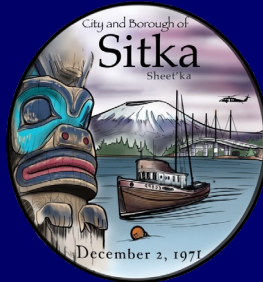


Gary Paxton Industrial Park Vessel Haulout Project

April 26, 2023



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Presentation Agenda

- Project Charter Goals & General Scope
- PND Task 1 Scope of Services
- Public Meeting Schedule
- Subsequent Project Tasks 2-4
- Available Upland Development Lots
- **Haulout Pier Site Selection – Today's Primary Focus**
- Site Development Options
- Site Selection Decision Matrix Industry Guidance
- Site Selection Decision Matrix & Recommendation
- Next Steps

Project Charter - Goals

1. Develop 150 T haulout facility – having capacity to haul the majority of the Sitka fleet
2. Plan future infrastructure to haul vessels greater than 150 T
3. Plan future infrastructure via GPIIP Access Ramp to haul vessels & barges for repair and refurbishment
4. Develop GPIIP uplands into a working shipyard to support the marine services industry
5. Retain and grow local marine service sector jobs
6. Provide critical infrastructure for emergency vessel repairs
7. Reduce travel costs and emissions for vessels having to travel to other regional shipyards

General Project Scope

1. Maximize Phase 1 infrastructure development within initial \$8.2 M budget
2. Procure a 150 Ton Marine Travelift boat hoist
3. Construct Haulout Pier for 150T hoist with ability to expand to a larger capacity in the future
4. Wash down pad(s) & wash water treatment
5. Boatyard – maximize secured space on site for both work & storage operations
6. Storm water runoff with discharge treatment from boat yard meeting regulatory requirements
7. Power, lighting, water and sewer services
8. On site restroom, small shop and office space

Note: It is not anticipated that all improvements will be possible within the initial budget so scope decisions will need to be made during design development.

Wrangell 150T Travelift Boat Hoist



Wrangell 300 T ASCOM Boat Hoist



Hoonah 200T Travelift, Haulout Pier, Wash Down & Boatyard



Wrangell Boat Yard



Heated Wash Down Pad (Hoonah Boat Yard)



Washwater Treatment, Restrooms & Small Shop Building (Hoonah Boat Yard)



Boat Yard Utilities – fire, water, sewer, power, lighting & security



Boat Yard: Stormwater Yard Runoff Controls Water Quality Unit – Collection & Treatment



PND Engineers

Task 1 Scope of Services

- NTP for Task 1 Services issued on March 29, 2023
- Site reconnaissance & existing conditions research
- Surveying – topo, bathymetry & property boundaries
- 6 Public Meetings – Tonight is the first meeting focusing on the **haulout pier site selection**
- Scoping, conceptual designs & refined cost estimates for selected site
- ID required permits – local, state and federal
- Develop Basis of Design – summarize design criteria

PND Engineers

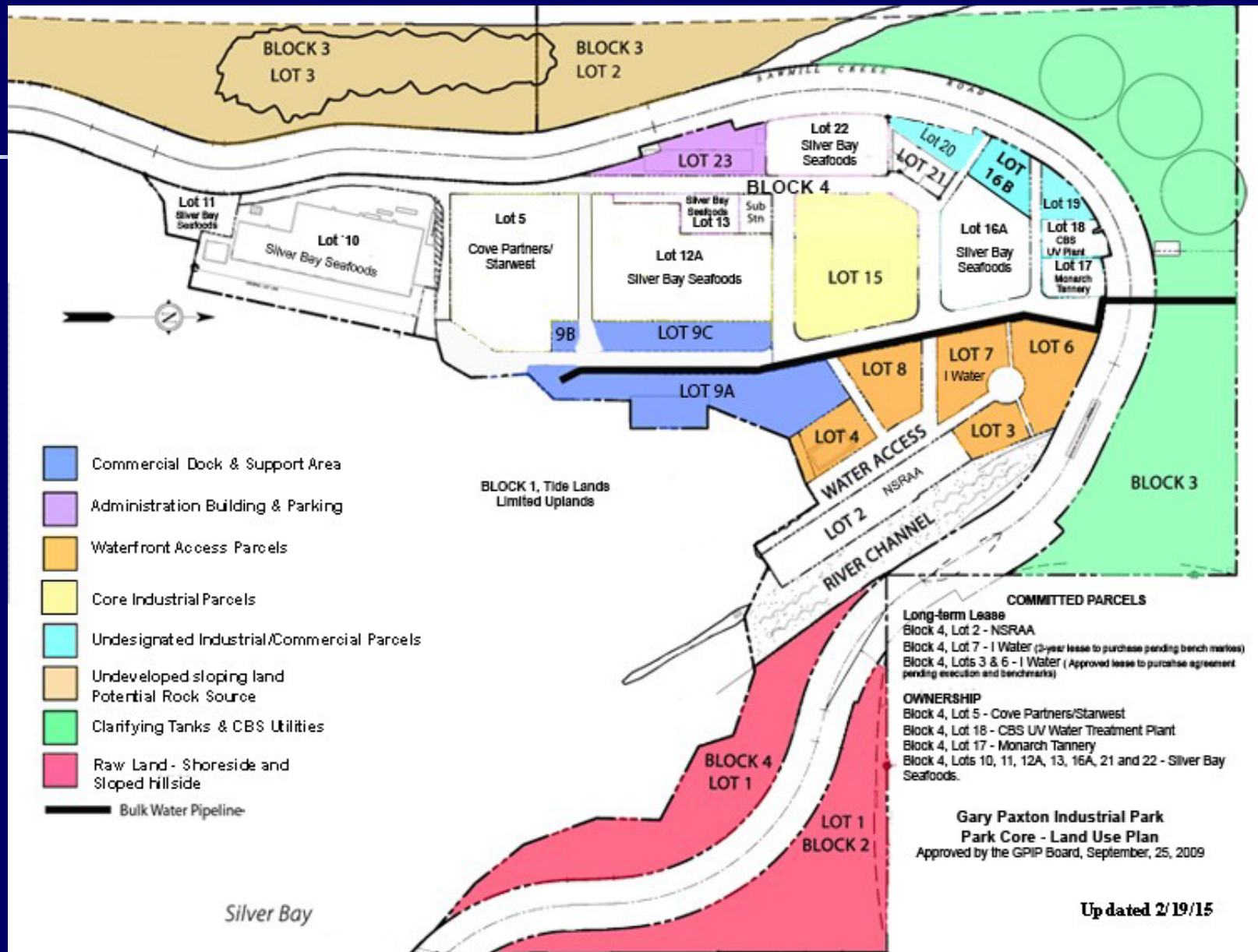
Task 1 Meeting Schedule

1. **Today: GPIIP BOD Mtg No. 1 – Haulout Pier Site Selection**
2. May: Subject Matter Experts (SME) Mtg 1 – present initial concept design & receive comments & suggestions
3. June: GPIIP BOD Mtg No. 2 – update concept plan based on SME comments
4. July: SME Mtg No. 2 – present final Charter w/ preferred concept plan, budget estimate & Basis of Design summary for comment
5. July: GPIIP BOD Mtg No. 3 – Approval of final Charter and refined Basis of Design
6. TBD: Assembly presentation & approval

Subsequent Project Tasks 2-4

- Task 2 – Geotechnical investigation, 35% preliminary design, selection of CM/GC (CMAR), 150 T Travelift procurement – Fall 2023
- Task 3 – Permitting & final design documents working in coordination with CM/GC – Spring/Summer 2024
- Task 4 – Construction, contract administration, inspection, testing & contract closeout followed by haulout operations in early 2025.

Available Upland Development Lots



Haulout Pier Site Selection Options 1-3



Haulout Pier Site Selection

4 Primary Scoring Categories

Category	Weight	Decision Factor Criteria
Cost	50.0%	Construction, Permits, Geotech, Deep Water Access, Available Utilities, Travel Corridor Imp.
Operations	32.5%	Wind/Wave Exposure, Proximity to Boatyard, Traffic Conflicts & Safety, Security, Impacts to Adjacent Operations
Expansion	10.0%	Capability to Expand in the Future
Constructability Risk	7.5%	Risk of Cost or Schedule Escalation
Total	100.0%	

Haulout Pier Site Selection Decision Matrix – Industry Guidance

Matrix was developed using Multi Criteria Decision Analysis Method, (MCDA)

- Structured process for evaluating options with multiple criteria for choosing the best solution
- Widely accepted, applicable to multiple industries/decisions
- Similar to a cost-benefit analysis but evaluates numerous criteria, rather than just cost

Scoring:

- Provides scores for each option based on the 13 criteria
- “Normalizes” scores to account for close options
- Allows for weight adjustments based on importance of Criteria
- Totals the weighted, normalized score to indicate apparent best option.

Haulout Pier Site Selection Decision Matrix

Gary Paxton Industrial Park - Vessel Haulout Site Selection Decision Matrix

Category	Decision Factors		Options and Scoring									Definition of Criteria
	Criteria	Weight %	Option 1 - South, Adjacent to SBS			Option 2 - Over Existing Ramp			Option 3 - Adjacent to NSRAA			
			Input Score	Normalized Score	Weighted and Normalized Score	Input Score	Normalized Score	Weighted and Normalized Score	Input Score	Normalized Score	Weighted and Normalized Score	
Cost	1 Construction Cost	20.0%	1.30	0.77	0.15	1.10	0.91	0.18	1.00	1.00	0.20	ROM Estimated Construction Cost \$ Amount (Ratio to Lowest Cost) Level of permitting efforts associated with the option. 1 = Minimal 2 = Average 3 = Extraordinary
	2 Permitting Required	2.5%	2	1.00	0.03	2	1.00	0.03	2	1.00	0.03	Geotechnical conditions conducive to project? 1 = Conducive 2 = Neutral 3 = Not Conducive
	3 Geotechnical Conditions	2.5%	2	1.00	0.03	2	1.00	0.03	2	1.00	0.03	Does the option provide access to allow for deep draft vessels? 1 = Good Access 2 = Neutral 3 = Poor Access
	4 Deepwater Access	7.5%	1	1.00	0.08	2	0.50	0.04	2	0.50	0.04	Does the option provide access to suitable utilities; electrical, water, sewer, storm? 1 = Good Access 2 = Neutral 3 = Poor Access
	5 Available Utilities	7.5%	1	1.00	0.08	1	1.00	0.08	1	1.00	0.08	What level of upgrades are required to the existing access corridor to accommodate travel lift operations? 1 = Minimal upgrades 2 = Some Upgrades 3 = Neutral 4 = Significant Upgrades 5 = Prohibitive Upgrades
	6 Existing Corridor Required Improvements	10.0%	4	0.50	0.05	2	1.00	0.10	2	1.00	0.10	Exposure to wind and wave conditions that may limit operations. 1 = Minimal Exposure 2 = Some Exposure 3 = Exposed
Operations	7 Wind and Wave Exposure	5.0%	2	0.50	0.03	1	1.00	0.05	1	1.00	0.05	Proximity to proposed boat storage. 1 = Close 2 = Neutral 3 = Far
	8 Proximity to Upland Storage Area(s)	10.0%	3	0.33	0.03	1	1.00	0.10	2	0.50	0.05	Potential for operations conflicts with GPIIP vehicular and pedestrian traffic. 1 = Minimal conflict potential 2 = Some conflict potential 3 = Significant conflict potential
	9 Traffic Conflicts and Safety	10.0%	3	0.33	0.03	2	0.50	0.05	1	1.00	0.10	Does securing the pier and boatyard with fencing and gates impact other GPIIP operations? 1 = Minimal impacts 2 = Some Impacts 3 = Significant impacts
	10 Security	5.0%	3	0.33	0.02	1	1.00	0.05	1	1.00	0.05	Does the option conflict with current or potential future operations, revenue streams and/or private enterprise? 1 = Minimal conflicts 2 = Some conflicts 3 = Significant conflicts
Expansion	11 Impacts to Adjacent Operations	2.5%	3	0.33	0.01	3	0.33	0.01	1	1.00	0.03	Does the option provide space to construct an initial 150T pier followed by a future larger pier. 1 = Yes 2 = No
	12 Expansion Capability	10.0%	1	1.00	0.10	1	1.00	0.10	1	1.00	0.10	Risk of cost or schedule inflation due to unknown/ undetermined variables at the time of this analysis. 1 = Low Risk 2 = Moderate Risk 3 = High Risk 4 = Very High Risk
Risk	13 Overall Constructability Risk	7.5%	2	1.00	0.08	2	1.00	0.08	2	1.00	0.08	
		100.0%	Overall Scores*		69.55			87.77			91.25	

Haulout Pier Site Selection Ranking Summary (Least is Preferred)

Best overall option:		Option 3 - Adjacent to NSRAA						
Score Summary by Category								
Major Category	Total Weight	Option 1 Score*	Option 1 Rank	Option 2 Score*	Option 2 Rank	Option 3 Score*	Option 3 Rank	Major Category
Cost	50.0%	40.38	3	44.43	2	46.25	1	Cost
Operations	32.5%	11.67	3	25.83	2	27.50	1	Operations
Expansion	10.0%	10.00	1	10.00	1	10.00	1	Expansion
Risk	7.5%	7.50	1	7.50	1	7.50	1	Risk
Totals	100.0%	69.55	3	87.77	2	91.25	1	
*Note matrix scores multiplied by 100 for clarity.								

Site Option No. 3 is Preferred

Next Steps

- Debrief with CBS on Today's Meeting
- Complete Survey Base Map
- Further Develop Concept Design and Cost Estimate for **Selected Haulout Pier Site**
- Identify Permits Required
- Prepare Basis of Design Summary
- SME Meeting No. 1 – Solicit Public Input

GPIP Vessel Haulout Project

**Thank you for your questions, comments
& suggestions!**

