

**CBJ DOCKS & HARBORS BOARD**  
**FINANCE MEETING AGENDA**  
**For Tuesday, September 23rd, 2014**

- I. Call to Order** (5:00 p.m. to 7:00 p.m.) in the **Room 224, City Hall.**
- II. Roll Call** (Greg Busch, David Logan, Mike Peterson, Scott Spickler, and Tom Donek).
- 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).
- V. Approval of August 26<sup>th</sup>, 2014 Finance Committee Meeting Minutes.**
- VI. Consent Agenda**

- A. Public Requests for Consent Agenda Changes**
- B. Committee Member Requests for Consent Agenda Changes**
- C. Items for Action**

**1. SALMON CREEK DEVELOPMENT – LEASE RENEWAL**

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

**2. MEMORANDUM OF AGREEMENT – STATTER HARBOR LAUNCH RAMP**

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

**VII. New Business**

- 1. Douglas Harbor Rebuild Options**  
Presentation by Port Director

Committee Questions

Public Comment

Committee Discussion/Action

**MOTION: TO BE DEVELOPED AT THE MEETING**

**VIII. Items for Information/Discussion.**

**CBJ DOCKS & HARBORS BOARD**

**FINANCE MEETING AGENDA**

**For Tuesday, September 23rd, 2014**

1. Mount Robert's Tramway Lease  
Presentation by Port Director
2. Juneau Port Development Update  
Presentation by Howard Lockwood, Manager
3. CY2015 – Finance Committee Meeting Schedule  
Discussion by Port Director

**X. Staff & Member Reports.**

**XI. Committee Administrative Matters.**

1. Next Finance Committee Meeting October 28th, 2014

**XII. Adjournment.**

**CBJ DOCKS & HARBORS BOARD**  
**FINANCE MEETING MINUTES**  
**For Tuesday, August 26th, 2014**

**I. Call to Order** The Harbor Finance Committee Meeting was called to order at 5:00pm in **Room 224, City Hall.**

**II. Roll Call** The following Finance Committee members were present: Greg Busch, Mike Peterson, Scott Spickler, David Logan and Tom Donek.  
Also, in attendance, Carl Uchtyl – Port Director and Bob Janes – Board Member.

**III. Approval of Agenda.**

**MOTION: BY MR. GREG BUSCH TO APPROVE THE AGENDA AS PRESENTED AND ASKED UNANIMOUS CONSENT.**

Motion passed with no objection.

**IV. Public Participation on Non-Agenda Items**-None

**V. Approval of July 29<sup>th</sup>, 2014 Finance Committee Meeting Minutes.**

**MOTION: BY MR. TOM DONEK TO APPROVE THE JULY 29<sup>TH</sup> FINANCE MEETING MINUTES AS PRESENTED AND ASKED UNANIMOUS CONSENT.**

Motion passed with no objection.

**VI. Consent Agenda** -None

**A. Public Requests for Consent Agenda Changes**

**B. Committee Member Requests for Consent Agenda Changes**

**C. Items for Action**

**VII. Unfinished Business** - None

**VIII. New Business**

**1. US Coast Guard Cutter HEALY – Moorage Wavier**

Presentation by Carl Uchtyl-Port Director

Mr. Uchtyl stated the Cruise Line Agency of Alaska asked if the Docks & Harbors was interested in waiving the moorage fees for the USCG Cutter Healy for promotional purposes. The CIP/Ops committee recommended the fees be waived pending the HEALY offering public tours.

Committee Questions

Mr. Donek asked how is the Cruise Line Agency involved.

Mr. Uchtyl answered the Cruise Line Agency arranges all the moorage positioning for our docks and they coordinate with all SE Alaska.

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Mr. Donek asked where the USCG Cutter HEALY will moor.

Mr. Uchytel answered the CT Dock by the Tram.

**Public Hearing** – None

**Committee Discussion/Action**

Mr. Peterson stated to ask for half of the moorage fees since they have a budget for it.

Mr. Busch stated he supports waiving fees and he heard they are conducting tours.

Dr. Logan stated he concurs with waiving fees as long as there are tours.

Mr. Donek also agreed.

**MOTION: BY DR. DAVID LOGAN TO WAIVE THE MOORAGE FEES FOR THE USCG CUTTER HEALY BASED ON PUBLIC TOURS BEING PROVIDED AND ASKED FOR UNANIMOUS CONSENT.**

Motion passed with no objection.

**IX. Items for Information/Discussion.**

**1. Mount Roberts Tram Update**

Mr. Uchytel stated he and Mr. Peterson met with Goldbelt today to work on the lease language. Mr. Uchytel presented a draft of the proposed amended lease to include a three year settlement for FY13, FY14, and FY15 in the amount of \$267,180.00 for back lease rent. Goldbelt has been paying \$104,000.00 per year since 2006. The recommended amended lease rent for the next five years will be 9% of the appraised value plus \$60,000 for royalty rent and that will take the lease to 2020.

Mr. Peterson added that one of the terms states Goldbelt has the option to renew the lease for 35 years. It does state the city only has the right to deny the lease for good cause under acts or omissions of the lease terms. The royalty rent fixed rate will also be an item to work out for the future lease. The lease rent will have a rent adjustment every 5<sup>th</sup> year proposed by the Port Director based on CPI. If Goldbelt disagrees they will be able to request an appraisal and the city is able to get up to two appraisals and then take any disputes to the Assembly. It needs to be determined if we do an appraisal every 5 or 10 years. These are items of concern to prevent issues in the future.

Mr. Uchytel stated he is working with CBJ Law Department to have a better dispute resolution portion of the lease.

Mr. Busch stated he is good with the lease stating CBJ only has the right to deny the lease for good cause. Goldbelt has a significant investment in the property with the tram building. He is concerned about not doing an appraisal every 5 years if Goldbelt disputes the CPI raise. If they come forward with an appraisal and we are waiting every 10 years for an appraisal it could cause issues.

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Mr. Donek stated he is not comfortable with a 10 year appraisal. Every 5 years we should do an appraisal and CPI adjustment. Therefore during a lease renewal we will have a scheduled appraisal.

Mr. Uchytel stated to stay in line with other leases the rent adjustment should be based on Appraisals every 5 years, no other lease says CPI adjustment so it would not be fair to do both.

Dr. Logan stated he supported the 5 year appraisal rent adjustment. He does not support the royalty rent of \$60,000 not ever being adjusted nor does he support the 35 year lease length.

Mr. Donek said we should keep the Royalty rent in the lease since it was in the original lease and one solution is to apply CPI adjustment to the \$60,000.00 royalty rent and the base rent will be based on appraisals every 5 years.

Mr. Busch said we should just add the royalty to the base rent to make it less complicated.

Dr. Logan said he would support both of those options.

Mr. Donek stated the original lease said we would exam their books and then base the royalty rent on that. He is not comfortable with that and he would support doing away with the royalty.

Mr. Busch asked if we added in their ability to conduct retails sales.

Mr. Peterson answered yes.

Mr. Spickler asked if the idea of annual CPI and 10 year appraisals appealed to Goldbelt.

Mr. Peterson answered they resisted but willing to discuss.

My Uchytel said Goldbelt may agree to a 5 year appraisal and a better dispute resolution. If we remove the royalty rent then we would need to raise the percentage rate of the appraisal to calculate the lease rent.

Mr. Spickler added he would be ok with CPI adjustment every five years and appraisals every 10 years but during a dispute resolution with getting dueling appraisals it would be too expensive for all parties.

Mr. Uchytel said right now the language of the lease we each get an appraisal and we do not agree then we get a third independent appraisal and use the average of the two closest to calculate the lease rent. The best option is to get away of third party appraisal dispute

## **CBJ DOCKS & HARBORS BOARD**

### **FINANCE MEETING MINUTES**

**For Tuesday, August 26th, 2014**

resolution. Goldbelt prefers getting multiple appraisals to use an average of the two closest.

Mr. Donek said we will back in the same mess with appraisals not being close and causing problems for dispute resolution. We need to get away from that.

Mr. Peterson said we need to establish renewal time line and if we stick with 35 year renewal.

Dr. Logan asked if we have a timeline for the next negotiation meeting.

Mr. Uchytel answered if the direction of the board is to go back to a 5 year appraisal process as opposed to CPI adjustments he will need to re-work the document to take back to Goldbelt.

Mr. Donek stated yes he would like to stick with the 5 year appraisal process without CPI increases.

Mr. Spickler stated he supports an annual CPI and longer appraisal periods.

Mr. Busch stated either way is good but keep it simple.

Mr. Peterson asked the board to clarify if we want a yearly CPI and maybe a 7 year appraisal process.

Mr. Donek answered we should have all of our leases be consistent with a standard process.

Mr. Uchytel asked if we should meet with the Assembly members to see if they agree with our direction.

Dr. Logan stated we should go with 5 year appraisal leases based on the regulation and if Goldbelt disagrees they can go in front of the assembly with alternate options such as CPI.

Mr. Donek stated he believes we are the ones that suggested CPI.

Mr. Uchytel answered his recollection was that Goldbelt originally suggested CPI therefore he checked CBJ legal if this was even a viable option. The requirement was an appraisal still had to be a lease requirement.

Mr. Spickler stated he would like to change back to appraisal only to match all other leases.

Mr. Donek stated we should present to the Assembly what CBJ wants for the lease and Goldbelt can also present what they want for the lease and the Assembly can choose.

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**FINANCE MEETING MINUTES**

**For Tuesday, August 26th, 2014**

Dr. Logan stated it would be best to work out an agreement with Goldbelt to present to the Assembly.

**X. Staff & Member Reports.**

Mr. Uchytel stated he received a request from a Wi-Fi company The Snowcloud. They requested to put up a 26 foot roam tower at Douglas Harbor. Per CBJ legal it would have to be a lease. Mr. Uchytel advised iCloud that it would be a long process with public notice, survey, appraisal, conditional use permit etc. He encouraged The Snowcloud to check with a private property so they could get it quicker as opposed to dealing with the city's required steps.

**XI. Committee Administrative Matters.**

1. Next Finance Committee Meeting September 23rd, 2014

**XII. Adjournment.**

The Finance committee meeting adjourned at 5:53pm.



# Port of Juneau

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

**From:** Carl Uchytel, Port Director  
**To:** Docks & Harbors Finance Committee  
**Date:** September 19th, 2014  
**Re:** SALMON CREEK DEVELOPMENT - LEASE

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

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

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

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

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

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

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







# Port of Juneau

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155 S. Seward Street • Juneau, AK 99801  
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**From:** Carl Uchytel, Port Director  
**To:** Docks & Harbors Operations-Planning Committee  
**Date:** September 19th, 2014  
**Re:** Memorandum of Agreement – Statter Harbor Launch Ramp

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATED: \_\_\_\_\_  
Carl Uchytel, CBJ Port Director

DATED: \_\_\_\_\_  
Richard Deems

Form Approved by: \_\_\_\_\_, Law Department



# Port of Juneau

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

## MEMORANDUM

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

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

### **Option A:** Pursue the original plan.

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

### Considerations:

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

### Cost/Funding:

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

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

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



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

Considerations:

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

Cost/Funding:

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

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

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

Considerations:

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

Cost/Funding:

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

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

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

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

Considerations:

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

Cost/Funding:

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

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

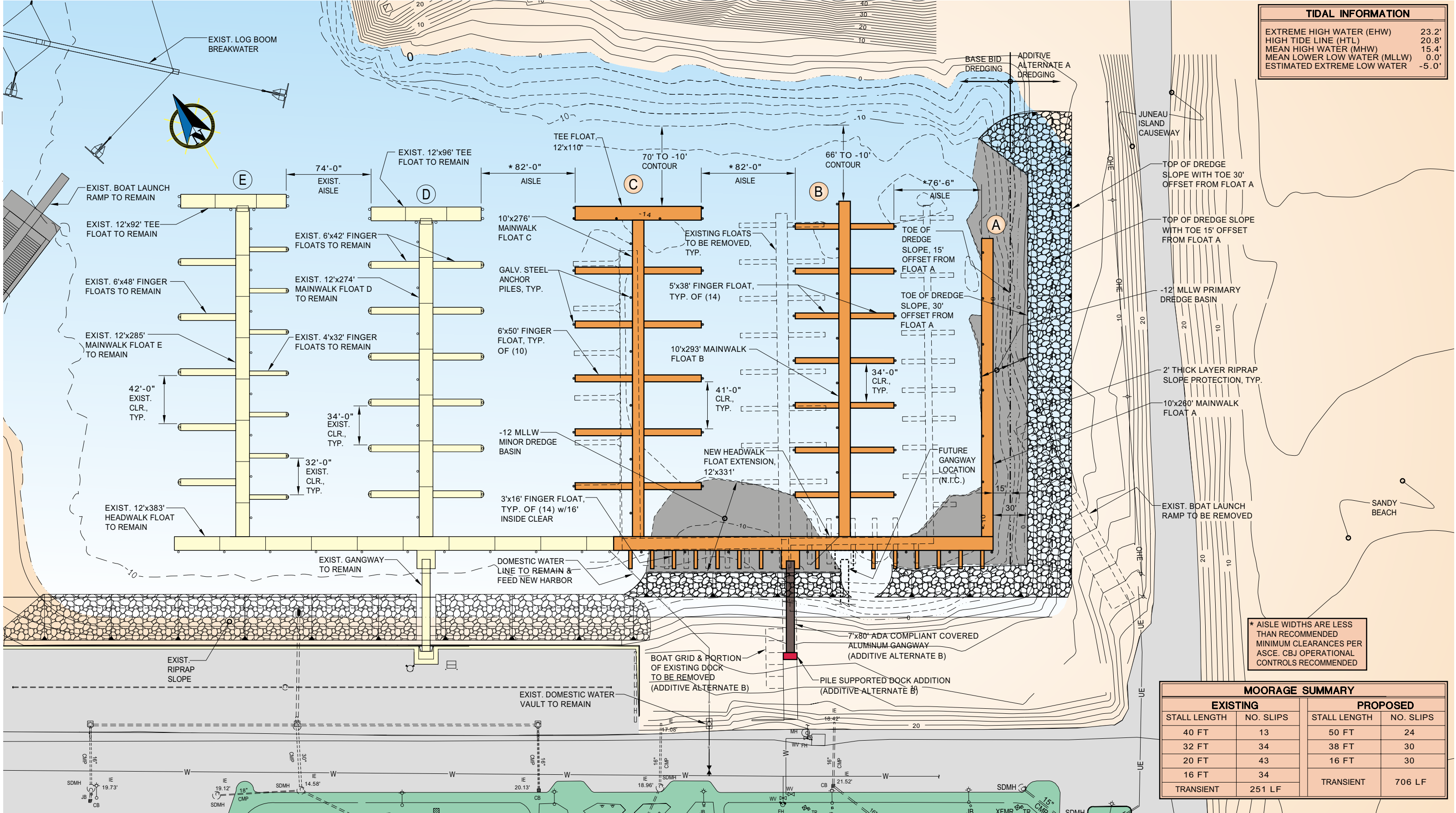
Description: The project would remove all existing floats; dredge the harbor to -12 foot depth; and the dredge material would be deposited in Gastineau Channel but without a cap. The harbor may need to be capped depending on modified permit conditions. The new float system would provide moorage essentially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

Considerations:

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

Cost/Funding:

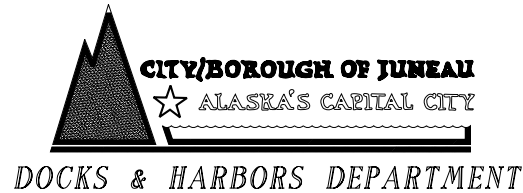
- Cost Estimate: \$6,892,268.00
- Funding Available: \$5,600,000.00
- Funding Needed: \$1,292,268.00



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

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

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



REVISIONS				
REV.	DATE	DESCRIPTION	DWN.	CKD.

P

N

D

ENGINEERS, INC.

DESIGN: AWS

CHECKED: CRS

DRAWN: AWS

APPROVED: CRS

9360 Glacier Highway Ste 100  
Juneau, Alaska 99801

Phone: 907-586-2093  
Fax: 907-586-2099  
www.pnd-anc.com

SCALE:

SCALE IN FEET

0 40 80



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

SHEET TITLE:

SITE PLAN

PN&D PROJECT NO. 062065.01

DWG. FILE:

1

SHEET 1 OF 1





## OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

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

#### ENGINEER'S ESTIMATE UPDATE

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

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



# OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

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

### ENGINEER'S ESTIMATE UPDATE

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

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



## OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

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

#### ENGINEER'S ESTIMATE UPDATE

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

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



## OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

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

#### ENGINEER'S ESTIMATE UPDATE

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

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



# OLD DOUGLAS HARBOR REPLACEMENT

CBJ Project No. DH 07-133

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

### ENGINEER'S ESTIMATE UPDATE

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

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





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

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

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

