$ 1,880.00	
Mechanical	Murray & Associates: Doug Murray, PE Schematic level design & Narrative		\$ 3,945.00
Electrical	Gorman Engineers: Pat Gorman, EE Schematic level design & Narrative		\$ 2,450.00
Estimators	HMS, Inc. Schematic level cost estimate based on Architectural drawings & Engineering Narratives		\$ 4,576.00
		-	
Subtotal Fees		\$ 21,600	\$ 22,931
Subconsultant Fees			
TOTAL Professional Services Proposal		\$ 44,531 Lump Sum	

Prepared by: NWA, Gerald Gotschall AIA

Date: 10/19/2012

Professional Services Fees

CBJ-Dock & Harbors - Juneau Maritime Center: **Schematic Design & Estimate**

SCOPE OF WORK

		Hours		Tentative Schedule
		NWA Arch	NWA Support	
		\$	\$	
Task I	Work Plan			
	Contract, Meeting with CBJ-Docks & Harbors to Confirm Scope & Schedule, for NTP		2	Late October
	Subtotal Hours		2	
Task II	Analysis & Initial Design			
	Distribute existing site & building information to Engineers		2	
	Review & confirm program requirements for each floor	2		
	Meeting with Marine Exchange	2		
	Meeting with Docks & Harbors	2		
	Charette with D&H and Team Engineers on systems	12	4	Mid November
	Direction for Engineers, Coordination	2		
	Subtotal Hours	20	6	
Task III	Solidify Drawings, Design			
	Solidify base plans	16	24	Mid November
	Solidify Elevations, Envelope	16	16	
	Develop Sections, Materials	16	16	
	Progress review ARCH 50% SD with D&H	4	2	Late November
	Send Bases to Engineers		2	Late November
		52	60	
Task IV	Narratives			
	Products & Materials Summary - Arch	16	8	Early December
	Design Narrative from engineers, integrate into packet		4	Mid December
	Coordination with Engineers	4		
	Subtotal Hours	20	12	
Task V	Progress Reviews			
	Review Meeting with D&H, Engineers - Follow up on Narratives if needed.	4		
	Schematic Design Packets Draft Review	4	2	Late November
	Schematic Design Packet 95%SD for Review & Estimate	4	2	Mid December
	Subtotal Hours	12	4	
Task VI	Deliverables			
A	Base Drawings and Narratives Informational Packet	4	4	Late December
B	Packet to Cost estimators	2	2	Mid December
C	Updated model, produce renderings for Presentation Packet	4	16	Late December
	Receive & Review construction costs with D&H			Late December
	Subtotal Hours	10	22	
	Total Hours	116.0	104.0	
	Subtotal Fees	\$ 12,760.00	\$ 8,840.00	
	TOTAL		\$ 21,600.00	



R&M ENGINEERING, INC.
ENGINEERS
GEOLOGISTS
SURVEYORS

October 5, 2012

6205 GLACIER HWY. «» JUNEAU, ALASKA 99801
PHONE: 907-780-6060 «» FAX: 907-780-4611
EMAIL: rmengineering@rmjuneau.com

NorthWind Architects, LLC
126 Seward Street
Juneau, Alaska 99801

Attn: Mr. Gerald Gotshcall, AIA
Principal Architect

Re: CBJ Maritime Center
Civil Engineering Schematic Design Proposal

Dear Gerald,

Per your request R&M Engineering, Inc. (R&M) is pleased to provide you professional services for civil engineering schematic design services for the City and Borough of Juneau (CBJ) Maritime Center in Juneau, Alaska. You have sent us pdf conceptual site plans of the proposed facility showing the proposed building, parking lots, whale sculpture and park shelter locations. The following is our anticipated scope of work and associated fee's for this project.

Civil Engineering Schematic Design: R&M will review the existing conceptual site plans prepared to date. We will prepare a civil schematic narrative that describes the required needs for supplying domestic/fire water supply and sanitary sewer connections to the building. Preliminary storm drain system will be examined and defined in the narrative. Parking lot and street connection improvements to West 8th Street, West 9th Street and Harbor Way will be discussed. A schematic site plan will be laid out that illustrates the schematic civil design for the cost estimator to perform schematic site cost estimating from. R&M will participate in a charrette workshop with NorthWind and CBJ Docks and Harbors staff. R&M will attend interim design team meetings as required. The anticipated schedule for this work is anticipated to begin in the later part of October and last approximately 3 months.

Civil Schematic Design:

Review Conceptual Plans/Background Info – 4 hrs x \$140/hr	\$560
Attend Charrette Workshop - 6 hrs x \$140	\$840
Attend Design Team Meetings w/CBJ – 8 hrs x \$140	\$1,120
Prepare Civil Schematic Narrative – 6 hrs x \$140	\$840
Prepare Civil Schematic Site Plan – 6 hrs x (\$140 + \$95)	\$1,410
R&M QA/QC (3 hrs x \$140)	\$420
Civil Engineering Schematic Fee Total	\$5,190

Should you have any questions regarding this fee proposal please give me a call. We appreciate the opportunity to be of service to NorthWind Architects on this important project.

Sincerely,

R&M Engineering, Inc.

J. Mark Pusich, P.E.
Principal Engineer



Consulting Civil and Structural Engineers

800 Fifth Avenue, Suite 2500 Seattle, Washington 98104

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STRUCTURAL ENGINEERING DESIGN FEE PROPOSAL AND AGREEMENT

11 October 2012

Gerald Gotschall
Principle Architect
NorthWind Architects

RE: Structural Engineering Fee Proposal and Agreement for Juneau Maritime Building

Dear Mr. Gotschall

It is with great appreciation that Andersen Bjornstad Kane Jacobs (ABKJ) submits this fee proposal and agreement to perform structural engineering services for the above referenced project. This fee estimate is based upon the information our office received from you on October 5th and 11th.

It is our understanding that the project consists of a schematic design effort on a new Maritime building in downtown Juneau. The building itself is to be three stories tall and is roughly 3,000 sq ft per floor. The building is situated in downtown Juneau near the water at the East end of the Juneau-Douglas Bridge.

It is our understanding that the structural scope of work for this project consists of the following tasks. A structural system discussion and workshop phase with the goal of narrowing down the available building structural systems to the prime candidates. For this process ABKJ would develop a least three structural systems for discussion. Depending on the outcome of the design workshop, ABKJ would prepare a structural narrative with enough detail for the cost estimator to then take over

Because of the possibility of an onsite design workshop we have included an additional 8 hours of engineering time as well as estimated reimbursable travel expenses on our attached fee calculation worksheet.

We propose to perform the above mentioned tasks on an hourly not to exceed basis.

Per the attached worksheet we propose a total project fee of \$4,890.00, should a single day of travel to Juneau be necessary we estimate that our total fee will be \$6,770.

Note that our fee estimate is based upon the following:

- 1: The project design will be on a continuous basis from start to finish. If the project is to be put on hold in the middle of our design process, then an additional fee of 15% of the total design phase fee will be charged to restart the project.
2. The **Schematic Phase** of the project will be completed within **6 months** from the date of this proposal and agreement.
3. Any design changes required after completion of a given phase will be considered additional services.
4. Site visit days include travel time.

Items specifically excluded from the above fee estimate include the following:

- Design of any support systems for mechanical systems or units, ductwork or conduit.
- Architectural design elements such as but not limited to, paint and finishes, insulation, mechanical or electrical systems, any occupancy and egress issues ect.
- Providing design or review related to the contractors construction related equipment (e.g. cranes, hoists, temporary construction loading, ect.)

A statement of services will be provided monthly and will be due and payable upon receipt. Invoices not paid after 30 days will accrue finance charges on the outstanding balance at a rate of 18% per annum. We appreciate the opportunity to be of service to you on this project and look forward to working with you. Thank you for considering ABKJ as your structural engineering consultant for this project.

Your signature in the space provided on the enclosed copy and its return to us will constitute your acceptance of this agreement and out authorization to proceed.

ANDERSEN BJORNSTAD KANE JACOBS, INC.



Erik Pearson PE, SE
Associate

Approved and Accepted by:

Signature: _____

Name: _____

Title: _____

Date: _____

**Juneau Maritime Building
Schematic Design Fee Estimate**

MAJOR TASK DESCRIPTION	Structural				Structural		TOTAL PROJECT HOURS
	Senior Project Engineer	Design Engineer	CAD Technician	Principal	TOTAL HOURS		
1.0 Schematic Level Structural 1.1 Brainstorming / Coordination Meetings 1.2 Work-up three (3) Structural Framing Schemes 1.3 Write Structural Narrative Report	6 8 8	4 4 4	2	4 2	6 18 14		6 18 14
2.0 Onsite Meeting 2.1 Attend one (1) Onsite Workshop (optional)	8				8		8
TOTAL HOURS	30	8	2	6	46		46
Estimated Reimbursable Travel Expenses	800				\$800.00		\$800.00
TOTAL FEE	\$ 2,970	\$ 760	\$ 170	\$ 990	\$ 4,890		\$ 4,890
TOTAL FEE INCLUDING SITE VISIT	\$4,050.00	\$760.00	\$170.00	\$990.00	\$6,770.00		\$6,770.00

Murray & Associates, P. C.
P.O. Box 21081
Juneau, Alaska 99802

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Client: Northwind Architects; Attn: Gerald Gotschall, AIA
Project Name: JNU CBJ Maritime Center - Schematic Design
Date: 10/5/12
MAPC Project Number: 20-

Fee Schedule (\$/HR)	140	125	95	75	
TASK DESCRIPTION	PRIN	PROJ	DES	DFTR	SUB
Mechanical Engineering	ENGR	ENGR	ENGR		TOTAL
	(HRS.)	(HRS.)	(HRS.)	(HRS.)	(\$)
SCHEMATIC DESIGN					
Preliminary Calculations/Research/Equip Selection	2.0		5.0	1.0	\$ 830
Meetings (3 total)	3.0		6.0		\$ 990
Mechanical Sheets (0)	0.0		0.0	0.0	\$ -
Narrative detailing basic task scope	3.0		10.0		\$ 1,370
Energy Analysis/LCC Coordination	0.0		0.0		\$ -
LEED Preliminary Coordination	1.0		2.5		\$ 378
Review SD Cost Estimate	0.5		1.0		\$ 165
SD Final Submittal, Coordination	0.5		1.5	0.0	\$ 213
SCHEMATIC DESIGN TOTAL -LUMP SUM	10.0	0.0	26.0	1.0	\$ 3,945

Scope of Work is to provide a schematic design narrative package of JNU CBJ Maritime Building mechanical systems sufficient to describe the mechanical systems and to provide a SD level construction cost estimate.

NORTHWIND ARCHITECTS, LLC

126 Seward Street

Juneau, AK 99801

586.6150x3 Fax: 586.6181 Cell: 723.8257

gerald@northwindarch.com**DRAFT****GORMAN ENGINEERS**

10761 Horizon Drive

Juneau, AK 99801

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ELECTRICAL ENGINEERING FEE ESTIMATE for the:

CITY & BOROUGH OF JUNEAU MARITIME CENTER

October 8, 2012

SCHEMATIC DESIGN	PRINCIPAL	ENGINEER	CLERICAL/ DRAFTING	EXPENSE	TOTAL (\$)
Initial meeting to review requirements / Refine scope		1.0			130
Review / Analyze existing conceptual drawings		0.5			65
Workshop design charette w/Docks & Harbors		4.0			520
Generate initial schematic narrative & submit		2.0	1.0		340
Interim meeting		2.0			260
Develop schematic narrative & submit		1.5	0.5		235
Interim meeting		2.0			260
Finalize schematic narrative		1.5	0.5		235
Include catalog cuts / Examples		0.5	0.5		105
Coordinate with other disciplines		1.0			130
Final review & submit final narrative		1.0	0.5		170
SCHEMATIC DESIGN	0.0	17.0	3.0	\$0	\$2,450



4103 Minnesota Drive • Anchorage, Alaska 99503
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Fee Proposal

DATE	PROPOSAL NO.
10/3/12	P12-10-02

To:
Northwind Architects, LLC 126 Seward St. Juneau, Alaska 99801 Attn: Gerald Gotschall

Project: New Juneau Marine Center

Location: Juneau, Alaska

1. Project Description and Service

Prepare construction cost estimates based on schematic drawings and narratives for the following scope of work.

A three story +/-10,440 SF building comprising exhibit and public spaces at first floor, Port Director's offices at second floor and Marine Exchange of Alaska offices at third floor including elevator and main stairs, building support areas, toilets, etc.

Site development to include public parking and utilities extensions. Fisherman's memorial, break water, whale sculpture and public park are future projects and excluded from this estimate.

Schematic design estimates will establish the construction budget of this project, which we believe will be over \$3,500,000 as indicated in RFP.

Estimates will be in Unifomat Elemental Categories and priced for 2014 competitive bids.

2. Fee Breakdown

DRAFT SCHEMATIC DESIGN ESTIMATE

Prepare estimate based on 35% draft drawings and systems narratives	\$3,776.00
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UPDATED SCHEMATIC ESTIMATE (IF REQUIRED)

Update estimate and incorporate owner's and A/E review comments	800.00
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TOTAL FEE:	<u><u>\$4,576.00</u></u>
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Fee Proposal

2. Fee Breakdown (Continued)

Note:

Should any phase of estimating be omitted from this proposal, HMS reserves the right to increase fee for subsequent estimate by 10% to 30% depending upon the additional level of effort. Also, add two extra days to the schedule for completion of the estimate.

The above fee does not include preparation of additive bid items or alternates. See 4. Terms below.

Please note that above fee does not include any other design phase estimates or attending charrette and preparing preliminary cost estimates.

3. Schedule

Allow the following full working days to provide the proposed services. Time for task completion will begin following receipt of all available design information for that particular phase. Please note that the following durations exclude weekends, holidays and partial days. Also, please give two weeks advance notice for commencing each phase of work.

Draft Schematic Design Estimate

Within (6) Full Working Days

Updated Schematic Design Estimate

Within (4) Full Working Days

4. Terms

Deliverable:

HMS Inc. will provide a copy of our estimate via email in a PDF file format or, if necessary, in Excel. Should a hard copy of the estimate be necessary, at your request, a bound or loose copy will be provided to you.

Drawings:

Architect/Engineer shall provide HMS Inc. with full size, correct scale drawings. Should these not be provided, it may be necessary to increase our fee proposal and add additional days to complete our work.

Should it be necessary, HMS Inc. has the capability to print one or two drawings, however, depending on the quantity, an additional charge may be added at \$4.00/sheet.

Additive Bid Items or Alternates:

Our fee proposal does not include preparing estimates for additive bid items or alternates (except those included in Section 2 Fee Breakdown) that require re-measurement of work items included in the Base Bid cost estimate. We reserve the right to renegotiate our fee should alternates become necessary beyond one or two minor alternates or additive bid items.

Reimbursable Expenses:

This fee proposal does not provide for long distance phone calls, site visits, meetings with the owner, or any other unforeseen expenses unless listed in Section 2. Fee Breakdown. Any such items, if required, will be charged on a time-and-expense basis at our current rate schedule.

Penalty/Bonus Condition:

This proposal is made on the understanding that we will not be entering into an agreement with the client that includes a penalty/bonus condition dependent on the outcome of the bid. Should such a clause be required, we reserve the right to modify our proposal or possibly withdraw from the project.



Fee Proposal

4. Terms (Continued)

Additional Insured:

Any requirements to name additional insureds on our insurance policies may be subject to additional fees should fees be added to our policy by our carrier.

Payment Terms:

Payment shall be made within (45) days of invoice date. Delayed payment beyond that period is subject to a 1.5% fee per month. Payment is not subject to you being paid by your client.

Prepared By:

A handwritten signature in black ink, appearing to read 'E. Mughal', is written over a horizontal line.

Ehsan Mughal, Principal
EM/am



4103 Minnesota Drive • Anchorage, Alaska 99503

p: 907.561.1653

f: 907.562.0420

mail@hmsalaska.com

FEE BREAKDOWN

Project: New Juneau Marine Center
Location: Juneau, Alaska
Prepared By: Ehsan Mughal, Principal

A/E Firm: Northwind Architects, LLC
Date: 10/3/12

<i>Discipline</i>	<i>Rate</i>	<i>Hours</i>	<i>Subtotal</i>	<i>Total Hours</i>	<i>Total Fee</i>
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Draft Schematic Design Estimate:

Estimator IV	130.00	x	2	=	260.00
Estimator III	112.00	x	2	=	224.00
Estimator II	102.00	x	8	=	816.00
Estimator I	88.00	x	24	=	2,112.00
Office Support III	82.00	x	1	=	82.00
Office Support II	60.00	x	4	=	240.00
Office Support I	42.00	x	1	=	42.00

Total Draft Schematic Design Estimate: 42 Hours \$ 3,776.00

Updated Schematic Design Estimate:

Estimator IV	130.00	x	1	=	130.00
Estimator III	112.00	x	0	=	0.00
Estimator II	102.00	x	2	=	204.00
Estimator I	88.00	x	3	=	264.00
Office Support III	82.00	x	1	=	82.00
Office Support II	60.00	x	2	=	120.00
Office Support I	42.00	x	0	=	0.00

Total Updated Schematic Design Estimate: 9 Hours \$ 800.00

TOTAL:	51 Hours	\$ 4,576.00
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