

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, June 25th, 2015

- I. Call to Order** (5:30 p.m. in the CBJ Assembly Chambers).
- II. Roll** (John Bush, Tom Donek, Bob Janes, David Logan, Mike Peterson, Budd Simpson, Scott Spickler, David Summers, and Tom Zaruba).
- III. Approval of Agenda**

MOTION: TO APPROVE THE AGENDA AS PRESENTED.
- IV. Approval of May 21st, 2015 Regular Board Meeting Minutes.**
- V. Public Participation on Non-Agenda Items** (not to exceed five minutes per person, or twenty minutes total time).
- VI. Consent Agenda- None**
 - A.** Public Requests for consent Agenda Changes
 - B.** Board Members Requests for Consent Agenda Changes
 - C.** Items for Action
- VII. Unfinished Business- None**
- VIII. New Business**
 - 1. Thane Ore House RFP
Presentation by the Port Director

 - Board Questions

 - Public Comment

 - Board Discussion/Action

 - MOTION: FOR THE PORT DIRECTOR TO PROCEED WITH ADVERTISING TO LEASE THE FORMER THANE ORE HOUSE PROPERTY.**
- IX. Items for Information/Discussion**
 - 1. Recreational Boat Launch Fees Regulation Changes (05 CBJAC 20.060)
Presentation by the Port Director

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, June 25th, 2015

2. Lucity Asset/Maintenance Management System
Presentation by Deputy Port Engineer Eric Schaal
3. Opposition to Zone Change Proposal from Waterfront Commercial to Industrial
Presentation by Howard Lockwood
4. Juneau Port Development Lease Extension
Presentation by Port Director

X. Committee and Member Reports

1. Harbor Fee Review Committee Meeting- June 3rd, 2015 & June 17th, 2015
2. Operations/Planning Committee Meeting- May 28th, 2015 & June 17th, 2015
3. Finance Committee Meeting- June 18th, 2015
4. Docks Fee Review Committee Meeting- ~~June 18th, 2015~~ CANCELLED
5. Member Reports

XI. Port Engineer's Report

XII. Harbormaster's Report

XIII. Port Director's Report

XIV. Assembly Liaison Report

XV. Board Administrative Matters

- a. Nominations for July Board positions
- b. Adjust Standing Committees for July
- c. Harbor Fee Review Meeting – To be determined
- d. Docks Fee Review Meeting – To be determined
- e. Operations/Planning Committee Meeting –Wednesday, July 22nd, 2015
- f. Finance Committee Meeting – Thursday, July 23rd, 2015
- g. Board Meeting – Thursday, July 30th, 2015

XVI. Executive Session – For the purpose of discussing Port Director's evaluation.

XVII. Adjournment

CBJ Docks and Harbors Board
REGULAR BOARD MEETING MINUTES
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I. Call to Order.

Mr. Logan called the Regular Board Meeting to order at 5:32p.m. in the CBJ Room 224.

II. Roll Call.

The following members were present: John Bush, Tom Donek, Bob Janes, Mike Peterson, Budd Simpson, Scott Spickler, David Summers, and David Logan.

Absent: Greg Busch.

Also present were the following: Carl Uchytel – Port Director, David Borg-Harbormaster, Gary Gillette – Port Engineer, Jerry Nankervis – Assembly Liaison, and Kristen Kolden – Alaska Seismic & Environmental, LLC.

III. Approval of Agenda.

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

Motion was approved with no objection.

IV. Approval of Previous Meeting Minutes.

Hearing no objection, the April 30th, 2015 Regular Board Meeting Minutes were approved as presented.

V. Public Participation on Non-Agenda Items –

Rob Warden, Auke Bay, AK

He said he just finished his dock in Auke Bay and is concerned with the boat traffic. There is a 5 knot slow down buoy that boats are going well over the speed limit. His concern is on flat days, he gets a large amount of wake from the large whale watching boats. In the last 10 years, whale watching has really expanded. This is good for the community, but the boats are getting bigger and faster and on calm days, he gets three to four foot waves hitting his place. There are other people who are experiencing the large waves also. He wants to know if there is something that can be done? He said the ferries and the smaller boats don't cause a problem, it is just the large whale watching boats. He said his barbecue got knocked off the dock from the wakes. He said he has a lot of money invested in his dock and he says it is dangerous if little kids are on the dock. It will also wear on the dock a lot sooner than what the life expectancy should be.

Mr. Spickler asked if he called Tourism Best Management (TBMP)?

Mr. Janes asked where his dock is located?

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Mr. Warden showed on a map where his dock is located.

Mr. Uchytel showed on the map where the speed zone restriction is.

Mr. Warden said some whale watching boats come in close to his dock.

Mr. Logan recommended to move this speed restriction issue to the OPS/Planning Committee.

VI. Consent Agenda - None

VII. Unfinished Business –

1. Small boat harbor Fees & Small Boat Harbor & Port Facilities Use Regulation.

Mr. Uchytel said it was brought to staff's attention by concerned citizens that the haul out fees (proposed for the CBJ owned self-propelled hydraulic Boat Lift) in 05 CBJAC 20.030 charging \$15 per linear foot each way is too high. The Harbormaster is recommending \$10.00 per linear foot each way and at last night's Finance Meeting, the Committee approved the recommendation. The \$10 rate is still \$2.00 more than other companies charge. This is the only additional change in this set of regulations. After this is approved, this regulation change, and the Statter Harbor Parking lot fees and Staff Labor fees will all go out for a 21 day public comment period.

Board Questions

Mr. Peterson asked what the haul out fee was prior to the \$15 per linear foot rate?

Mr. Uchytel said staff was using a \$5.00 per linear foot towing rate.

Mr. Peterson asked if it is approved here, will it go out for a 21 day period?

Mr. Uchytel said yes and then back to the Board for a public hearing.

Mr. Peterson asked where the concerned citizens directed their concerns to?

Mr. Borg said staff received some phone calls.

Public Comment - None

Board Discussion/Action

Mr. Peterson suggested to leave the \$15 rate in for the sake of the 21 day period.

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Mr. Logan asked if there were changes, would it need to go out for another 21 day notice period?

Mr. Uchytel said yes.

Mr. Simpson said he would be in favor of advertising this at the \$10 rate.

Mr. Donek agreed with posting the notice at the \$10 rate.

Mr. Borg said the people affected by this change will be out fishing on June 21st, and they wanted their voice heard.

Ms. Scovill said this has already been advertised at the \$15 rate and that generated the comments. It was pulled back to propose a lesser rate. This will go out for another 21 day public input period.

MOTION By MR. DONEK : APPROVAL OF MODIFICATION TO PROPOSED REGULATION CHANGES 05 CBJ 20.030 (AUKE BAY LOADING FACILITY – HAUL OUT FEES) IN WHICH THE FEE IMPOSED TO HAUL OUT USING THE SELF PROPELLED HYDRAULIC BOAT LIFT BE CHANGED FROM \$15 PER LINEAR FOOT TO \$10 PER LINEAR FOOT; AND THAT THE PROPOSED REGULATION CHANGES BE PUBLICLY NOTICED FOR A FUTURE HEARING AT AN UPCOMING BOARD MEETING AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

Mr. Summers left the meeting at 5:50 pm, but would return.

VIII. New Business

1. Cultural Preservation Lease Review

Mr. Uchytel said since 1998 Cultural Preservation(Goldbelt) has been leasing this area, and has been modified since then. In 2013 during the review process, Horan & Company reappraised this area with nearly doubling the lease rent. Goldbelt did not agree with that rate and entered negotiations. He said he is recommending a lease amendment to change the rent calculations to 9% of the appraised value, which will set the lease rent at \$64,179. Change the lease rent review period from three to five year which will put this in line with CBJ ordinance. Return Parcel A which has no value to Goldbelt, and Docks & Harbors could use this for parking. He said these recommended changes will require Assembly action.

Board Questions –

Mr. Simpson asked if Parcel A was decked over?

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Mr. Uchytel said it is uplands.

Mr. Janes asked who owned lots one & two on the map?

Mr. Pierre said Goldbelt owns lots one, two, three, four and five.

Public Comment –

McHugh Pierre, Goldbelt Vice President of Alaska operations.

He said Goldbelt is the owner of the Seadrome Marina. We would like to move forward with this lease, have a review every five years, and make this quick and painless for all.

Mr. Janes asked if Parcel A is returned, will there still be access to that parcel?

Mr. Pierre said there will be access through Goldbelt property and Mr. Uchytel and staff would still be able to use that area if they choose to. He said Goldbelt would like to build a parking structure.

Board Discussion/Action

Mr. Simpson said this appears to be fair for both sides and would like to proceed.

Mr. Spickler said the Finance Committee endorsed this and recommended approval from the Board.

MOTION By MR. SPICKLER: TO ACCEPT THE RECOMMENDATION FROM THE FINANCE COMMITTEE THAT THE CULTURAL PRESERVATION LEASE RENT BE SET AT 9% RENT CALCULATION BASED ON THE APPRAISED VALUE OF \$713,100 OF THE PROPERTY, RESULTING IN A NEW ANNUAL LEASE PAYMENT OF \$64,179. THE AGREEMENT RETROACTIVE WITH THE AMOUNT OF \$67,149.91 FROM JUNE 1ST, 2013 THROUGH MAY 31ST, 2015. THE LEASE WILL NOW BE REVIEWED EVERY 5 YEARS WITH THE NEXT REVIEW JUNE 1ST, 2018. THE LEASE AMENDMENT WILL INCLUDE RETURNING THE 1,694 SF PARCEL A TO DOCKS & HARBORS RESULTING IN A REDUCTION OF \$7,851.69. THIS RECOMMENDATION TO BE FORWARDED TO THE ASSEMBLY FOR LEASE AMENDMENT ACTION AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

Mr. Summers was not present for the vote and returned at 6:02 pm.

2. Douglas Harbor Design Fees

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Mr. Gillette said in your packet is a fee proposal from PND Engineers regarding Douglas Harbor Design Fees. This project has been broken down into three phases. The first phase is demolition of the existing floats and Trucano Construction will be doing this work in August after the Salmon Derby. Phase II is dredging of the facility and disposing of the dredged material in Gastineau Channel. This will be funded by the Corps of Engineers and will go out to bid soon. Phase III will be back to Docks & Harbors to put the Harbor back in place. We are now moving forward with the design rebuild. This contract amendment is for the fees for PND to perform those services at \$308,940, with the new design being a substantial change.

Board Questions - None

Public Comment- None

Board Discussion/Action

MOTION By MR. JANES: APPROVAL OF THE ENGINEERING DESIGN SERVICES FEE PROPOSAL TASK ORDER, TO REBUILD OLD DOUGLAS HARBOR, BE AWARDED TO PND ENGINEERS, INC. FOR \$308,940 BE FORWARDED TO THE ASSEMBLY FOR APPROVAL AND ASK UNANIMOUS CONSENT.

Motion passed with no objection

IX. Items for Information/Discussion

1. Cruise Ship Berth Monitoring

Mr. Gillette said when Docks & Harbors was constructing the Port Customs Building and the Visitor Center, there was concern from the Mt. Roberts Tram employees that vibration and cracking was going on in the building. Staff did an investigation by setting up survey points and monitored it through the rest of the project construction. It was determined that the visible cracks had been there a long time. The Tram building is partially built on piles and partially on spread footing and there was evidence that it had been going on for a long time. This determination showed that we did not cause the cracks and was not challenged after this work was completed. As a precautionary item, since we have a very large project along the waterfront with larger piles, staff thought it would be prudent to hire someone that will monitor this area to determine if this project is causing damage. He said Kristen Kolden is here from Alaska Seismic & Environmental, LLC who responded to Docks & Harbors RFP for vibration monitoring and was selected. She developed a plan for this monitoring and

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a contract was just signed for phase II to implement this plan once construction starts.

Kristen Kolden gave a presentation on the vibration monitoring plan for the waterfront area during the cruise ship berth project.

Mr. Spickler asked how she will be able to verify the ground settling versus the vibration causing the cracks?

Ms. Kolden said the key is to have everything time correlated. Weather is slow static happening overtime, and Dynamic static is instantaneous like pile driving.

Mr. Summers said this building also serves as a base for the Tram. Will the Tram movement up and down be considered?

Ms. Kolden said that would be recorded. The times the Tram goes up and down could be documented to see if there is a spike in crack movement or ground vibration.

Mr. Spickler asked if the pile driving starts having an affect on the building what will be done to mitigate that problem?

Mr. Gillette said if something does happen it would need to be looked at.

Ms. Kolden said based on her experience, it is highly unlikely that pile driving would cause damage to a structure from the vibration. People can perceive this as happening so this vibration monitoring is a good way to protect Docks & Harbors.

Mr. Uchytel pointed out another reason for this monitoring was because of the settlement at the Fisherman's Memorial that Docks & Harbors was accused of causing.

2. Term Contract results

Mr. Uchytel said Docks & Harbors term contracts are typically fiscal year to fiscal year and have option to renew for three one year periods. There were five that expired this year. The term contracts are for projects less than \$50,000. The selections are as follows;

- Electrical Engineering - Haight & Associates
- Civil Engineering Consulting services – PND
- General Electric Work – Anchor Electric
- Plumbing and Mechanical – Behrends Mechanical
- Boat Demolition – Trucano Construction

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3. Thane Ore House Lease – Next Steps

Mr. Uchytel said this is a Request For Proposals (RFP) for the selection of the next lessee for the Thane Ore House. He said this RFP is what he is proposing to select a business to lease the Thane Ore House area. There would be a selection panel of staff, Board members, and possibly the Assembly Liaison. The proposer would need to provide a business plan on how they will execute the lease, and the capacity of the firm. More discussion followed the RFP selection process.

Mr. Logan suggested to send this to the Finance Committee meeting in June as an action item and on to the Full Board.

4. Whale Project

Mr. Summers said this whale subject has been in the media lately. Different organizations have stated what they thought Docks & Harbors opinion on the Whale project is. He said he looked back in previous minutes from 2012 and was not able to find anywhere that the whale project was endorsed for a certain area by Docks & Harbors. He did find the whale project wrapped into the maritime center building area discussion, but the building project did not move forward. Because people are saying that Docks & Harbors Board has endorsed a certain location, specifically at the Assembly meeting, he thinks it is important to clarify to the Assembly that Docks & Harbors has not endorsed a specific location so there is no public perception to that effect.

Mr. Logan asked Mr. Nankervis if he left the meeting with the impression that Docks & Harbors has endorsed the whale project location.

Mr. Nankervis said he didn't, but there is people that could have.

Mr. Logan asked if the Board should take a position on this because we have nothing to do with this?

Mr. Donek said this is not our project.

Mr. Logan asked if the Board needs to clarify our position as a Board?

Mr. Janes said he would like it officially known that Docks & Harbors does not have a position on the Whale project location.

Mr. Simpson said it was specifically stated that Docks & Harbors endorsed the whale location, and his recollection is the Board received a presentation. The fact Docks & Harbors did not endorse this location needs to be clarified.

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Mr. Logan asked if this needs to be an action item that the Board needs to clarify they are not taking a position on this project.

Mr. Uchytel said the Assembly already endorsed the location. When this was presented to the Board, nobody asked the Board to endorse this location. Engineering had a plan and Docks & Harbors was just making sure there was land available.

Mr. Logan asked if sending a letter to the Assembly clarifying the Board position needed to be an action item?

Mr. Nankervis said the Assembly hears public testimony all the time, and sometimes it is inaccurate. He suggested to direct the Port Director to send an e-mail to the Assembly members letting them know it was an incorrect statement and the Docks & Harbors Board did not endorse the whale location.

Mr. Summers said the statement came from the president of the whale committee.

Mr. Bush said the record speaks for itself and he does not see it as an issue.

Mr. Logan asked to send an e-mail to the Assembly members and the person who made the statement that the Docks & Harbors Board is taking no position on the location of the whale.

X. Committee and Board Member Reports

1. Harbor Fee Review Committee Meeting – May 6th, 2015.

Mr. Simpson said the committee discussed the trailer launch ramp fees, kayak fees, and other non-motorized vessel fees. The Committee recommended \$100 annual launch fee per vessel and not per user. The per user has been abused. There are designated free kayak launch areas at Amalga Harbor, Old Douglas Harbor and Tee Harbor. Kayak users will still be subject to launch fees if they are using the main ramps at any of the facilities.

2. Operations/Planning Committee Meeting – Next week.

3. Finance Committee Meeting – May 20th, 2015

Mr. Spickler said everything discussed at the Finance meeting was on the Agenda tonight.

4. Docks Fee Review Committee Meeting – Cancelled

5. Member Reports – none

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XI. Port Engineers Report –

Mr. Gillette reported;

- Aurora Harbor is on schedule and boats are scheduled to move back in on June 1st.

Mr. Logan asked if he heard back from GCI?

Mr. Uchytel said the Deputy Port Engineer said the GCI representatives would need 50% of the 110 slips and they only had 19 previously. If they come back and say they are not interested, staff will ask what it will cost for Docks & Harbors to have the phone lines installed.

- At Statter Harbor they are working on installing instrumentation in the soft ground area that will be built up for consolidation. There has been low tides so they have been working early and late hours to get this completed. Staff received a noise complaint and needed to remind Millers not to haul rock until after 7:00 am. He said Millers Construction cut down some trees on Dick Deems property that was not suppose to be cut and staff is negotiating that issue.
- Manson Construction will be ready to move into place on September 16th to start the Cruise Bert Project.
- Amalga Harbor Fish Float study is in progress. Harold Moeser is working on this project. There are a number of option to look at for this project and will go to the Ops/Planning meeting for review.
- The Cruise Berth Art was approved by the Assembly.

XII. Harbormaster's Report –

Mr. Borg reported;

- Four derelict vessels were taken to Trucano's for demolition.
- Shedoni left the IVF today under Trucano's power. Staff worked closely with the owner and entered a contract for disposal.
- At the ABLF there is a vessel on the hard that suffered some damage from Docks & Harbor travel lift. He said a marine survey was completed on this vessel and risk is involved.

XIII. Port Director's Report –

Mr. Uchytel said the ribbon cutting ceremony is on June 5th for Aurora Harbor. Customer appreciation will be on the same day until 2:00 pm.

Today a retired Army Major Steve Powel who's uncle perished in Solomon Islands on the USS Juneau came to town aboard the Oosterdam. He said Mr. Nankervis, Mr. Borg, Mr. Clauder and myself were there for a small ceremony where he presented a purple heart to Mr. Nankervis for the City which his uncle received.

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XIV. Assembly Liaison Report

Mr. Nankervis reported;

- Assembly introduced a land trade with CBJ and the Christ Evangelical Lutheran Church which is the church across the lane from the Troopers.
- Moved resolution 2713 which is the CBJ Capital Improvements Project list for 2016 through 2021.
- Moved Resolution 2726 which is dissolving the Aquatics advisory board and the empowered Board will be stepping in.
- The mill rate is the same as last year at 10.76.
- Ordinance 2015-20B appropriated money for the CBJ operations for FY 2016.
- Ordinance 2015-21B which is money to fund the Juneau School District. We have revenue sharing for 2016, but not certain for 2017.
- Ordinance 2014-24AM appropriated the City Manager \$100,000 partial funding for the Statter Harbor launch ramp.
- Approved the 1% for Art for the Cruise Berth project which members were surprised on the amount.

XV. Board Administrative Matter

- a. Operations/Planning Committee Meeting –Thursday, May 28th, 2015
- b. Harbor Fee Review Meeting – Wednesday, June 3rd, 2015
- c. Operations/Planning Committee Meeting –Wednesday, June 17th, 2015
- d. Finance Committee Meeting –Thursday, June 18th, 2015
- e. ~~Docks Fee Review Meeting –Thursday, June 18th, 2015~~ - Cancelled
- f. Board Meeting – Thursday, June 25th, 2015
- g. Board Member Applications – Tuesday May 26th, 2015

Mr. Uchytel said as of this morning the City Clerk received 3 applications for four positions.

- h. Port Director Performance Review Process

Mr. Logan asked Mr. Spickler, Mr. Simpson and Mr. Donek to meet briefly tonight to talk about the form that was received in an e-mail and enter into executive session after the next Board meeting in June.

XVI. Adjournment - The regular Board Meeting adjourned at 7:22 p.m.

- Recreational boat Launch fees ([05 CBJAC 20.060](#))
 - 4/2005
 - The fee assessed to an owner for using one or more of the Douglas Harbor Boat Launches, the Harris Harbor Boat Launch, the North Douglas Boat Launch, the Statter Harbor Boat Launch, the Tee Harbor Boat Launch, the Amalga Harbor Boat Launch, and the Echo Cove Boat Launch to launch and recover recreational vessels. Use of the Kayak Launch Ramp at Amalga Harbor is free.
 - Calendar Year \$90.00



REQUEST FOR PROPOSALS

RFP No. DH15

Tracts B-1 and B-2, Alaska Tideland Survey

1328, ADL 103289

4400 Thane Road, Juneau, Alaska

(formerly - Thane Ore House Property)

Date of Issue: May 20th, 2015

Issued By:

Carl Uchytel, PE, Port Director

**4400 Thane Road Property
(formerly Thane Ore House)
RFP No. DH15**

SCOPE AND INTENT: The purpose of this document is to solicit proposals from persons or businesses interested in leasing the property managed at 4400 Thane Road in Juneau, Alaska under a lease from CBJ Docks and Harbors. The intent is to select a proposal with the highest and best use for this area as evaluated by a panel, including consideration in the proposed leased rent.

REQUEST FOR PROPOSAL DOCUMENTS may be obtained from the CBJ Port Director's Office, 76 Egan Drive, Juneau, AK 99801, telephone (907) 586-0292.

QUESTIONS REGARDING THIS RFP: Carl Uchtyl, CBJ Port Director, phone (907) 586-0294, fax (907) 586-0295 is the sole point of contact for all issues pertaining to this procurement. No oral interpretations concerning the RFP will be made to any person. *Requests for an interpretation must be made in writing and delivered or sent by fax to the CBJ Docks and Harbor at least 4 days before the submittal date.*

PRE-PROPOSAL MEETING: A non-mandatory pre-proposal meeting will be held in the conference room at the CBJ Port Director's office, 76 Egan Drive, Juneau, AK 99801 at **1:00 PM, Tuesday, June 23rd, 2015**. Persons interested in submitting a proposal are encouraged to attend.

PRE-PROPOSAL BUILDING INSPECTION: A non-mandatory pre-proposal building inspection will be held at the lease site, 4400 Thane Road, Juneau, AK 99801 from **10:00 AM to 4:00 PM Wednesday, June 24th, 2015**. Prospective proposers, and their contractors, are invited to attend.

DEADLINE FOR PROPOSALS: Five (5) copies of the proposal, in a sealed envelope will be received until 2:00 p.m., Alaska Time on Wednesday, July 15th, 2015, or such later time as the Port Director may announce by addendum to plan holders at any time prior to the deadline. Late proposals will not be accepted and will be returned, unopened.

NOTE: Mailing/delivery times to Alaska may take longer than other areas of the U.S. Please register with teena.scovill@juneau.org

Proposal documents delivered in person or by courier service must be delivered to:

PHYSICAL LOCATION:
City and Borough of Juneau
Docks & Harbors, Port Director's Office
76 Egan Drive
Juneau, AK 99801

Proposal documents delivered by the U.S. Postal Service must be mailed to:

MAILING ADDRESS:

City and Borough of Juneau
Docks & Harbors, Port Director's Office
155 South Seward Street
Juneau, AK 99801

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1.0 GENERAL INFORMATION

This Request for Proposals (RFP) defines CBJ Docks & Harbors intentions, explains the procedures for selecting a firm to provide the highest and best use of this area, and defines the documents required to respond to the RFP.

1.1 Purpose: The purpose of this document is to solicit proposals from individuals interested in obtaining a lease agreement with CBJ Docks & Harbors to operate at the 4400 Thane Road property, which was formerly known as the Thane Ore House. The CBJ has the right to refuse proposals deemed unreasonable. After a signed Lease Agreement between the CBJ and the Lessee has been completed, the Lessee may proceed with the accepted plan for operations.

1.2 Intentions: It is the intention of the CBJ to enter into a Lease agreement with an individual, partnership, or corporation to operate at 4400 Thane Road.

New construction and/or reconstruction work may be accomplished on this Lease. All plans must be approved by CBJ Docks and Harbors Port Director.

The primary purpose of this lease is to provide entrepreneurs a business opportunity.

1.3 Minimum Qualifications: In order to be considered for a lease agreement, proposing Individuals must ~~have at least five years of business experience~~ be 19 years of age or over, and provide a completed application accompanied by a \$10.00 filing fee. With every application, the applicant shall submit a development plan showing and stating the following:

- (A) The purpose of the proposed lease;
- (B) The use, value and nature of improvements to be constructed;
- (C) The type of construction;
- (D) The dates construction is estimated to commence and be completed;
- (E) Whether intended use complies with the zoning title and comprehensive plan of the City and Borough.

1.4 Lease Period: The initial Lease agreement period will not exceed 35 years with an option to renew for an additional lease term upon mutual agreement. CBJ reserves the right to negotiate a period less than 35 years if the lessee's business plans do not include significant investment capital.

1.5 Roadside Fisheries Requirement. The property is adjacent to an easement providing access to Alaska DNR tidelands. In support of the Juneau recreational sport fisherman, the success proposer agrees to set aside no less than 5 parking spaces for roadside fisherman at no cost to CBJ or fishing participants from May to September each year of the lease.

1.6 Background: Juneau is Alaska's Capital City. The CBJ Port Director's office is located at 76 Egan Drive, Juneau, Alaska 99801. The Port Director's office is located on the 2nd floor of the Seadrome Building.

1.7 Questions: Questions regarding this proposal will be handled by:

Carl Uchytel, Port Director
Docks & Harbors
City and Borough of Juneau
Telephone: (907) 586-0294
Fax: (907) 586-0295

Office hours are 8:00 a.m. to 4:30 p.m. local time, Monday through Friday.

1.8 Sample Typical Lease

Typical lease clauses are shown in Attachment 1 – Sample Lease Agreement. Proposers should be aware that certain terms of the leases are mandated under CBJ ordinance and, as such are not subject to negotiation (i.e. appraisal, lease rent requirements, dispute resolution, etc.).

https://www.municode.com/library/ak/juneau/codes/code_of_ordinances?nodeId=PTICOOR_P TIREPR_CH53.20LE

https://www.municode.com/library/ak/juneau/codes/code_of_ordinances?nodeId=PTIVADCOR E_TIT05DOHA_CH50LEAD

2.0 RULES GOVERNING COMPETITION

2.1 Pre-Proposal

2.1.1 Examination of the Request for Proposals

Proposers should carefully examine this solicitation document and any addenda thereto, and all related materials and data referenced in the document. Proposers should become fully aware of the nature of the lease contained in Attachment 1 and the conditions likely to be encountered while operating under the lease.

2.2 Proposal Development

2.2.1 Confidentiality

The content of proposals will be kept confidential until the selection is publicly announced. All materials submitted in response to this solicitation will become the property of CBJ. One copy will be retained for the official files of Docks & Harbors and will become public record after announcement of the successful proposer. The CBJ will not return proposals to the proposer. The CBJ reserves the right to reject any or all proposals.

2.2.2 Proposal Submission Process

Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the Proposer's capabilities to satisfy the requirement of this RFP. Emphasis should be

concentrated on conformance to the solicitation instructions, responsiveness to the solicitation requirements, and completeness and clarity of content.

This solicitation does not commit CBJ to select any person, partnership, business or corporation for this lease. All costs associated with the respondents' preparations, submission and oral presentations shall be the responsibility of the Proposer.

All proposals must be signed. A proposal may be signed by the Proposer or by an agent(s) only if the agent is an officer or a corporate representative authorized to sign contracts on the Proposer's behalf, a member of a partnership, or is properly authorized by a power of attorney or equivalent document. The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature. Proposals not received by the date and time specified in the cover letter will not be considered.

3.0 PROPOSAL CONTENT REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability for the Selection Committee, proposals should be organized in the manner specified below:

3.1 Title Page

Show the subject of this solicitation, entity name, address, telephone numbers, name of contact person and date of submission.

3.2 Letter of Transmittal

Include a cover letter that contains the following:

- A brief statement of your firm's understanding of the proposal requirements and a summary of your capability to meet the requirements.
- The names of the person(s) who is your authorized representative, their Title(s), address(es) and telephone number(s).
- A statement that you are willing to accept the terms and conditions of the lease contained in Attachment 1 if awarded a lease.
- A statement that you acknowledge all addenda to this solicitation.

The transmittal letter must be signed by a corporate officer who has authority to sign a lease.

3.3 Table of Contents

Identify the materials by section and page number.

3.4 Operations/Business Plan

Provide a detailed description of your plan for operating at the lease area. This should include a description of all services you intend to provide at the facility, with special mention of any services beyond what are currently provided at the facility. The selection panel will consider the proposed plan with reference to local economic opportunity, job creation and CBJ revenue potential.

3.5 Capacity of Firm

Discuss the qualifications and capacity of your company and the individuals within the company to provide the operation described in your operations plan. Include resumes of key personnel. List special licenses that your company or key personnel have that are related to your operations plan.

Include documentation attesting to the ability to finance the proposed enterprise. This may, but is not limited to bank loans, lines of credit, personal holdings, bonding capacity, investors, collateral, etc.

3.6 Past Record of Performance

Provide general background information highlighting your record of performance.

Include a detailed listing of specialized experience, capabilities, and unique qualifications related to operating at this area.

Provide select references of individuals and businesses that can attest to your company's record of performance.

3.7 Established local Business

It is the intentions of Docks & Harbors to recognize successful business enterprises within the City & Borough of Juneau. Provide general background information highlighting your record of business operations within the CBJ boundary.

3.8 Marine Related Activity

Docks & Harbor mission includes providing commercial opportunity for marine related uses. As such the selection panel will consider criteria in which the proposed business plan supports a business or activity that necessitates close proximity or adjacent water access. The proposed lease area is zoned "Waterfront-Industrial".

It is the responsibility of the proposer to ensure any activity planned for the leased property meets zoning and permissible use tables required under CBJ ordinance. https://www.municode.com/library/ak/juneau/codes/code_of_ordinances?nodeId=PTIICOOR_TIT49LAUS_CH49.25ZODI_ARTIIITAPEUS

3.9 Annual lease rent offering (minimum \$8600/year)

The appraisal fee simple value of the property was determined by a recent appraisal conducted by Horan & Company to be \$86,000. Based on a formula commonly used by CBJ for lease rent calculation, the minimum annual lease rent is set at 10% of the fee simple value or \$8600. The value of the building was considered to be fully depreciated with no residue value. Docks & Harbors will not object to business proposal which raze the existing structures.

One of the considerations the selection panel will evaluate is the annual lease proposal. This RFP is not a bid solicitation; as such the selected proposal may not have the highest annual lease rent offering. The selection panel will consider all state criteria before offering into lease negotiations.

Provide an unqualified annual lease rent offering. The minimum value shall be \$8600 per year.

4.0 EVALUATION OF PROPOSALS

4.1 Criteria

Proposals will be evaluated and scored, using the criteria on the EVALUATION/RANKING page, found at the end of this document, in order to ascertain which proposal best meets the needs of the CBJ. The items to be considered during the evaluation and the associated point values are numbered one through five (1 through 7).

4.2 Evaluation Data

The Evaluation Data discussed below is presented in an effort to delineate what criteria will be used to score proposals. Please do not include a separate section in your proposal for Evaluation Data. Much of the information discussed and requested below should be included in the proposal as part of the PROPOSAL CONTENT REQUIREMENTS discussed in this RFP.

4.2.1 Past Record of Performance

Evaluation of the Proposer's experience with the CBJ, other governmental agencies and private industry will be made. Detailed references including companies, specific contact persons and their phone numbers and locations should be provided.

4.2.2 Capacity of the Individual

Evaluation will be made of the Proposer's ability to perform the desired services. The proposal should discuss the ability to provide the variety of services. These include but are not limited to the items listed in Section 1.2, Intentions.

4.2.3 Hours of Operation

Provide anticipated hours of operations.

4.3 Evaluation Process

Evaluation of the proposals will be performed by Docks and Harbors staff and invited Docks & Harbors Board members and invited CBJ Assembly members.

5.0 SELECTION AND AWARD PROCESS

The proposals will be individually scored by the Selection Committee. The reviewers' scores are then ranked according to the individual scores. The rankings are then determined. The highest numerical ranking will be used to determine the successful Proposer.

Proposal evaluation results are anticipated to be announced within 15 calendar days of the submission date, although all offers must be complete and irrevocable for 60 days following the submission date.

Award of a lease, if made, will be to the responsible proposers selected in accordance with the criteria described in EVALUATION OF PROPOSALS of this RFP.

The CBJ reserves the right to award a lease solely on the basis of written proposals and reserves the right to award a lease to the successful individual without further discussion.

The successful proposers shall submit certification of proper insurance coverage as required by the RFP for inclusion in the contract.

6.0 INSURANCE REQUIREMENTS

The Contractor shall provide, as a minimum, the following insurance: The City must be named as an additional insured as respects their interest in this project, except for Professional Liability Insurance and Workers Compensation insurance. The Project Name and Number shall be referenced on the Certificate of Insurance. Proof of the following insurance is required prior to award:

6.1 Commercial General Liability Insurance. The Consultant must maintain Commercial General Liability Insurance in an amount sufficient to cover any suit that may be brought against the Consultant. This amount must be at least one million dollars (\$1,000,000.00) per occurrence, and two million dollars (\$2,000,000.00) aggregate. The Consultant must assume all insurable risks and bear any loss or injury to property or persons occasioned by neglect or accident during the terms of this Contract, except for sole negligence on the part of CBJ.

6.2 Professional Liability Insurance. The Consultant must maintain Professional Liability Insurance in an amount not less than five hundred thousand dollars (\$500,000.00) aggregate to protect the Consultant from any claims or damages for any error, omission, or negligent act of the Consultant, the Consultant's firm, employees, or subcontractors (which results in a financial loss to CBJ). *Note: The Professional Liability Insurance limit may be increased or decreased, depending on the specific project proposed. Consultants will be notified of a change in the limit, if any, with the individual project solicitation letter.*

6.3 Workers' Compensation Insurance: Contractor, if subject to the provisions of the Alaska Workers' Compensation Act (AS 23.30), will provide City and the State of Alaska with proof, furnished by the insurance carrier, of current coverage for workers' compensation with an insurance company or association authorized to transact such business in the State of Alaska, or an approved current certification of self-insurance by the Alaska Workers' Compensation Board. Contractor further acknowledges and agrees that in the event it fails to maintain proper workers' compensation coverage, the State will implement the provisions of AS 23.30.045(c) and City, at its option, may terminate this agreement for cause without liability. Contractor also agrees to provide evidence of Longshore and Harbor Worker's Insurance and Jones Act coverage as required by federal law if applicable to the work required.

The coverage shall include Employer's Liability Protection in the amount of:
\$ 100,000 per accident, \$ 500,000 policy limit, \$ 100,000 each employee.

6.4 Comprehensive Automobile Liability Insurance. The coverage shall include all owned, hired, and non-owned vehicles to a one million dollar (\$1,000,000.00) combined single limit coverage.

Each policy shall be endorsed to waive all rights of subrogation against the CBJ by reason of any payment made for claims under the above coverage, except Workers Compensation and Professional Liability.

7.0 LOCAL BONUS POINTS

Local bonus points shall be awarded if Proposer is determined to be a "Juneau proposer" meeting the criteria of CBJ's Purchasing Ordinance 53.50, section 53.50.010(5). CBJ Ordinance 53.50 can be viewed electronically at the following internet address:
<http://www.juneau.org/law/code/purchasing.pdf>

A paper copy of the CBJ Purchasing Ordinance is available upon request from the Port Director, 76 Egan Drive, 2nd floor, (907) 586-0292.

8.0 PROTESTS

The protest period begins with the posting of a notice of apparent successful proposer, in the CBJ Port Director office, and expires at the close of the next business day.

Protests shall be executed in accordance with CBJ Ordinance 53.50.062 PROTESTS and 53.50.080 ADMINISTRATION OF PROTEST. Copies of the ordinances describing protest procedures are available from the CBJ Port Director, 155 South Seward Street, Juneau, Alaska. Questions concerning protests or protest procedures should be directed to the CBJ Port Director, at 586-0294. CBJ Ordinance 53.50 can be viewed electronically at the following Internet address:
<http://www.juneau.org/law/code/purchasing.pdf>.

9.0 JUNEAU BUSINESS SALES TAX AND PERSONAL PROPERTY TAX

Vendors/merchants conducting business within the CBJ are required by law to register with the CBJ for sales and property taxes. Vendors/Merchants must be in good standing for all amounts owed to the CBJ prior to award and prior to all contract renewals, or no later than five business days following notification by the CBJ of intent to award. Failure to meet these requirements, if so subject, shall be cause for your proposal to be rejected. **To determine if your business is subject to these requirements, or for further information, contact the CBJ Finance Department, Treasury Division, at (907) 586-5265 concerning sales tax and 586-5268 concerning business personal property and real property tax.**

9.1 Rejection of Proposals: The CBJ Docks and Harbors reserves the right to reject any proposal which:

- Is conditioned, incomplete, obscure, or irregular,
- Omits a proposal on any item or items on which proposals are required,
- Is accompanied by insufficient or irregular proposal guaranty or,
- Is submitted by proposers who have previously failed to perform properly or to complete contracts as specified.

CBJ Docks and Harbors reserves the right to reject any or all proposals and to determine which proposal, if any, should be accepted in its best interest.

Proposal Evaluation Form

Proposer: _____

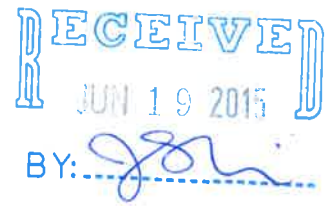
Scored By: _____ Date: _____

EVALUATION/RANKING

		POINTS AWARDED	
		Points Possible	Score
1.	Operations/Business Plan	0 – 35	_____
2.	Capacity of firm	0 – 15	_____
3.	Record or Performance	0 – 15	_____
4.	Established local business	0 – 5	_____
5.	Marine Related Business Activity	0 – 10	_____
6.	Annual lease rent offering (minimum \$8600/year)	0 – 20	_____
		Subtotal	_____
The Port Director will assign points for criteria 7 below.			
7.	Juneau Proposer	0 or 5	_____
		TOTAL POINTS	105 _____
		INDIVIDUAL RANKING	_____

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734
JUNEAU, ALASKA 99802
PHONE (907) 209-4250
FAX (907) 463-3055



June 8, 2015

To Whom It May Concern,

Subject: Opposition to zone change #AME2015 0002

I oppose the zone change at ATS 556A from Waterfront Commercial to Industrial for the following reasons:

1. There is a current, active Lease, recorded at Juneau Recording District on December 10, 2007, Recording No. 2007-007947-0, which is supported by CBJ Ordinance; Serial No. 2007-43 on ATS 556A between the City and Borough of Juneau and Juneau Port Development LLC to construct a Mega Yacht Harbor.
2. ATS 556A was granted to the City and Borough of Juneau on January 4, 1968 under a special vesting from the State of Alaska, a Tideland Patent #224 as a "Municipal Preference Right". (See Attached)
3. This Grant is subject to a Mineral Reservation, which is held by the State of Alaska, DNR. That area was staked by Dr. Roger Eichman as Mining Claims WAST 1-5, ADL 517981 thru ADL 517985, as provided in AS 38.05.185 thru AS 38.05.275. (These Mining Claims are valid and current, to date)
4. The CBJ Downtown Snow Storage Site Facility; BID E13-151 Downtown Snow Storage Site Facility and the Street Sweeping Debris Facility were placed on this area without any of the following permits, reviews or contacts:

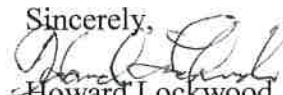
No - CSP - City/State Project and Land Action Review
No - Planning Commission Review
No - Long Range Waterfront Plan Review
No - No contact with State of Alaska, DNR - Re: Release of Mineral Reservation
No - No release of current, valid Mining Claim WAST-3, ADL 517983
No - No contact with Mining Claims WAST 1-5 Lessee: AMEx Mining

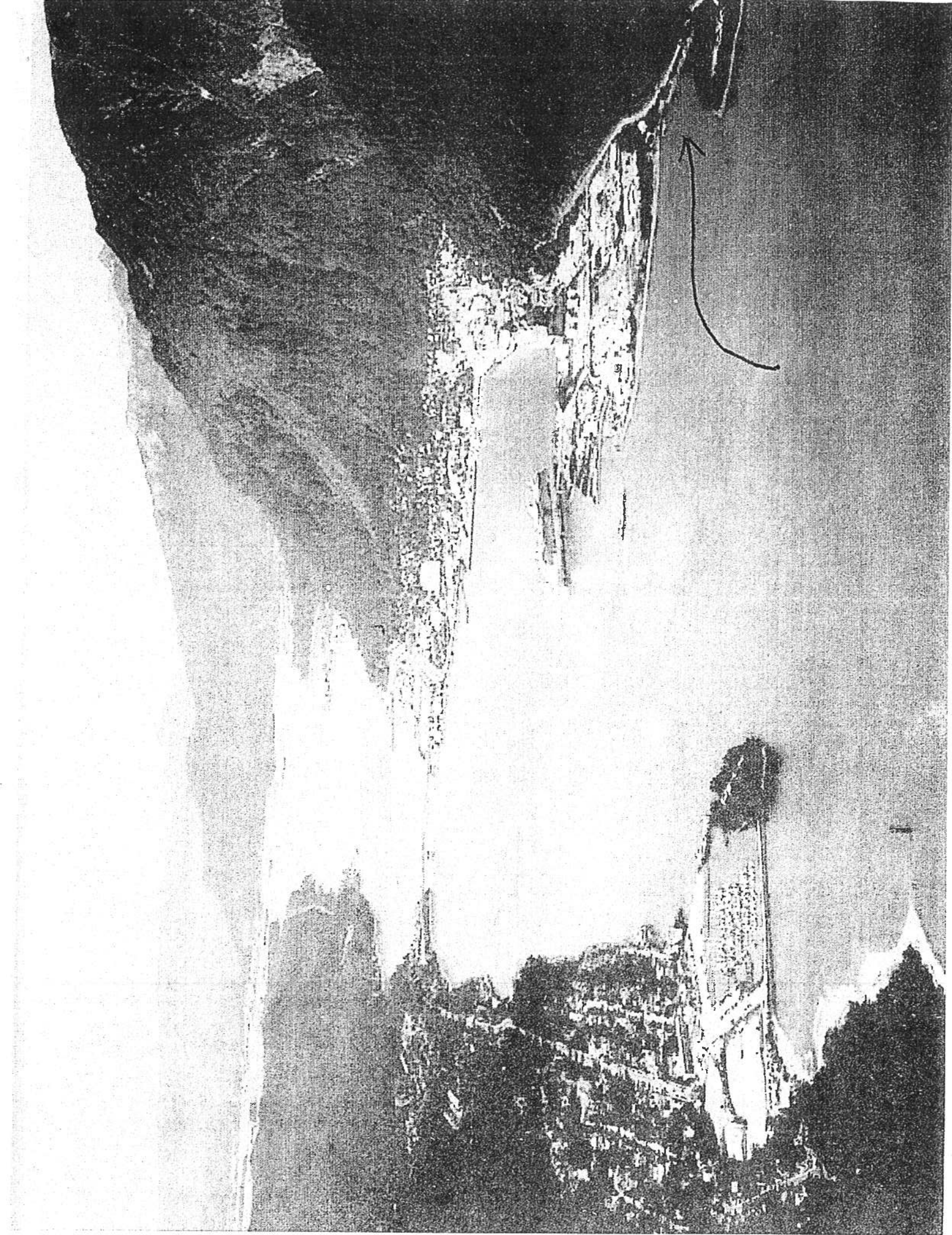
5. The CBJ Manager, Kim Kiefer and CBJ Engineering Department Director, Rorie Watt promised the Assembly at a meeting on July 1, 2013 to look into this matter and make corrections for the future.
6. To date, repeated requests by me as Manager of Juneau Port Development LLC, has produced no activity toward the proper consideration of these prior existing rights, rights of others and further, there has been no apparent due process by the CBJ Public Works Department and the CBJ Engineering Department for permitting, reviews or contact of those listed above since work began by them at that area in the Spring of 2013.

Annual Rent is being paid on these five Mining Claims to the State of Alaska, DNR under State Mining Law AS 38.05.185 thru 38.05.275.

All of this above needs to be addressed and corrected with due process by the City Manager, CBJ Law Department and the CBJ Public Works Department Director before any more work in that area moves forward.

Attached: See Documents

Sincerely,

Howard Lockwood
Manager, Juneau Port Development LLC
907 209-4250





THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Natural Resources

Division of Mining, Land & Water
Mining Resources Section
Southeastern Office

P. O. Box 111020
Juneau, Alaska 99811-1020
Main: 907.465.3400
TDD: 907.269.8411
Fax: 907.586.2954

July 14, 2014

AMEX Mining
PO Box 20734
Juneau Ak, 99802

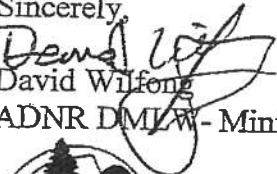
Re Mining Claim WAST 1-5 (ADL 517981-517985)

Mr. Lockwood,

The Alaska Department of Natural Resources has researched your request for the status of Alaska Division of Lands case files ADL 517981-517985, and has found them to be valid, existing, State Mining Claims as of July 14, 2014.

If you have any questions, please do not hesitate to contact me at (907) 465-3404.

Sincerely,


David Wilfong

ADNR DMLW - Mining Section

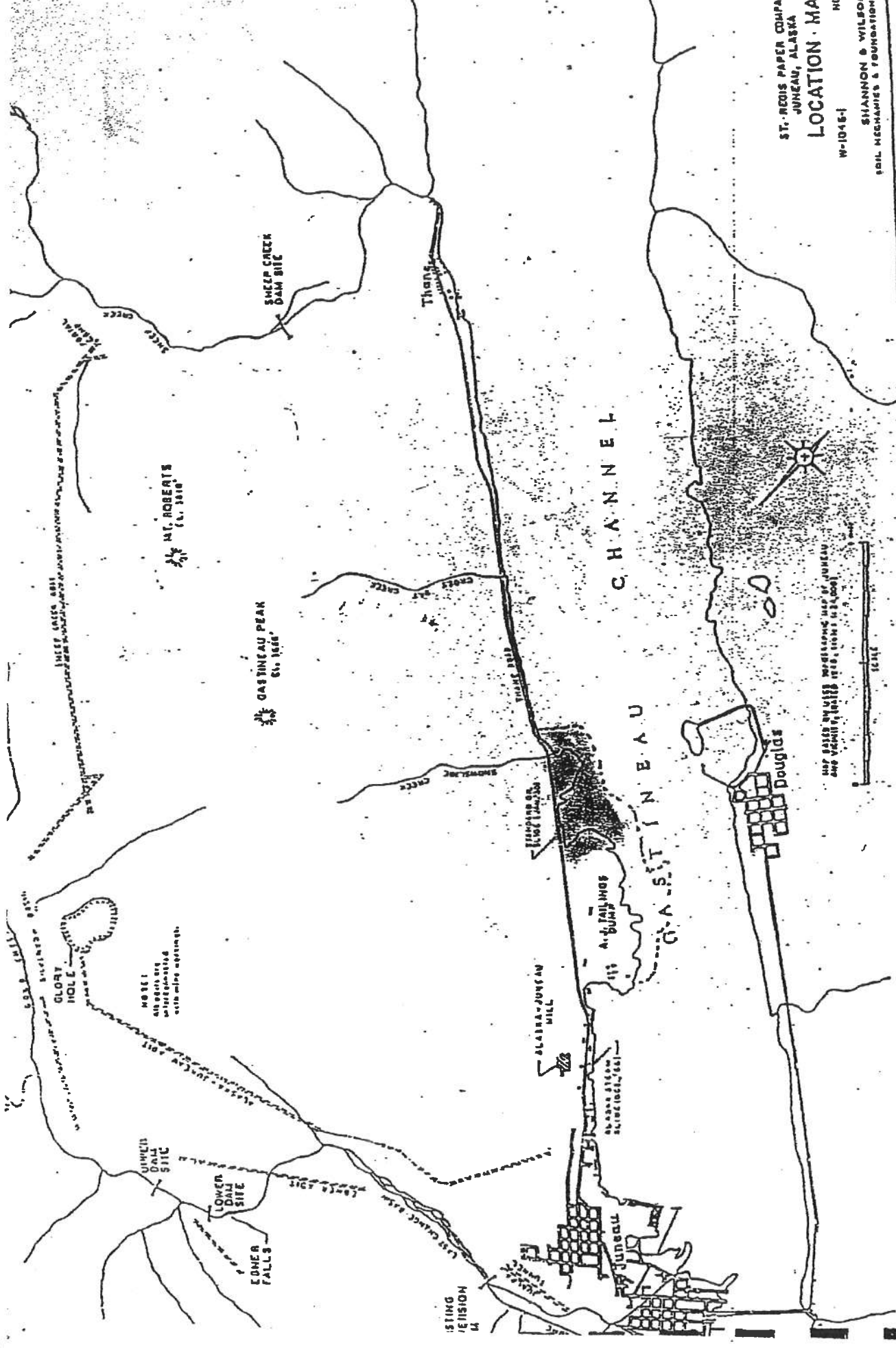


ST. REGIS PAPER COMPANY
JUNEAU, ALASKA

LOCATION MAP

W-1045-1

SHANNON & WILSON
SOIL MECHANICS & FOUNDATIONS



My Map

Alaska Mapper

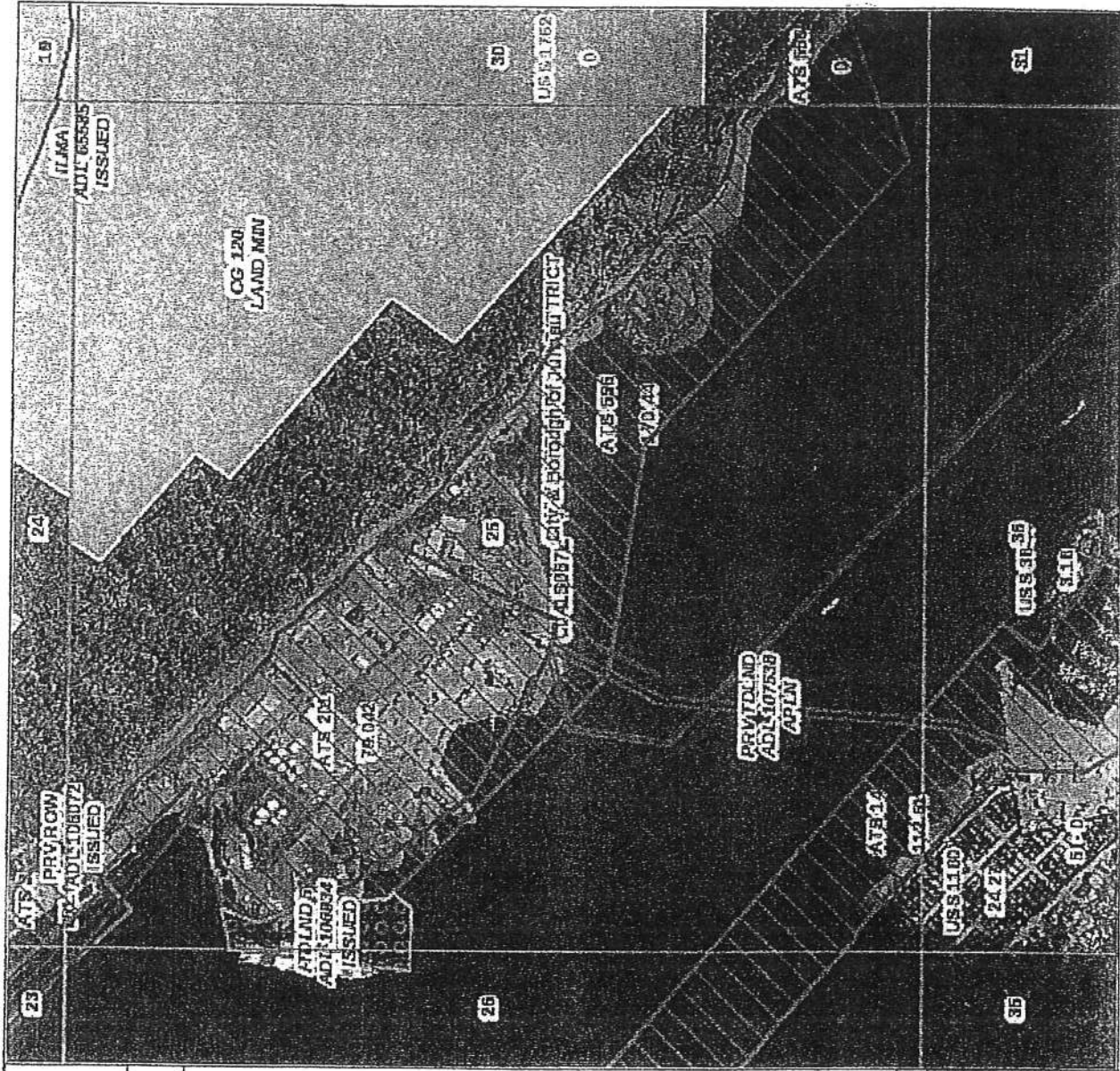
Spherical Mercator WGS 84 - EPSG:3857

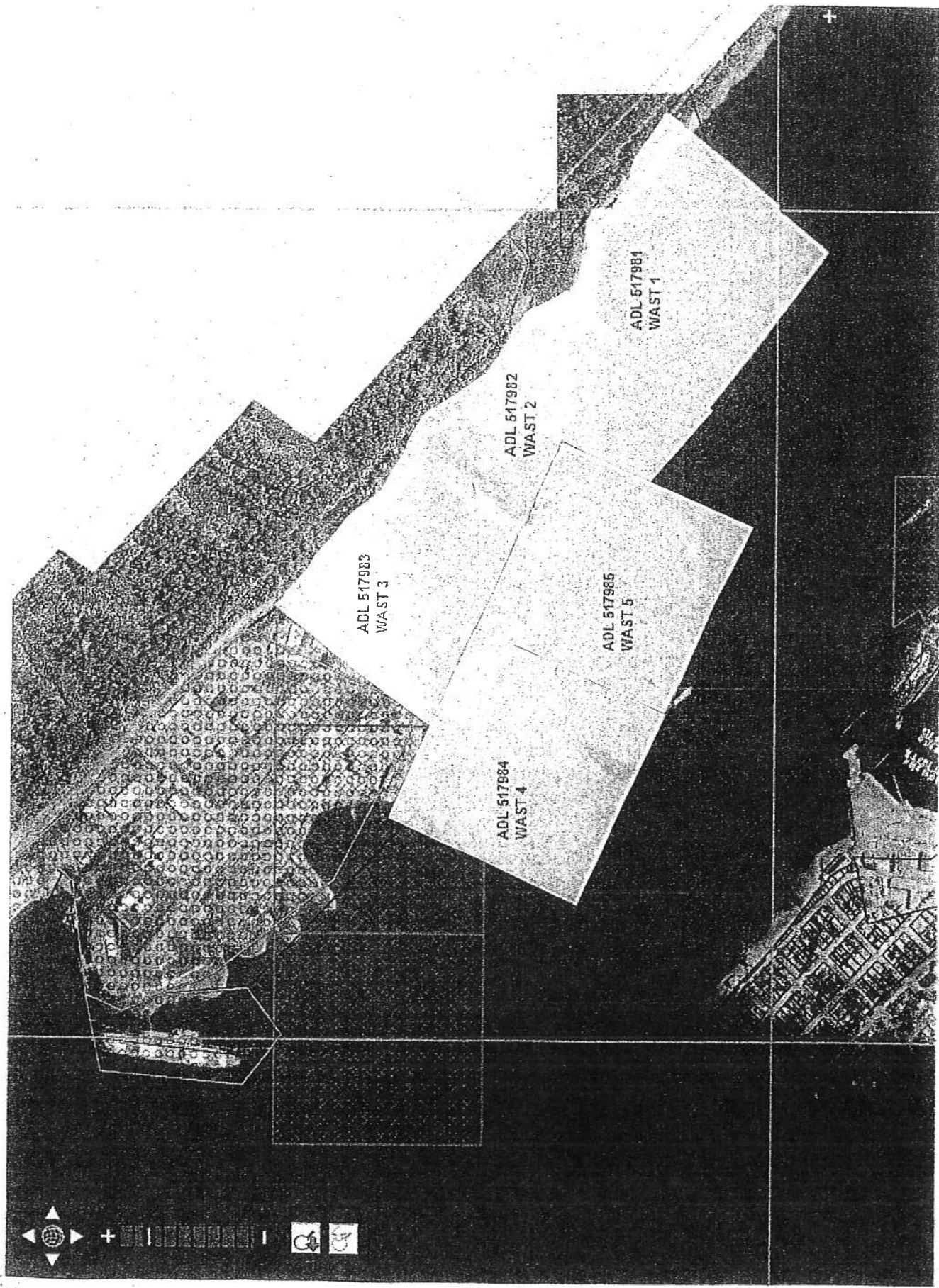
1,000 ft

- ☐ PLSS Sections
- ☒ Point or Lease
- ☒ Permit or Lease
- ☒ Easement
- ☒ Easement
- ☒ Disposal - Conveyed
- ☒ Disposal - Conveyed
- ☒ Disposal - Conveyed
- ☒ Disposal - Other
- ☒ Disposal - Other
- ☒ Disposal - Other
- ☒ Management Agreement
- ☒ Management Agreement
- ☒ Mental Health Trust Land
- ☒ Municipal Entitlement
- ☒ Municipal Tideland
- ☒ Native Allotment
- ☒ Other Acquired Land
- ☒ Other Acquired Land
- ☒ Resource Sale
- ☒ Resource Sale
- ☒ RS2477 Trails
- ☒ Tentative Application or Patent
- ☒ Tentative Application or Patent
- ☒ Borough Boundary
- ☒ Recording District
- ☒ Survey Boundary
- ☒ Survey Boundary
- ☒ Survey Boundary
- ☒ PLSS Townships



GRAPHIC ILLUSTRATION ONLY
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD
Data Current Thursday, April 4, 2013
Created By: [Name]

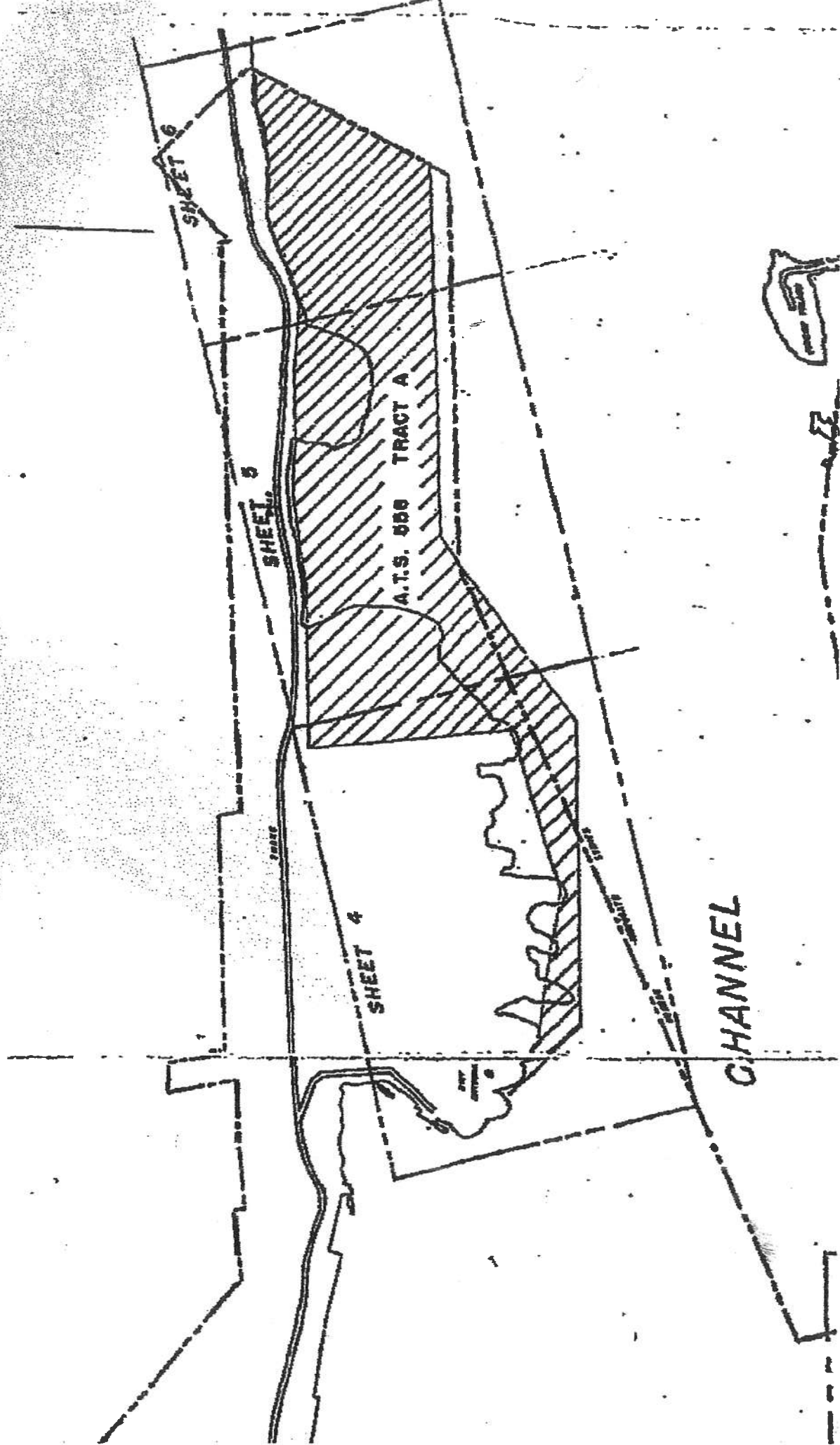






ADL 517983
WAST 3





State of Alaska



Patent

Deed Book 87 Page 445
Juneau Recording Dist.

Tidelands No. 224

Know All Men By These Presents that the State of Alaska, pursuant to A.S. 38.05.320, as amended and the rules and regulations promulgated thereunder, and in consideration of:

A Municipal Preference Right

and other good and valuable consideration, does hereby grant to:

CITY OF JUNEAU

155 South Seward Street

Juneau, Alaska

their heirs and assigns, those Tidelands lying seaward of the mean high tide line in
Gastineau Channel, State of Alaska, described as follows:

Known as A.T.S. No. 556: TRACT A

Beginning at Cor. No. 1, from whence Cor. No. 29, ATS No. 201 bears N. 22° 00' 00" W., 250.27 ft. distant. Thence, from Cor. No. 1, by metes and bounds, S. 22° 00' 00" E., 354.73 ft., to Cor. No. 2; S. 37° 35' 00" E., 970.00 ft., to Cor. No. 3; S. 62° 10' 00" E., 1,021.74 ft., to Cor. No. 4; S. 80° 50' 00" E., 200.00 ft., to Cor. No. 5; N. 25° 35' 55" E., 1,245.52 ft., to Cor. No. 6; S. 36° 27' 20" E., 263.98 ft., to Cor. No. 7; S. 46° 42' 20" E., 223.78 ft., to Cor. No. 8; S. 61° 35' 20" E., 136.57 ft., to Cor. No. 9; S. 47° 57' 20" E., 203.54 ft., to Cor. No. 10; S. 55° 16' 20" E., 144.17 ft., to Cor. No. 11; S. 37° 24' 20" E., 265.62 ft., to Cor. No. 12; S. 62° 59' 00" E., 181.67 ft., to Cor. No. 13; S. 58° 33' 20" E., 200.58 ft., to Cor. No. 14; S. 50° 04' 20" E., 197.98 ft., to Cor. No. 15; S. 26° 16' 24" E., 97.56 ft., to Cor. No. 16; S. 42° 30' 54" E., 92.61 ft., to Cor. No. 17; S. 28° 37' 50" E., 187.01 ft., to Cor. No. 18; S. 51° 17' 50" E., 206.57 ft., to Cor. No. 19; S. 64° 56' 50" E., 227.45 ft., to Cor. No. 20; S. 36° 35' 20" E., 85.87 ft., to Cor. No. 21; S. 20° 33' 50" E., 99.64 ft., to Cor. No. 22; S. 33° 47' 50" E., 146.28 ft., to Cor. No. 23; S. 54° 07' 20" E., 196.41 ft., to Cor. No. 24; S. 75° 55' 50" E., 199.85 ft., to Cor. No. 25; N. 89° 22' 10" E., 149.72 ft., to Cor. No. 26; S. 61° 24' 50" E., 87.54 ft., to Cor. No. 27; W. 35° 12' 30" E., 13.98 ft., to Cor. No. 28; S. 47° 44' 25" E., 297.64 ft., to Cor. No. 29; S. 42° 32' 25" E., 130.70 ft., to Cor. No. 30; S. 60° 45' 25" E., 181.73 ft., to Cor. No. 31; S. 34° 50' 25" E., 140.01 ft., to Cor. No. 32; S. 57° 17' 25" E., 193.69 ft., to Cor. No. 33; S. 39° 32' 25" E., 147.94 ft., to Cor. No. 34; S. 72° 22' 37" W., 1,267.45 ft., to Cor. No. 35; N. 46° 29' 12" W., 2,372.44 ft., to Cor. No. 36; N. 80° 50' 42" W., 1,470.74 ft., to Cor. No. 37; N. 46° 19' 31" W., 1,956.38 ft., to Cor. No. 38; W. 4° 39' 32" W., 565.32 ft., to Cor. No. 1, the point of beginning, containing in all 105,753 acres, more or less. Latitude 58° 17' 23" N. Longitude 134° 23' 43" W. at Cor. No. 1.

JUNEAU

Serial No.

68-72

STATE OF ALASKA PATENT

TIDELANDS NO. 224

Local Book 87 Page 446
Juneau Recording Dist.

Known as A.T.S. No. 556: TRACT B

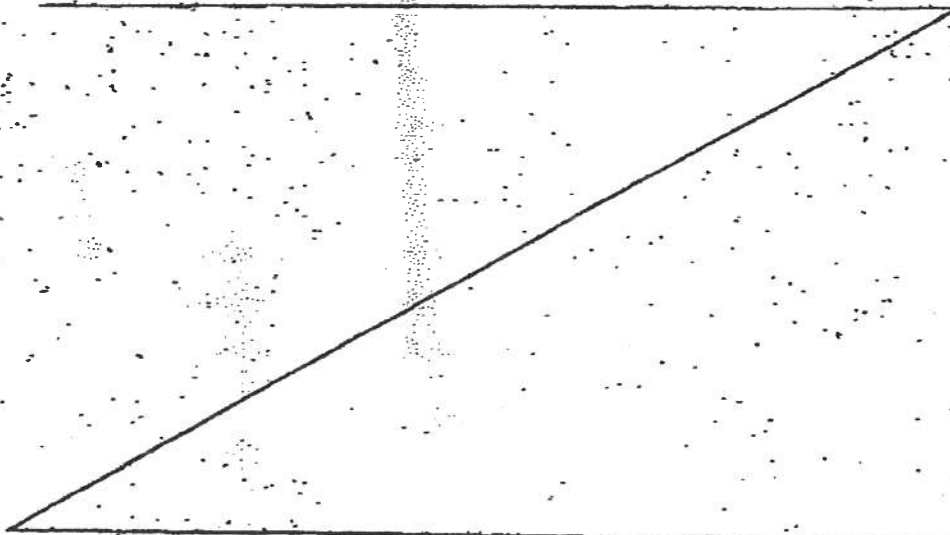
Beginning at Cor. No. 1, identical with Cor. No. 1, M.C., USS 2111. Thence, from Cor. No. 1, by metes and bounds, N. 28° 41' 11" W., 244.47 ft., to Cor. No. 2; N. 52° 08' 00" W., 146.57 ft., to Cor. No. 3; N. 52° 00' 51" W., 213.87 ft., to Cor. No. 4; N. 65° 38' 51" W., 365.71 ft., to Cor. No. 5; N. 46° 28' 51" W., 158.42 ft., to Cor. No. 6; N. 38° 01' 56" W., 823.02 ft., to Cor. No. 7; N. 40° 42' 56" W., 135.53 ft., to Cor. No. 8; N. 49° 01' 56" W., 208.24 ft., to Cor. No. 9; N. 50° 36' 45" W., 206.39 ft., to Cor. No. 10; N. 43° 40' 45" W., 225.58 ft., to Cor. No. 11; N. 43° 48' 45" W., 69.46 ft., to Cor. No. 12; N. 56° 51' 45" W., 95.92 ft., to Cor. No. 13; S. 89° 43' 00" E., 35.64 ft., to Cor. No. 14; N. 53° 51' 05" W., 346.36 ft., to Cor. No. 15; S. 46° 28' 00" W., 65.34 ft., to Cor. No. 16; N. 43° 13' 00" W., 1,498.46 ft., to Cor. No. 17; N. 30° 28' 50" W., 930.24 ft., to Cor. No. 18; N. 51° 40' 00" E., 86.84 ft., to Cor. No. 19; N. 44° 03' 30" W., 189.25 ft., to Cor. No. 20; S. 54° 37' 00" W., 106.22 ft., to Cor. No. 21; S. 14° 59' 00" E., 37.07 ft., to Cor. No. 22; S. 46° 12' 00" E., 31.61 ft., to Cor. No. 23; S. 28° 12' 00" E., 8.68 ft., to Cor. No. 24; N. 60° 58' 50" W., 465.45 ft., to Cor. No. 25; S. 72° 31' 10" W., 78.57 ft., to Cor. No. 26; N. 50° 20' 30" W., 96.36 ft., to Cor. No. 27; N. 34° 19' 30" E., 131.34 ft., to Cor. No. 28; N. 20° 19' 30" E., 165.00 ft., to Cor. No. 29; N. 50° 20' 30" W., 108.96 ft., to Cor. No. 30; N. 17° 12' 40" W., 122.16 ft., to Cor. No. 31; S. 52° 54' 26" E., 338.56 ft., to Cor. No. 32; S. 34° 02' 15" W., 299.84 ft., to Cor. No. 33; thence in an easterly direction along a circular curve with a radius of 298.06 ft., a chord bearing and distance of N. 78° 18' 55" E., 263.60 ft., to Cor. No. 34; N. 52° 04' 16" E., 104.71 ft., to Cor. No. 35; S. 52° 54' 26" E., 49.67 ft., to Cor. No. 36; S. 47° 24' 47" E., 5,837.84 ft., to Cor. No. 37; S. 30° 08' 58" W., 571.00 ft., to Cor. No. 1, the point of beginning, containing in all 64.682 acres, more or less. Latitude 58° 17' 21" N, Longitude 134° 24' 35" W. at Cor. No. 1.

EXCEPTION TO A.T.S. NO. 556, TRACT B

Beginning at Cor. No. 16, A.T.S. No. 556, Tract B, identical with Cor. No. 3, M.C., U.S.M.S. 173; thence N. 43° 13' 00" W., 196.70 ft., to Cor. No. 1, the true point of beginning; thence, by metes and bounds, N. 43° 13' 00" W., 71.90 ft., to Cor. No. 2; N. 47° 23' 40" E., 71.56 ft., to Cor. No. 3; S. 43° 00' 00" E., 70.00 ft., to Cor. No. 4; S. 45° 51' 45" W., 71.31 ft., to Cor. No. 1, the point of beginning, containing in all 0.116 acres, more or less.

AREA

Tract A	105.753 Acres
Tract B	64.682 Acres
Total	170.435 Acres
Exception	0.116 Acres
Net Area	170.319 Acres





Deed Book 87 Page 447
Juneau Recording Dist.

RECORDED - FILED	
JUNEAU REC. DIST.	
DATE	1-9-1968
TIME	1:30 P.M.
Witnessed by	City of Juneau
Address	155-5th Avenue

Section _____ Township 41 South Range 67-68 East CR _____ Meridian
according to the official plat of survey thereof, on file and of record with the Division of Lands and recorded in
Plat No. 512, Serial No. 67-2463
Book _____ Page _____ of the official records of the Juneau Recording Precinct, Juneau, Alaska

The Grantor, Alaska, expressly reserves, out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines, or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils, and to that end it expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, rights hereby expressly reserved.

This indenture is executed subject to the covenant that no person, firm, association or corporation shall take herring spawn in waters on or over the tidelands herein conveyed, nor shall any person, firm, association, organization or corporation engage in the sale, barter or exchange of herring spawn for profit, providing however, nothing herein shall be construed to prevent or prohibit the taking of herring spawn by residents of this State for (1) personal consumption or (2) barter or exchange for the necessities of life, pursuant to A.S. 16.10.140-170 as amended.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and their heirs and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands pursuant to A. S. 38.05.035, as amended this 4th day of January A.D. 1968

J. J. Keenan
Acting Director, Division of Lands

State Record of Tideland Patents
Vol. III
Page 224

Enlarged Deed Book 87 Page 447
 Juneau Recording District
 Mineral Reservation

Section 41 South, Township 41 South, Range 67-68 East, Meridian CR
 according to the official plat of survey thereof, on file and of record with the Division of Lands and recorded in
 Plat No. 512, Serial No. 67-2463
 Book -- Page -- of the official records of the Juneau Recording Precinct, Juneau, Alaska

The Grantor, Alaska, expressly reserves, out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

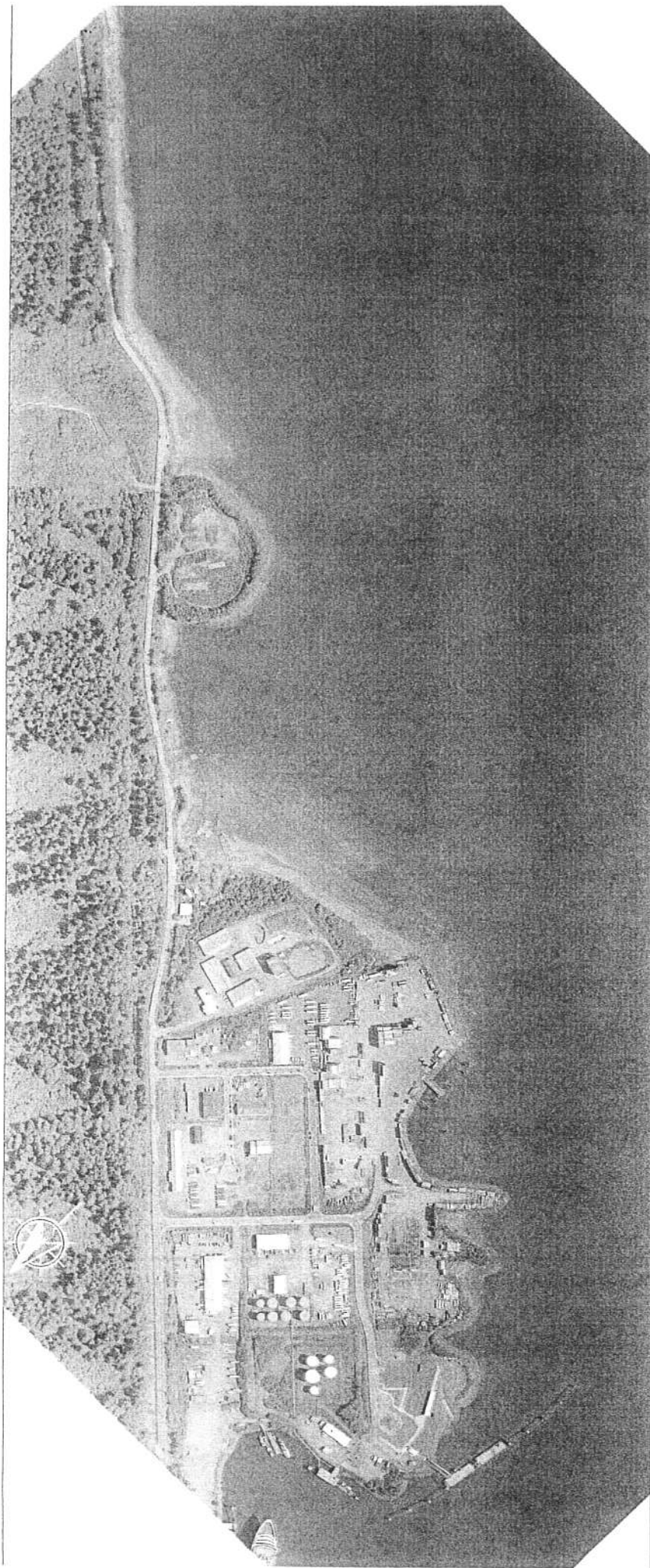
**JUNEAU PORT DEVELOPMENT LLC
CONCEPT NO. 4 - DEVELOPMENT PLAN**

PRELIMINARY BUDGET ESTIMATE

Prepared By: PND Engineers, Inc. on February 28, 2008

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	8%	\$6,411,840
2	Construction Surveying	LS	All Req'd	\$100,000	\$100,000
3	Sheet Pile Bulkhead	LF	3830	\$6,000	\$22,980,000
4	Dredging	CY	950,000	\$20	\$19,000,000
5	Imported Bulkhead Fill	CY	150,000	\$20	\$3,000,000
6	Armor Rock	CY	20,000	\$50	\$1,000,000
7	Beach Access Trails	LS	All Req'd	\$300,000	\$300,000
8	Bulkhead Fender System	LF	300	\$1,000	\$300,000
9	Bulkhead Concrete Face Apron	LF	3830	\$1,000	\$3,830,000
10	ADA Compliant, 6' x 80' Covered Aluminum Gangway	EA	4	\$100,000	\$400,000
11	Moorage Floats Including Anchor Piles, Power & Lighting, Domestic Water & Fire Suppression, Life Safety Equipment	SF	121590	\$200	\$24,318,000
12	24' x 1420' Floating Breakwater w/Anchors	SF	19680	\$250	\$4,920,000
ESTIMATED CONSTRUCTION BID PRICE					\$86,559,840
CONTINGENCY (15%)					\$12,983,976
OTHER INDIRECT COSTS (15%)					\$12,983,976
TOTAL RECOMMENDED PROJECT BUDGET					\$112,527,792

DRAFT



PRELIMINARY

JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 3074
JUNEAU, ALASKA 99802
PHONE (907) 586-3093
FAX (907) 586-3099
juneau@jpd-inc.com

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Juneau, Alaska 99801
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www.pnd-inc.com



JUNEAU PORT DEVELOPMENT LLC

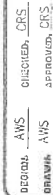
SHEET TITLE
ENLARGED SCALE AERIAL

1
OF 1

THIS PROJECT NO. 072081.01 DWG. FILE

REVISIONS			
REV.	DATE	DESCRIPTION	DWN. CKD. APP.

DESIGN: AWS
DRAWN: AWS
CHECKED: CRS
APPROVED: CRS
SCALE: 1" = 500 FT.
SCALE IN FEET
0 250 500



PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Project	Status	Schedule	Contractor	Notes
Auke Bay Loading Facility - Phase I				
ADEC Multiple Sector General Permit	In Progress		PND	Awaiting final document for submitting app
Boat Yard Planning	In Progress		Staff	Consult with Bldg Dept
Auke Bay Loading Facility - Phase II				
Reporting	On-Going	Quarterly	Staff	Next report due July 31 (Apr, May, Jun)
Old Douglas Harbor Reconstruction				
NFWS Eagle Tree Permit				Application Submitted - Action Pending
DNR Special Use Permit for Dredge Disposal	In Progress		Staff	Awaiting preliminary decision document
Phase I - Demolition Period		8/17/15 - 10/9/15	Trucano	
Phase II - ACOE Dredging Period		10/12/15 - 3/1/16		
Phase III - Final Bid Documents			PND	
Phase III - 35%	In Progress	6/11/15 - 7/22/15		
Public Meeting				July 29 ??
Phase III - 65%		7/30/15 - 9/9/15		
Phase III - 95%		9/16/15 - 10/27/15		
Phase III - Board Approval of Final Design		10/29/15		
Phase III - Bid Period		11/18/15 - 12/15/15		
Phase III - Contract Award - Board Approval		TBD		
Phase III - Contract Award - Assembly Approval		TBD		
Phase III - Float Installation		4/12/16 - 8/12/16		
Statter Harbor Launch Ramp				
Conveyance - DNR Property at Glacier Hwy	In Progress		R&M	Awaiting deed
DNR Tidelands Survey	In Progress			Awaiting survey contract
Construction	In Progress	July 31, 2016	Miller	
Port of Juneau Cruise Berths				
1% for Art	In Progress		Garten	Developing Contract with Artist
Prefabrication and Procurement	In Progress		Manson	
Submittal Review and Fabrication Inspection	In Progress		PND	
On-Site Construction	Hold	Sept 16, 2015	Manson	Begin on South Berth
Vibration Monitoring Services	In Progress		AS&E	Baseline monitoring in August
Cathodic Protection Replacement				
Final Engineering and Design	In Progress		Tinnea	Bid with Engineering

PORT ENGINEER'S PROJECT STATUS REPORT

Gary Gillette, Port Engineer

Aurora Harbor Re-Build - Phase I				
Construction	Complete		NCS	
Project Close-Out	In Progress		NCS	
Annodes on Piling	Hold			Awaiting funding
Dredging on A Float	Hold			Awaiting funding
Aurora Harbor Re-Build - Phase II				
Municipal Harbor Grant Application		Sept 1, 2015	PND	Awaiting fee proposal
Bridge Area - SeaWalk Planning	In Progress			Coordination with Engineering
Alaska Marine Services Center	Hold			Address in Master Plan
Statter Boat Haul-Out/Kayak Ramp	Hold			Awaiting full funding
Weather Monitoring System	In Progress		MXAK	Test equipment this summer
Periodic Maintenance Plan	In Progress		Staff	Working with MIS for program entry
Archipelago Property Improvements	Planning		Staff	Awaiting Board Direction
Archipelago Property Procurement	Planning		Staff	
Auke Bay Breakwater Safety Improvements	Design		PND	Awaiting final design
Statter Ramp Deck Improvement	In Progress		Staff	Investigating solution
Taku Dock	Design		PND	Pile Sleeves
Wayside Float Dredging	Design		Staff	Awaiting funding
Amalga Harbor Fish Cleaning Station	Planning		Staff	Public Meeting June 22, 2015
Aurora/Harris Harbor Master Plan	Planning			Developing RFP for planning services
Shore Rep Information Booths	Construction	July 5, 2015	Silver Bow	