

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA
For Thursday, May 31st, 2018

- I. Call to Order** (5:00 p.m. in the CBJ Assembly Chambers)
- II. Roll** (Weston Eiler, Don Etheridge, Bob Janes, David Lowell, Robert Mosher, Mark Ridgway, David Seng, Budd Simpson, and Tom Donek)

III. Approval of Agenda

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

IV. Approval of April 26th, 2018 Board minutes.

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

VI. Consent Agenda

- A. Public Requests for Consent Agenda Changes
- B. Board Members Requests for Consent Agenda Changes
- C. Items for Action

- 1. FY18 Supplemental Harbor Budget Increase
Presentation by the Port Director

Committee Questions

Public Comment

Committee Discussion/Action

RECOMMENDATION: TO RECOMMEND HARBOR FUND SUPPLEMENTAL INCREASE OF \$250K FOR THE FY18 APPROVED BUDGET AND FORWARD TO THE ASSEMBLY FOR APPROVAL.

MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.

VII. Unfinished Business

- 1. Cathodic Protection Phase III project funds transfer
Presentation by Port Director

Board Questions

Public Comment

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, May 31st, 2018

Board Discussion/Action

MOTION: TO RECOMMEND \$250K TRANSFER FROM THE CRUISE SHIP BERTH PROJECT (H51-101) TO THE DOCK CATHODIC PROTECTION PROJECT (H51-104) AND FORWARD TO THE ASSEMBLY FOR APPROVAL.

2. CCTHITA Cultural Immersion Center – Soil Remediation
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO COMPENSATE CCTHITA FOR SOIL REMEDIATION AT 4400 THANE ROAD NOT TO EXCEED \$10,763.

3. Statagic Planning Efforts
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: NOT APPLICABLE

VIII. New Business

1. Auke Bay Marine Station CIP funds transfer
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO RECOMMEND \$50,000 FROM HARRIS HARBOR RESTROOMS CAPITAL IMPROVEMENT PROJECT (H51 115) TO THE ABMS MAINTENANCE AND IMPROVEMENT CAPITAL PROJECT (H51 117) AND FORWARD TO THE ASSEMBLY FOR APPROVAL.

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING AGENDA (CONTINUED)
For Thursday, May 31st, 2018

2. Bid Award Auke Bay Marine Station Float Extension (DH18-068)
Presentation by Port Engineer

Board Questions

Public Comment

Board Discussion/Action

**MOTION: TO AWARD THE AUKE BAY MARINE STATION FLOAT
EXTENSION PROJECT TO TRUCANO CONSTRUCTION FOR \$202,700.**

IX. Items for Information/Discussion

1. Taku Fisheries flag pole project
Presentation by Port Director

Board Discussion/Public Comment

X. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday, May 23rd, 2018
2. Member Reports
3. Assembly Lands Committee Liaison Report
4. Auke Bay Steering Committee Liaison Report

XI. Port Engineer's Report

XII. Harbormaster's Report

XIII. Port Director's Report

XIV. Assembly Liaison Report

XV. Board Administrative Matters

- a. ~~Strategic Planning – Saturday June 2nd, 2018 at 9:00 am to 1:00 pm (If needed)~~
- b. Ops/Planning Committee Meeting – Wednesday, June 20th, 2018 at 5:00pm
- c. Board Meeting – Thursday, June 28th, 2018 at 5:00pm

XVI. Adjournment.

CBJ DOCKS AND HARBORS BOARD
REGULAR BOARD MEETING MINUTES
For Thursday, April 26th, 2018

I. Call to Order

Mr. Donek called the Regular Board Meeting to order at 5:01 pm in the CBJ Assembly Chambers.

II. Roll Call

The following members were present: Weston Eiler, Don Etheridge, Robert Mosher, Mark Ridgway(arrived at 5:02 pm) David Seng, and Tom Donek.

Absent: Bob Janes, David Lowell and Budd Simpson.

Also present were the following: Carl Uchtyl – Port Director, Gary Gillette – Port Engineer, Dave Borg – Harbormaster, and John Osborn – Harbor Operations Supervisor

III. Approval of Agenda

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

Motion passed with no objection.

IV. Approval of March 29th, 2018 Regular Board Minutes and April 18th Special Board Minutes.

Hearing no objection, the March 29th, 2018 Regular Board Minutes and April 18th Special Board Minutes were approved as presented.

V. Public Participation on Non-Agenda Items – None

VI. Consent Agenda

- A. Public Requests for Consent Agenda Changes – None
- B. Board Members Requests for Consent Agenda Changes – None
- C. Items of Action

- 1. Use Permit – Bill Heumann

RECOMMENDATION: TO APPROVE A NEW USE PERMIT FOR BILL HEUMANN TO OPERATE IN 2018.

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

Motion Passed with no objection.

VII. Unfinished Business - None

VIII. New Business –

- 1. Visitor Kiosk

CBJ DOCKS AND HARBORS BOARD

REGULAR MEETING MINUTES

For Thursday, April 26th, 2018

Mr. Gillette said Docks & Harbors received passenger fees this year to start a design for the Visitor Kiosk. We have received the first round of concepts from the Architect from Jensen Yorba Lott. The requirements being that it is attractive, ADA compliant, provide the space needed for two workers, and some type of awning for visitors who come up to the kiosk to ask questions can be out of the rain. He showed a power point presentation with the different concepts and went over the likes and dislikes of each plan. We are trying to keep this within a budget of \$150,000 and meet the needs of Travel Juneau.

Board Questions

Mr. Ridgway asked if the preference was to have the kiosk placed on the lower area?

Mr. Gillette said yes and that is Travel Juneau's preference as well. The upper area is very congested and they prefer the area they are currently.

Mr. Ridgway suggested to put up a sign on the end of the Library with an arrow pointing to the visitor kiosk. He asked if there was a way to split this project in phases waiting additional funding?

Mr. Gillette said there may be potential for phases.

Mr. Eiler asked if it was looked at to replicate the currently used hut and provide a large umbrella over it.

Mr. Gillette said the hut used currently is not ADA accessible and odd shaped so it is challenging when two workers are working at the same time.

Mr. Seng said it looks like we have gone from one extreme to the other, the hut we have currently to a \$150,000 structure shown tonight. Has anyone looked at anything in between?

Mr. Gillette said we are trying to make the hut work for Travel Juneau volunteers. There are security & heating issues and they are bringing in portable heaters because the workers are cold. The new design is still keeping it as small as possible to accommodate two people. We did discuss the idea of having a prebuilt log type structure and that has not been totally ruled out yet. To give perspective to this \$150,000 structure which is 130 sq/ft, the main visitor center was a \$3M project for only 1,000 sq/ft.

Mr. Ridgway asked if the Downtown Business Association has provided comment about this structure?

Mr. Gillette said they have not been asked, we have only worked with Travel Juneau for the kiosk needs.

Public Comment-None

Board Discussion/Action

Mr. Donek asked what action is needed?

Mr. Gillette said he would ask the Board to approve the current work being done and to continue to move forward or not move forward.

CBJ DOCKS AND HARBORS BOARD

REGULAR MEETING MINUTES

For Thursday, April 26th, 2018

Mr. Etheridge asked if the Board needs to decide on a specific option at this point?

Mr. Gillette said the location and the option A kiosk has been decided from staff, Travel Juneau and the architect as the preferred design. He said the Board could make a motion in support of option A and have staff go to the next level of design concepts.

Mr. Etheridge asked if the Board supported option A, how do we limit the amount of funds to be spent on the project?

Mr. Gillette said Docks & Harbors is trying to meet the needs of the users with size needs, visibility, and stay within the budget of \$150,000.

Mr. Uchytel said a motion endorsement is not required. However, if the Board does not like it and you want us to stop moving forward you can tell staff now.

Mr. Gillette said the next level of design should be available to present at the next OPS/Planning meeting or Regular Board.

Mr. Seng said Travel Juneau is involved in the planning concepts. Has there been other exploration of other participants interested in funding this project because multiple parties would benefit from the service in this kiosk. Is there a reason Docks & Harbors should take on the full burden of the funding for this project.

Mr. Gillette said other funding has not been investigated fully. For many years JCVB or Travel Juneau, our client, has offered visitor services at the Visitor Center and this kiosk staffed with volunteers. The construction and maintenance of these facilities have been funded through marine passenger fees.

Mr. Eiler asked if the square footage for all the concepts are the same size?

Mr. Gillette said yes and the reason for that square footage is meeting ADA requirements and enough room for two people to work. The visitors asking questions only come up to a window on the outside of the building and that is the need for the awning. People do not go inside the building.

Mr. Eiler asked the proximity of the roof line to the curb in option A? His concern is people building up in this location to get out of the rain.

Mr. Gillette said that is a concern of Travel Juneau. In the current option A there is 12' awning, but we are wanting to scale that back to six to eight feet.

Mr. Eiler said in terms of money, he would suggest option C.

Mr. Donek suggested to not make a motion and have staff continue with the project and bring it back to the next OPS/Planning or Regular Board meetings.

NO MOTION

IX. Items for Information/Discussion

1. Seawalk expansion potential for moorage

CBJ DOCKS AND HARBORS BOARD

REGULAR MEETING MINUTES

For Thursday, April 26th, 2018

Mr. Uchytel said CBJ Engineering has a contract to look at the next phase of the Seawalk from Franklin Street Dock to AJ Dock. Staff has participated in some of their meeting and in their planning documents they have an option that would open up potentially more moorage opportunity along the waterfront. Staff wanted to share those drawings with the Board but we were asked to not disclose that information at this time because not all of the private owners have been notified. There are some interesting concepts that Docks & Harbors could benefit from.

Board Discussion/Public Comment –

Mr. Donek asked what size moorage capabilities are going to be added?

Mr. Uchytel said approximately 1200 LF.

2. Enterprise Board appointment process

Mr. Donek said in the packet is a memo, an attachment to the memo, and comments on page 33 that I provided. The ask for the Board is, “what should the Assembly be looking for when choosing a Board member”? Mr. Donek asked the Board members to review the comments and let him know requests for changes or comments which can be sent in an email to him. This needs to be completed and returned to Assemblyman Jones early next week.

Mr. Uchytel said they will start advertisement for Board members about May 18th and interviews around June 18th.

Board Discussion/Public Comment –None

X. Committee and Member Reports

1. Operations/Planning Committee Meeting- Wednesday April 18th, 2018 –

Mr. Etheridge said the Committee members discussed the Use Permit for Mr. Heumann that was on the consent agenda tonight, the dive inspection for the Statter Harbor Breakwater and anchor chains, and scheduling for the Board Strategic retreat. The Harbormaster introduced the new Harbor Operations Supervisor John Osborn and reported both downtown and Statter Harbors are both fully staffed for the summer season.

2. Member Reports - None

3. Assembly Lands Committee Liaison Report- Mr. Eiler said the last Land Committee was cancelled and the next meeting is May 21st.

4. Auke Bay Steering Committee Liaison Report- None

XI. Port Engineer's Report –

Mr. Gillette said his report is in the packet. He reported;

- Aurora Harbor Phase II project is finishing up. They are currently working on a couple of punch list items. This project was funded with DOT grant money and we have approximately \$240,000 left over to go toward another project. We are looking at zinc anodes. There is not enough money for the entire Harbor but it could fund some of it. He did talk to DOT and they are okay with using these funds for the zinc anodes.

CBJ DOCKS AND HARBORS BOARD

REGULAR MEETING MINUTES

For Thursday, April 26th, 2018

Mr. Uchytel said the other value in using all the funds available for that grant is that if we close out the project before August we will be able to apply again for the Tier II grant for the next session. If we give it back we just lose that money, but if we expend it we should be able to reapply.

Mr. Donek asked if we have to use Northern Construction Services (NCS) for the work?

Mr. Gillette said we don't have to but they are already under contract. If we don't, we need to go out to bid and that takes time. It will save time and money using NCS. If they come back with too high of a cost estimate than we don't have to go that route and can relook at options.

- Mr. Gillette said the Archipelago project on shore drilling has been completed. The overwater drilling cost is more than the funds we have available so that is being relooked at. The reason for that geotech work was to determine if we needed to go with a pile structure or open cell fill structure. He had a meeting with PND today and one issue with the fill structure is they can't guarantee there will be no settlement. There could be a three to five inch settlement and because of that, staff is leaning toward the typical pile structure.
- Mr. Gillette said all the wells have been drilled for the sheet pile wall cathodic protection at Marine Park. The only thing left is to fill the holes with concrete. The fences will be down by Monday before the first ship arrives.

XII. Harbormaster's Report –

Mr. Borg reported;

- There are four pile caps missing at Douglas launch ramp and we are working to get those replaced.
- Staff is working to get the commercial lot at Statter Harbor graded and rolled next Thursday, and stripping will be soon after.
- Four boats are waiting disposal. Two more boats are waiting impound. Staff is still waiting to impound the Lumberman and the LNC.
- May 5th and 6th will be the inspection on the breakwater. Staff will use the Lou McCall to support the dive for the inspection. There has been issues with the breakwater bolts and divers are going to be fixing the bolts.
- Staff is working on the final adjustments with the boat shelters and fendering system in Aurora Harbor. The owners are all complying with the new electrical compliance and he has provided new electrical cords for the shelter owners.
- There is a water line break in the new launch ramp area in the gravel section. Dawson came out and looked at it and will provide a quote to get it fixed.
- The new bull rails at the Auke Bay Marine Station have been installed. The State Troopers vessel, the Enforcer, should be arriving in the coming weeks.
- Harris Harbor restrooms are coming along and should be finished about mid May.

Mr. Borg introduced new employee John Osborn who is the Harbor Operations Supervisor at Aurora Harbor.

Mr. Eiler asked what the timeline is for the Lumberman impound?

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, April 26th, 2018

Mr. Borg said when the Lou McCall comes back from Statter Harbor he will then have a boat to secure the Lumberman. He will have an update at the next OPS/Planning meeting.

XIII. Port Director's Report

Mr. Uchytel reported;

- Docks & Harbors received two awards. One was from PCC and one was from PreCast Concrete Institute which is a national award for the cruise ship dock pontoons.
- There is an event called National Infrastructure Week which is May 14th to May 18th. On May 14th from 11 am to noon in the Assembly Chambers will be the event start with talking about the importance of infrastructure, necessity to plan, and maintenance. There will be a ribbon cutting event everyday for the remainder of the week with the Aurora Harbor Phase II project on Friday and that will also be Customer Appreciation Day providing hotdogs, chips and drinks.
- He is still trying to schedule the Board Strategic retreat and is planning four hours. The first doodle poll sent out he was not able to get a quorum. What is the Board preference? Is after work or weekends preferable? He said he will expand times and resend the doodle poll.
- The TIGER grant administration renamed the grant to the BUILD grant and staff will apply for three projects, Marine Services Yard Norway Point or Little Rock Dump, Juneau Fisheries Terminal, and the baywalk from Statter Harbor to the Auke Bay Marine Station. \$25M is the maximum you can apply for without a match. There is three times more money this year than there was last year.
- The Auke Bay Marine Float extension. The poly tubs in the Statter Harbor parking lot will be used for the float extension. Staff received the Corps of Engineers permit to install the float and it should be ready to go out to bid starting as early as next week with installation and completion by July.
- When the Coast Guard Liberty FRC leaves Juneau in 2023, we will not receive another one but we will receive an 87' coastal patrol boat. This is a small 10 person crew boat. The new FRC's locations are going to be two in Ketchikan, two in Kodiak, one in Sitka, and one in Seward. Our Federal Lobbyist is asking if Juneau wants to pursue getting a 362' offshore patrol cutter in Juneau.

Mr. Ridgway asked if the 362' offshore patrol cutter is on the agenda for discussion at the Strategic Retreat?

Mr. Uchytel said he will add it to the agenda.

- Mr. Uchytel said next Wednesday he will meet with NOAA to encourage them to bring a research vessel to Juneau as early as 2023 and be receptive to sharing the NOAA dock with CBJ. The meeting is 9am Wednesday and all Board members are invited to attend. The NOAA dock is the most valuable and least used waterfront facility in Alaska.

XIV. Assembly Liaison Report – None

XV. Board Administrative Matters

- a. Ops/Planning Committee Meeting – Wednesday May 23rd, 2018 at 5:00pm

CBJ DOCKS AND HARBORS BOARD
REGULAR MEETING MINUTES
For Thursday, April 26th, 2018

b. Board Meeting – Thursday, May 31st, 2018 at 5:00pm

XVI. Adjournment – The regular Board Meeting adjourned at 6:14 pm.



Port of Juneau

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

From: Port Director
To: Docks & Harbor Board
Thru: Docks & Harbor Operations-Planning Committee
Date: May 21th, 2018
Re: FY18 SUPPLEMENTAL - HARBOR INCREASE \$250,000

1. The FY18 ends on June 30, 2018. I am requesting the authority to increase the Harbor Enterprise budget by \$250,000 to accommodate extraordinary expenditures including personnel costs, infrastructure improvements and resolving abandoned and derelict vessels. The additional request is an increase of 5% of the total authorized expenditures in FY18.

Vessels Impounded & Destroyed				
2014	2015	2016	2017	2018
11	9	6	2	9*
<i>*3 crushed, 6 waiting to be crushed, more possible in 2018</i>				

2. I recommend funding come from FY18 expected revenues and not draw on the existing Harbor Fund Balance which is \$ 1,285,517.

3. If the Board concurs, the Assembly must approve the Supplemental.

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Port of Juneau

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

From: Port Director
To: Public Works & Facilities Committee
Thru: Docks & Harbor Board
Date: May 24th, 2018
Re: TRANSFER - \$250K TO DOCK CATHODIC PROTECTION PHASE III PROJECT

1. With the successful completion of the downtown impressed current project at the Marine Park retaining wall (aka Cathodic Protection Phase II), we are prepared to move forward with contracting the third and final phase. Dock Cathodic Protection (Phase III) would prepare and coat the exposed water side surface of the Marine Park retaining wall. The engineer's estimate to complete this phase is approximately \$180K. To ensure sufficiency to award, provide construction administration/inspection, and contingency a transfer of \$250K into the project is requested.
2. Previous phases have been funded with Marine Passenger Fees, I am recommending a portion of funds remaining in the Cruise Berth Project (H51-101) to be transferred to the Dock Cathodic Protection Project (H51-104). There is approximately \$3.6M remaining in the Cruise Berth Project. The \$250K would come from Port Development Fees.
3. If the PWFC approves, the Assembly approval would be required at the June 25th meeting. The Docks & Harbors Board will consider this transfer at its May 31th Board meeting.

#



Port of Juneau

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

From: Port Director
To: Docks & Harbor Board
Date: May 30th, 2018
Re: PARTNERSHIP WITH CCTHITA – FINANCIAL CONSIDERATION

1. Docks & Harbors entered into a 35-year lease agreement on October 26, 2016 with Central Council Tlingit & Haida Indian Tribes of Alaska (CCTHITA) for the 1.21 acre property at 4400 Thane Road (aka Cultural Immersion Center). CCTHITA directed a Phase II Environment Site Inspection, required by ADEC for building demotion and completed by NORTECH, in January, to ascertain the environmental risk at the site. The executive summary included:

NORTECH Environmental, Health & Safety (NORTECH) was retained in April 2017 by the Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA) to complete a Phase I Environmental Site Assessment (ESA) at the addresses of 4400 and 4402 Thane Road. The Phase I ESA, completed in May 2017, identified an environmental concern in a fenced area on the northwestern corner of the building (Figure 3, Appendix 1) associated with the 4400 Thane Road address (Site). The fenced area contained two aboveground storage tanks (AST), one being a metal 55-gallon drum that was piped to act as an AST (Photo 1, Appendix 2). NORTECH observed visible staining of the soils throughout the area and a slight fuel odor, indicative of a past release from the AST and/or the 55-gallon drum. CCTHITA contracted NORTECH in December 2017 to further investigate a possible fuel release in this area.

2. NORTECH was consulted by CCTHITA and provided a cost proposal to the remediate the soils identified in the earlier study. NORTECH provided the following:

NORTECH has put together a cost estimate for the work detailed above. NORTECH estimates the cost of reporting the home heating oil release to the ADEC, preparing and obtaining approval for the Corrective Action Plan, excavation and disposal of an estimated 15 cubic yards of excavated soil, and submitting a Site Assessment Report to the ADEC detailing the results of the excavation work, to be \$10,763. We prefer to charge on a Time and Expenses basis due to the wide range of costs we may encounter. This cost may increase based on Site conditions, laboratory costs, changes in costs associated with the excavation contractor, changes in costs associated with soil disposal, or change in direction from the ADEC regulators. All costs will be in accordance with the Standard Schedule of Charges (attached).

3. In reviewing the lease agreement, I can find no mention of responsibility for pre-existing conditions at 4400 Thane Road. As it is in the best interest of Docks & Harbors to cultivate a positive working partnership with CCTHITA and that the Cultural Immersion Center moves forward with unbridled success, I propose that we assume the financial burden for the identified soil remediation.

4. I recommend the Board authorize the Port Director to negotiate a payment plan to compensate CCTHITA for hiring NORTECH to remediate the soil at 4400 Thane Road, not to exceed \$10,763.

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Encl: (1) Lease for Cultural Immersion dated October 26, 2016

(2) PHASE II Environmental Site Assessment 4400 Thane Road dated January 2018

(3) Corrective Action Plan Cost Estimate for the Thane Ore House dated April 27th, 2018



**SUSTAINABLE ENVIRONMENT, ENERGY,
HEALTH & SAFETY PROFESSIONAL SERVICES**

Accounting Office:
2400 College Rd
Fairbanks, AK 99709
907.452.5688
907.452.5694 Fax

April 27, 2018

3105 Lakeshore Drive
Suite A106
Anchorage, AK 99517
907.222.2445
907.222.0915 Fax

Central Council of the Tlingit and Haida Indian Tribes of Alaska
320 Wiloughby Ave
Juneau, Alaska, 99801

RE: Corrective Action Plan Cost Estimate for the Thane Ore House

Dear Ms. Edenshaw,

5438 Shaune Drive
Suite B
Juneau, AK 99801
907.586.6813
907.586.6819 Fax

NORTECH Environmental, Health & Safety (**NORTECH**) is pleased to deliver the following letter describing proposed work and associated costs at the property located at 4400 Thane Road, Juneau, Alaska. In April 2017 the Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA) retained **NORTECH** to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 4400 and 4402 Thane Road. The Phase I ESA identified a potential environmental concern located in the fenced area adjacent to the northwestern corner of the old Thane Ore House restaurant at 4400 Thane Road. **NORTECH** noted visible petroleum staining of soils in this area and a slight fuel odor, indicative of a past release of home heating oil from either the 55-gallon drum or the above ground storage tank (AST) located within the fenced area. CCTHITA contracted **NORTECH** to conduct a Phase II ESA within the fenced area in December 2017 to further investigate the potential fuel release to this area.

The December 2017 Phase II ESA indicated an area of 110 square feet had been impacted to a depth of at least 3.5 feet below ground surface (bgs). **NORTECH** estimated 10 – 15 cubic yards of soils were impacted and could be removed by excavation. Laboratory samples taken from the impacted area indicated that soils were above Alaska Department of Environmental Conservation (ADEC) Method II Soil Cleanup Levels for Migration to Groundwater. **NORTECH** recommended the CCTHITA report the documented release to the ADEC and submit a work plan to the ADEC for approval to excavate impacted soils within the fenced area at 4400 Thane Road.

On April 23, 2018, the CCTHITA contacted **NORTECH** to determine what further actions were needed to remove contamination from the Site prior to beginning demolition of the existing Thane Ore House building. This Cost Estimate Letter outlines **NORTECH's** expected costs associated with the following scope of work:

- Report the home heating oil release documented in the Phase II to the ADEC
- Prepare a Corrective Action Plan for ADEC approval
 - The Corrective Action Plan will outline **NORTECH's** proposed actions to
 - Excavate impacted soils
 - Submit Laboratory Samples to confirm clean limits were reached
- Conduct work associated with the ADEC approved Corrective Action Plan

www.nortechengr.com



April 2018

- Disposal of excavated soils at the Bicknell Landfarm in Juneau, Alaska
- Prepare a Site Assessment Report for the ADEC approval detailing the results of the Corrective Action Plan and potentially requesting closure of the Site

NORTECH has put together a cost estimate for the work detailed above. **NORTECH** estimates the cost of reporting the home heating oil release to the ADEC, preparing and obtaining approval for the Corrective Action Plan, excavation and disposal of an estimated 15 cubic yards of excavated soil, and submitting a Site Assessment Report to the ADEC detailing the results of the excavation work, to be **\$10,763**. We prefer to charge on a Time and Expenses basis due to the wide range of costs we may encounter. This cost may increase based on Site conditions, laboratory costs, changes in costs associated with the excavation contractor, changes in costs associated with soil disposal, or change in direction from the ADEC regulators. All costs will be in accordance with the Standard Schedule of Charges (attached).

The cost estimate listed in this letter does not include costs associated with future Site activities the ADEC may require, including additional sampling or treatment of contaminated soils that may be found on the property. This cost estimate includes work associated with the above described work.

While **NORTECH** believes that the activities and methods described in this letter are appropriate, reasonable alternative field procedures may be used to perform the activities necessary under this contract. Alternative procedures may be necessary based on changes that have occurred on the site, unforeseen site conditions, and/or changes in ADEC requirements. If necessary, alternative methodology implemented by **NORTECH** will be appropriate, safe, within industry standards, and approved by ADEC as necessary.

We trust this information is adequate for your needs at this time. If you have any questions or would like more information, please contact **NORTECH** at your convenience.

Sincerely,
NORTECH

A handwritten signature in cursive script that reads "Jennifer Stoutamore".

Jennifer Stoutamore
Staff Professional

Reviewed by:

A handwritten signature in cursive script that reads "Jason Ginter".

Jason Ginter, PMP
Principal, Juneau Technical Manager

Transfer T-1001 Transfer of \$50,000 from Harris Harbor Restrooms Capital Improvement Project to the ABMS Maintenance and Improvements Capital Improvement Project.

MANAGER'S REPORT:

The request is to transfer \$50,000 to an existing CIP to allow construction and installation of new marine floats attached to the existing moorage floats at the Auke Bay Marine Station.

Time is of the essence for this transfer as a bid was received on May 30, 2018, that exceeded the cost estimate. The Harris Harbor Restroom project is 98% complete and the budget shows adequate funds to complete the project and provide the needed funds to the Auke Bay Marine Station project. Demand is high for these floats in Auke Bay thus it is in the best interest of Docks and Harbors to keep the original schedule of this project.

Currently there is \$93,231 in the H51-115 account. If the transfer is approved the account balance would be \$43,231 which is more than adequate to complete the restroom project.

The Docks and Harbors Board is set to review this transfer request at its regular meeting of May 31, 2018.

RECOMMENDATION:

The City Manager recommends this transfer be approved.

MEMORANDUM

DOCKS AND HARBORS
CITY/BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

FAXED MEMORANDUM

TO: Bidders Date: May 31, 2018

FROM: *Carl J. Uchytel*
Carl Uchytel
Port Director

SUBJ: POSTING NOTICE OF BIDS
Auke Bay Marine Station Float Extension
Contract No. DH18-068

This memo is to post a notice of the results of the bid opening on May 30, 2018 for the subject project. The bidders and their total bids are as follows:

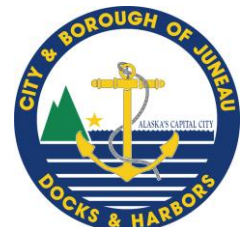
BIDDERS	TOTAL BID
Trucano Construction Co.	\$202,700.00
Silver Bow Construction	\$292,500.00
Engineer's Estimate	\$158,000.00

The apparent low bidder is Trucano Construction Co. The CBJ intends to award the Total Bid in the amount of \$202,700. Award will be forwarded to the May 31, 2018 Docks and Harbors Board meeting for approval. Recommendation to award the Total Bid in the amount of \$202,700 has been forwarded to the CBJ Assembly for approval at the Regular Assembly Meeting on June 4, 2018.

This notice begins the protest period per Purchasing Code 53.50.062. Protests will be executed in accordance with CBJ Ordinance 53.50.062 "Protests", and 53.50.080 "Administration of Protest." The CBJ Purchasing Code is available online at: <http://www.juneau.org/law> or from the CBJ Purchasing Division at (907) 586-5258.

The apparent low bidder has until **4:30 p.m. on June 7, 2018**, to submit the Subcontractor Report, Section 00360 and Section 00370 Contractor's Financial Responsibility to the Engineering Department Contracts Office. The Subcontractor Report must be submitted even if there are no subcontractors planned for the job.

c. Erich Schaal , Port Engineer



BID SUMMARY

Reviewed by: Tina Brown

Certified by: Greg Smith

Project Title Contract No.		Auke Bay Marine Station Float Extension DH18-068		Engineer's Estimate		Trucano Construction Co. P.O. Box 20870 Juneau, Alaska		Silver Bow Construction Co. 5331 Shaune Drive Juneau, Alaska	
Bid Opening Date: May 30, 2018		File No. 1503 CIP No.: DH51-117							
PAY ITEM	PAY ITEM DESCRIPTION	UNIT PRICE	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1505.1	Mobilization	Lump Sum	All Req'd	Lump Sum	\$ 25,000.00	Lump Sum	\$ 25,000.00	Lump Sum	\$ 21,500.00
2060.1	Demolition and Disposal	Lump Sum	All Req'd	Lump Sum	\$ 5,000.00	Lump Sum	\$ 500.00	Lump Sum	\$ 19,200.00
2702.1	Construction Surveying	Lump Sum	All Req'd	Lump Sum	\$ 5,500.00	Lump Sum	\$ 7,200.00	Lump Sum	\$ 17,100.00
2894.1	Gangway	Lump Sum	All Req'd	Lump Sum	\$ 4,500.00	Lump Sum	\$ 14,000.00	Lump Sum	\$ 27,400.00
2895.1	Timber Moorage Floats	Lump Sum	All Req'd	Lump Sum	\$ 95,250.00	Lump Sum	\$ 156,000.00	Lump Sum	\$ 207,300.00





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