

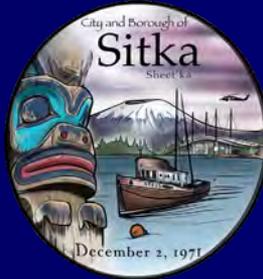
GPIP Vessel Haulout Project

BOD Mtg No. 2

June 22, 2023



Garry White
GPIP Director



Michael Harmon, P.E.
CBS Municipal Eng & PM



Dick Somerville, P.E., PIC
Tyler Bradshaw, P.E., PM
Greg Meissner – Marine Services Planner

Presentation Agenda

- Project Charter - Goals & Schedule
- General Scope of Improvements
- Meetings Schedule
- Subject Matter Expert Meeting No. 1
- **Today's Primary Focus: Review Concept Plans & Budgets & Approve a Preferred Alternative to carry forward through Permitting and Final Design**
- 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 (Modified by GPIIP BOD on 4.26.23 during site selection for the haulout pier)
4. Develop GPIIP uplands into a working ship yard 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

Project Charter – Cover Sheet

Milestones:

Recently Completed

- ✓ 11.22.22 Project Charter Approval GPIIP BOD
- ✓ 03.29.23 PND Contract Executed for PM, Planning, Environmental, Engineering
- ✓ 04.26.23 Site Selection by GPIIP BOD
- ✓ 06.01.23 Concept 4 Pier Selected by SME

Upcoming

- Q3&4 23: Site Invest, Environmental Permitting, Prelim. Design
- Q1&2 24: CMAR Contract, Final Design, Regulatory Review
- Q2-4 24: Material Procurement
- Q3&4 24: On Site Construction

Project Budget:

Estimated Total Project Cost	\$12,000,000
Working Capital	\$8,180,000
Loans	\$0.00
Grants	\$0.00
Other	\$0.00
<hr/> Total Funded	<hr/> \$8,180,000
Funding Gap	\$3,820,000
Encumbrances to Date	\$0.00
<hr/> Unencumbered Funds	<hr/> \$8,180,000

Contract Management: (list all contracts anticipated on the project)

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% Of Project</u>
PND - Planning, Surveying, PIP, Concept Development, ROM Budgets, Basis of Design, Environmental Permits	T&M	\$366,955	5%
PND – PM, Geotech, Final Design, CMAR RFP, CA/CI	T&M/LS	\$583,045	7%
CMAR Contractor & Project Contingency	CMAR	\$6,000,000	73%
Travel Lift Purchase	LS	\$1,230,000	15%

Project Design & Construction Schedule

Task Description	Begin	Complete
1. Project Charter Approval by GPIB BOD		11.21.22
2. Select & Contract PM/Port Planner/Engineer	12.12.22	3.29.23
3. Planning, Surveying, PIP, Concepts, Costs, Final Charter	4.3.23	7.31.23
4. Geotech Permits, Field Investigation & Report	5.22.23	*10.31.23
5. Environmental Studies & Regulatory Permits (12-18 mo)	5.22.23	*6.30.24
6. Prelim. (35%) Design, CMAR Solicitation & Selection	8.1.23	1.31.24
7. Final Design (PND & CMAR)	2.1.24	7.1.24
8. Material Procurement	3.1.24	12.1.24
9. On Site Construction	8.1.24	12.31.24

* Critical Path Item

General Scope of Improvements

1. Maximize Phase 1 infrastructure development within initial \$8.2 M Phase 1 budget
2. Procure a 150 Ton Marine 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. Boat yard – maximize secured space on site for 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 completed within the initial Phase 1 budget.

Wrangell 150T Travelift Boat Hoist



Wrangell 300 T ASCOM Boat Hoist



Hoonah 200T Travelift, Haulout Pier, Wash Down & Boat Yard



Boat Yard Transporters (35-100T)



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



Meetings Schedule

1. Complete: GPIIP BOD Mtg No. 1 – Haulout Pier Site No. 2 Selected
2. Complete: Subject Matter Experts (SME) Mtg 1 – Haulout Pier Concept No. 4 was preferred
3. Today: GPIIP BOD Mtg No. 2 – Present haulout pier options & adopt a preferred concept plan for permitting and design phases
4. July 6: SME Mtg No. 2 – Not needed
5. July 20: GPIIP BOD Mtg No. 3 – If needed at BOD discretion
6. July 25: Assembly presentation & approval of Preferred Plan and Final Charter

Subject Matter Expert (SME) Panel Meeting No. 1 on June 1st

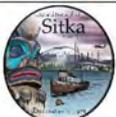
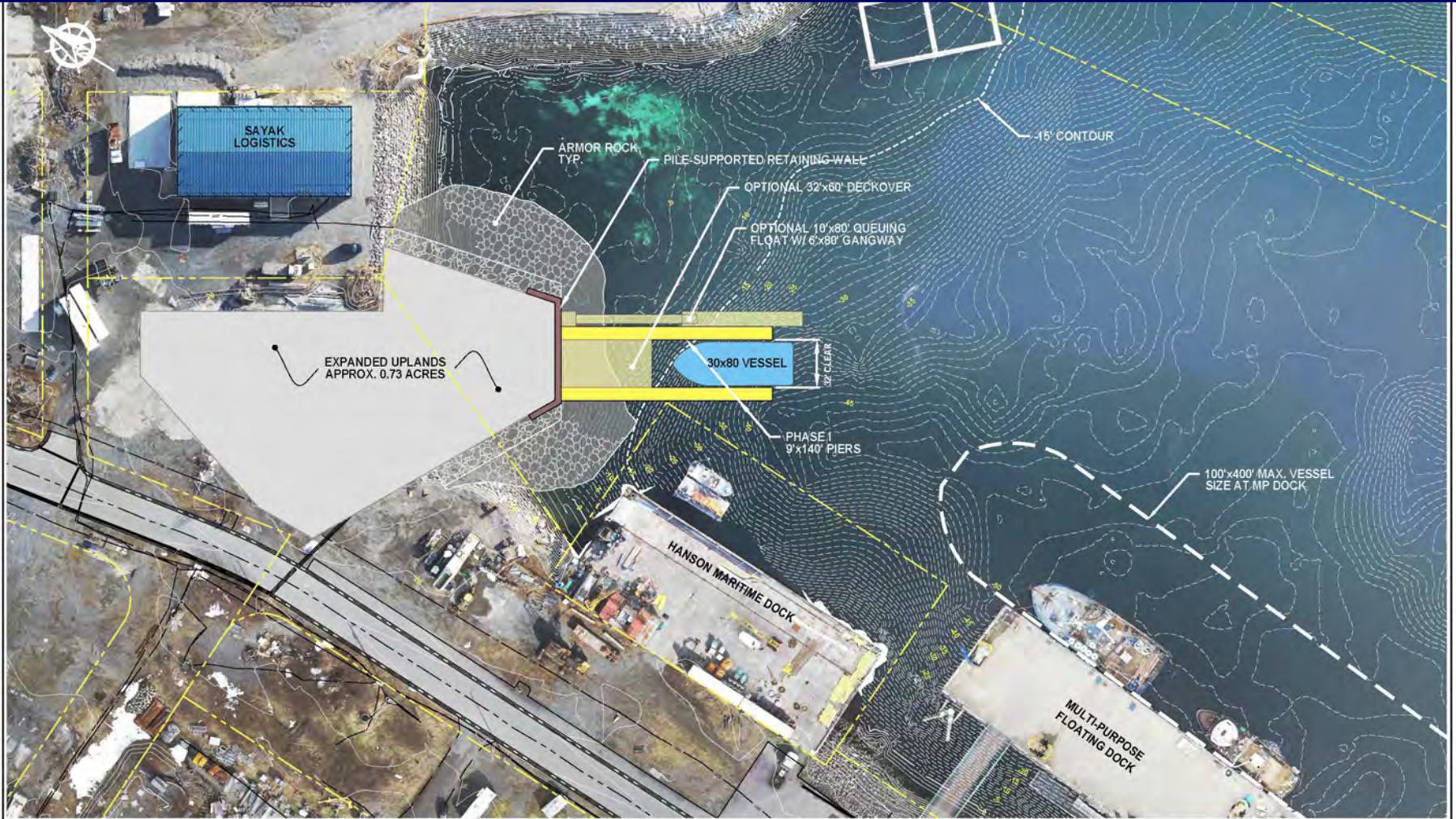
1. **Mike Johnson**
2. **Rob Lihou**
3. **Eric Majeski**
4. **Jeremy Serka**
5. **Greg Meissner**

**Thanks to all for participating and
providing constructive comments!**

GPIP VHO – Existing Conditions Site Plan



Vessel Haulout Pier Concept 1 - 150T Pier Only



REVISIONS					
REV	DATE	DESCRIPTION	DWN	CKD	APP

ENGINEERS, INC.

9360 Glacier Highway Ste 100
 Sitka, Alaska 99801
 Phone: 907.586.2093
 Fax: 907.586.2099
 www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
 DRAWN: PJD DATE: 6/16/23 0 30 60 FT

CONCEPT REVIEW

DATE: 6/16/23

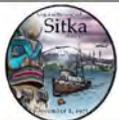
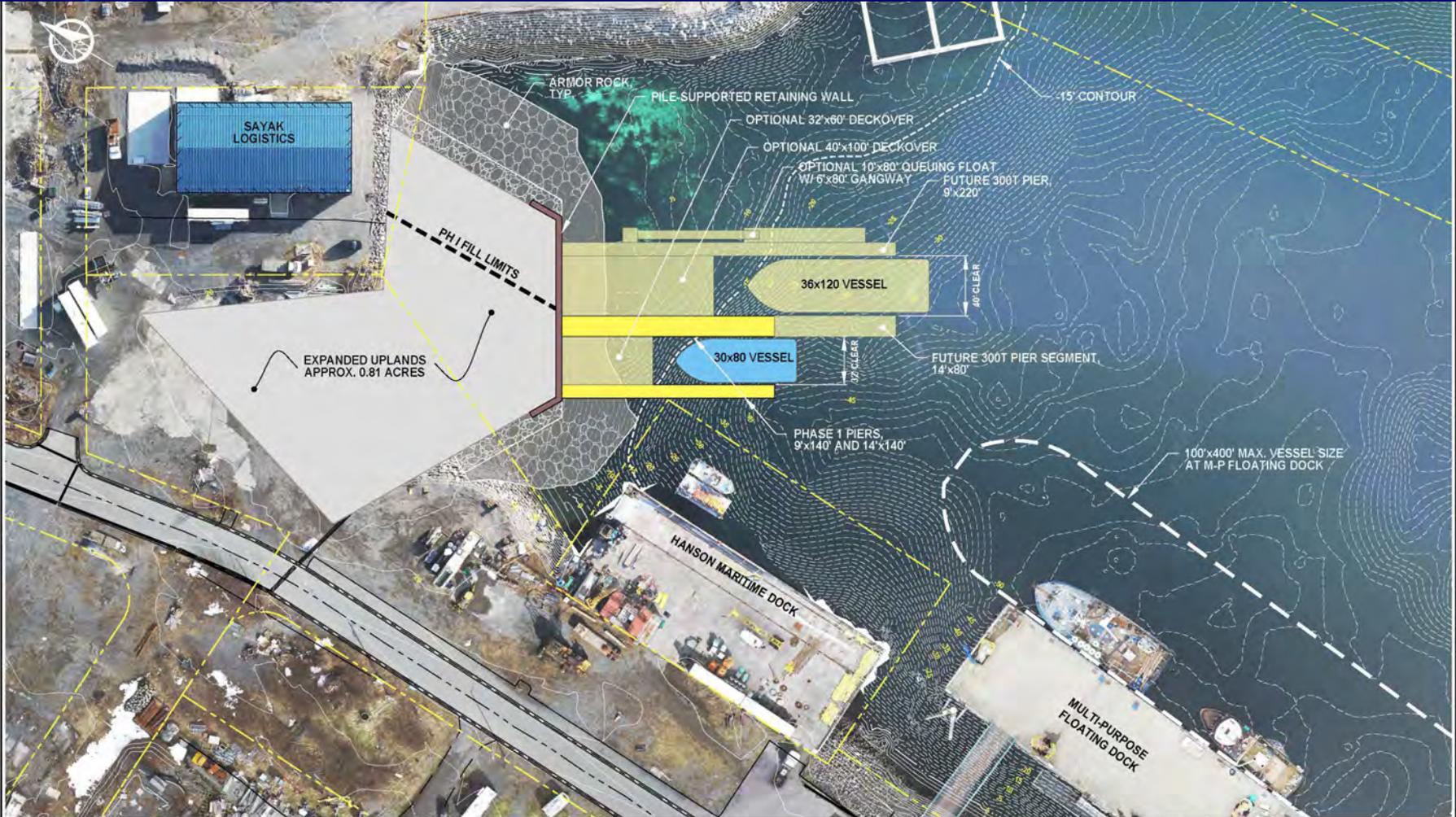
**CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK**

SHEET TITLE: **VESSEL HAULOUT PIER
CONCEPT NO. 1 - 150T PIER ONLY**

2

END PROJECT NO: 232023 CAN. NO: 85CP-150

Vessel Haulout Pier Concept 2 - 150T Pier & Future 300T Pier



REVISIONS					
REV	DATE	DESCRIPTION	DWN	CKD	APP



3550 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907.582.2093
Fax: 907.582.2099
www.pndengineers.com

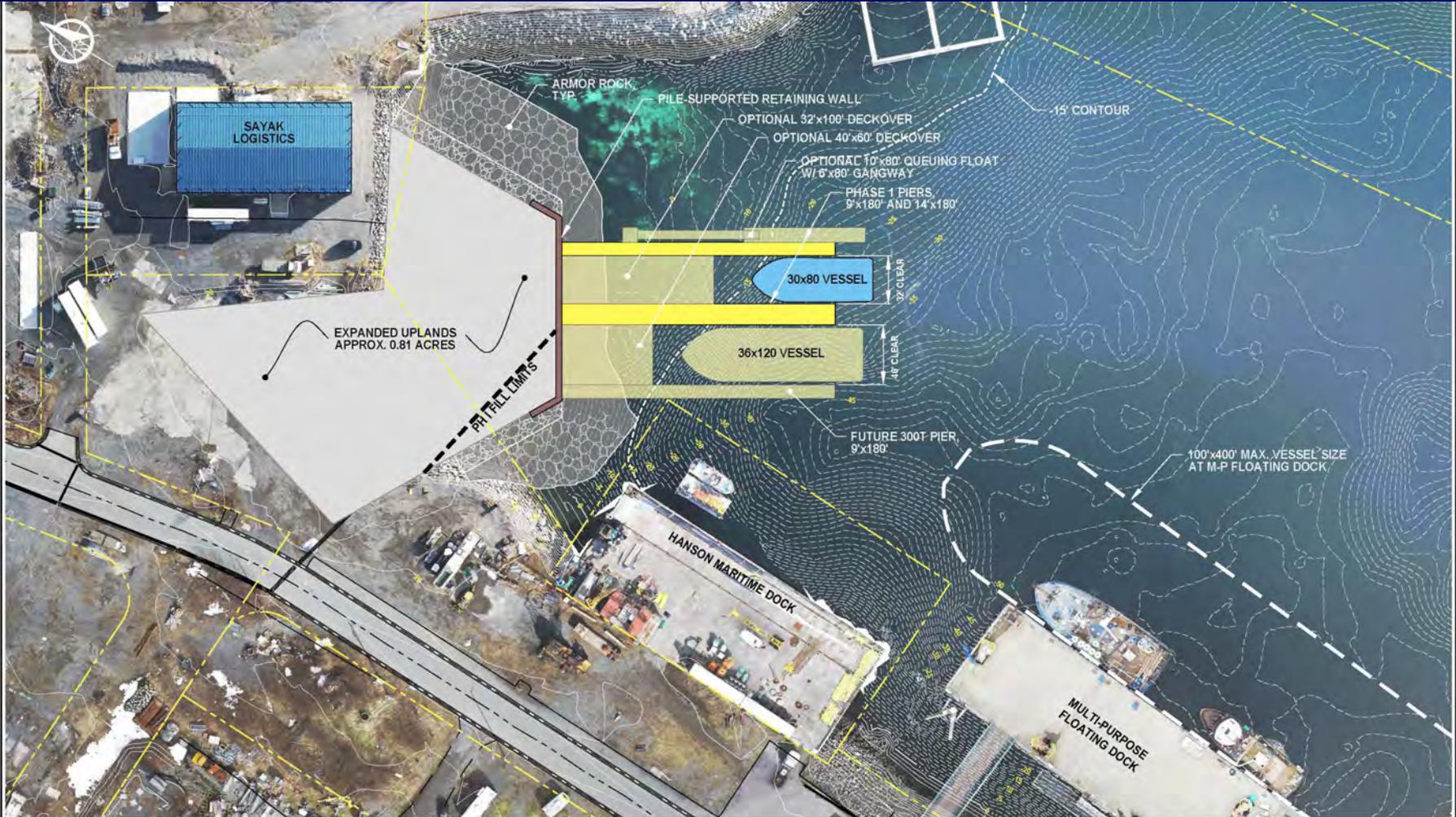
DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
 DRAWN: P.D. APPROVED: CRS 0 50 100 FT

CONCEPT REVIEW

CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK

SHEET TITLE: VESSEL HAULOUT PIER
CONCEPT NO.2 - 150T PIER AND
FUTURE 300T PIER

Vessel Haulout Pier Concept 3 - 150T Pier & Future 300T Pier



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907.582.2093
Fax: 907.582.2099
www.pndengineers.com

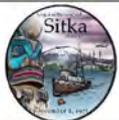
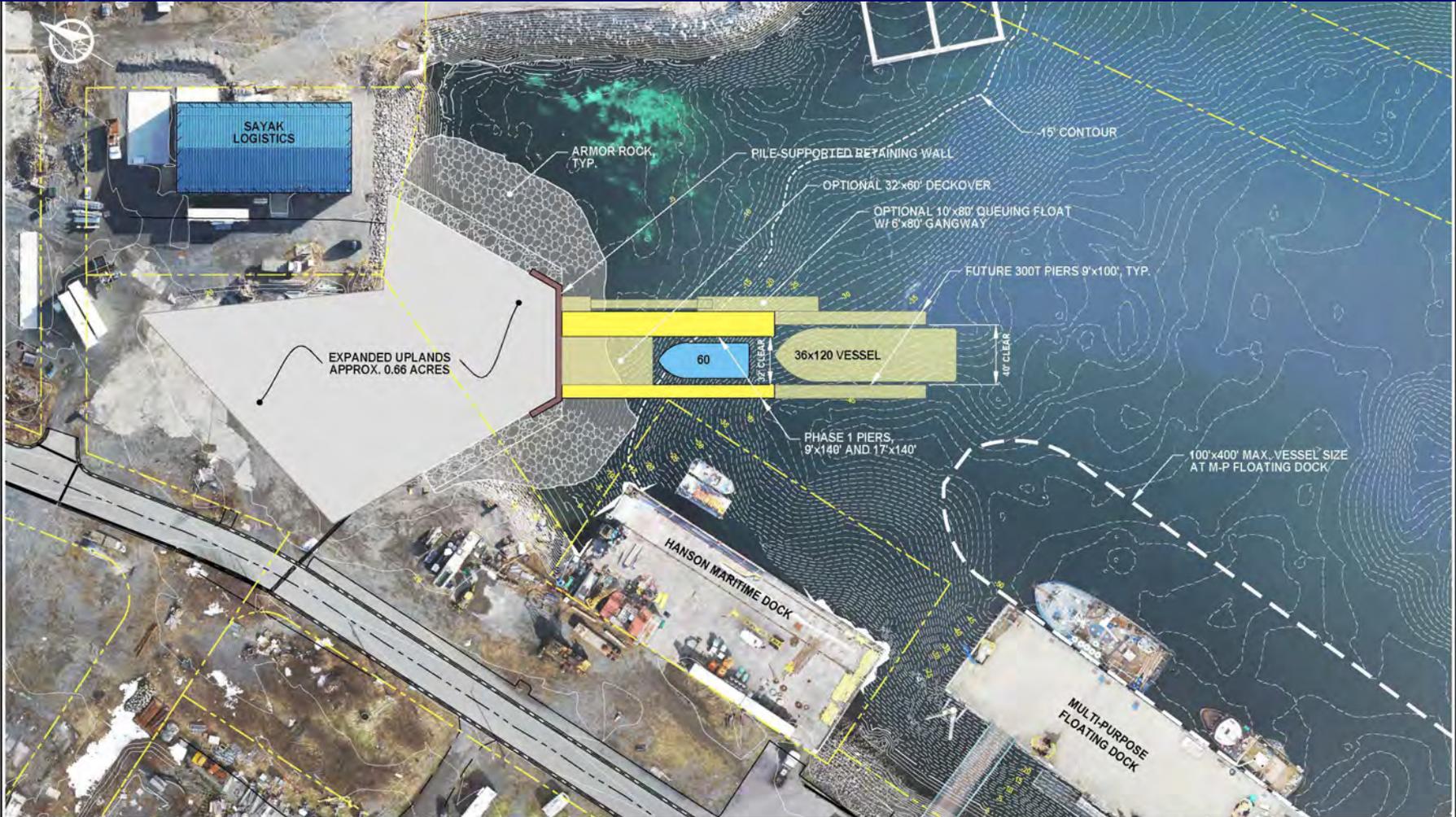
DESIGN:	CRS	CHKD:	CRS	SCALE:	SCALE IN FEET	
DRAWN:	P.D.	APPROVED:	CRS	0	30	60 FT

CONCEPT REVIEW

CITY & BOROUGH OF SITKA ALASKA
GARY FAXTON INDUSTRIAL PARK

SHEET TITLE: VESSEL HAULOUT PIER
CONCEPT NO.3 - 150T PIER AND
FUTURE 300T PIER

Vessel Haulout Pier Concept 4 - 150T Pier & Future 300T Pier



REVISIONS					
REV	DATE	DESCRIPTION	DWN	CKD	APP

P N D
ENGINEERS, INC

0560 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907.582.2093
Fax: 907.582.2099
www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
DRAWN: P.D. APPROVED: CRS 0' 30' 60' FT

DATE: 01/10/23

CONCEPT REVIEW

**CITY & BOROUGH OF SITKA ALASKA
GARY FAXTON INDUSTRIAL PARK**

SHEET TITLE: **VESSEL HAULOUT PIER
CONCEPT NO.4 - 150T PIER AND
FUTURE 300T PIER**

5

PRO PROJECT NO. 232023 C.A.N. NO. AEC250

Haulout Pier, Boat Yard & WDP Options General Development Plan



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CHK.	APP.



3360 Glacier Highway Ste 200
Juneau, Alaska 99801
Phone: 907.586.2093
Fax: 907.586.2099
www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
DRAWN: FJD APPROVED: CRS 0 60 120 FT

CONCEPT REVIEW

DATE: 6/16/23

CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK

SHEET TITLE: GPIP BOAT YARD
GENERAL DEVELOPMENT PLAN

PND PROJECT NO.: 232023 C.A.N. NO.: AECC250

SME Recommendations

1. **Concept No. 4 Haulout Pier was preferred unanimously.**
2. **Washdown Pad Location No. 3 was most preferred followed by Location No. 1. A permanent concrete pad is needed however a temporary curbed liner system can also be used to get started.**
3. **Boat Yard could be rough graded around existing slabs to start operations and meet current budget constraints. Yard improvements can be added in the future as funding allows.**
4. **Vehicle parking is important to control congestion in the yard. A Yard Transporter will also improve boat stacking efficiencies and can be added as future funding allows.**

SME Preferred Concept 4 Site Plan Phase 1 Improvements

PHASE I BOAT YARD WORKING STALLS	
VESSEL LENGTH	NUMBER OF STALLS
30'	5
40'	7
50'	3
60'	2
70'-80'	2
90'-120'	0
TOTAL	19

EXCLUDING LOT 6 LEASE PARCELS

LEGEND	
WDP	= WASHDOWN PAD
UB	= UTILITY BUILDING
(T)	= TEMPORARY
*	= ROUGH GRADING & MINIMAL STORMWATER IMPROVEMENTS



REVISIONS					
REV	DATE	DESCRIPTION	OWN	CHK	APP

P N D
ENGINEERS, INC.

9360 Gladio Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2095
Fax: 907-586-2099
www.pndengineers.com

DESIGN: CRS CHECKER: CRS SCALE: SCALE IN FEET
DRAWN: P.J. APPROVED: CRS 0 60 120 FT

CONCEPT REVIEW

DATE: 6/12/23

**CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK**

SHEET TITLE: **CONCEPT NO. 4 SITE PLAN
PHASE I IMPROVEMENTS**

PROJ/CF CT NO.: 23-2023 C.A.N. NO.: AECC250

Budget Considerations & Scope of Work Concepts 1-4

1. **The scope of work under each concept was adjusted to meet the \$8.18M Phase 1 Budget.**
2. **Each concept includes the minimum scope necessary to support a 150T Boat Hoist and meet regulatory requirements for operating a small Boat Yard.**
3. **Budgets include a base model 150T Boat Hoist with Standard Equipment and additive alternates for additional features to allow initial start up.**
4. **Budgets include a wash down pad – either temporary or permanent to fit within budget.**
5. **All other improvements beyond the budget limit are listed as Additive Alternates to be considered under future funding cycles.**

Rough Order Magnitude (ROM) Budget Concept No. 1

Item	Cost (\$K)	\$ Summation
1. BASE - General Contract Requirements	\$524	
2. 150T Haulout Pier	\$2,950	
3. Uplands Expansion at Pier	\$945	
4. Stormwater Treatment w/ Min. Collection and Yard Grading	\$218	
5. Permanent Concrete Wash Down Pad & Treatment Facilities	\$575	
6. Contingency & Indirect Costs (35%)	\$1,824	
7. 150T Standard Marine Boat Hoist	\$1,150	<u>\$8,184</u>
8. OPTIONS - General Contract Requirements	\$354	
9. North Boat Yard Site Grading and Drainage	\$958	
10. Queuing Float, Deck & Gangway	\$456	
11. Utility Building, 24x40	\$770	
12. Contingency & Indirect Costs (35%)	\$1,344	
Lines 1-12 Subtotal = \$12M Project Charter Budget Limit		<u>\$12,066</u>
13. 40T Yard Transporter	\$250	
14. Deckover 32x60	\$758	
15. Gravel Haulout Ramp	\$295	
16. Marine Boat Hoist Upgrades	\$350	<u>\$1,653</u>
Total Base + All Options		<u>\$13,719</u>
Excludes West Boat Yard, Road, Utilities, Paving & Security		

Rough Order Magnitude (ROM) Budget Concept No. 2

Item	Cost (\$K)	\$ Summation
1. BASE - General Contract Requirements	\$513	
2. 150T Haulout Pier	\$3,090	
3. Uplands Expansion at Pier	\$945	
4. Stormwater Treatment w/ Min. Collection and Yard Grading	\$218	
5. Temporary Wash Down Pad & Treatment Facilities	\$325	
6. Contingency & Indirect Costs (35%)	\$1,781	
7. 150T Standard Marine Boat Hoist	\$1,150	<u>\$8,021</u>
8. OPTIONS - General Contract Requirements	\$817	
9. North Boat Yard Site Grading and Drainage	\$958	
10. Permanent Concrete Washdown Pad	\$300	
11. 40T Yard Transporter	\$250	
12. 150T Deckover, 32x60	\$758	
13. 300T Haulout Pier	\$2,842	
14. Uplands Expansion @ 300T Pier	\$118	
15. 300T Deckover, 40x100	\$1,368	
16. Queuing Float, Deck & Gangway	\$456	
17. Utility Building, 24x40	\$770	
18. Gravel Haulout Ramp	\$295	
19. Contingency & Indirect Costs (35%)	\$3,126	
20. Marine Boat Hoist Upgrades	\$350	<u>\$12,406</u>
Total Base + All Options		<u>\$20,427</u>
Excludes 300T Boat Hoist, West Yard, Road, Utilities, Paving & Security		

Rough Order Magnitude (ROM) Budget Concept No. 3

Item	Cost (\$K)	\$ Summation
1. BASE - General Contract Requirements	\$575	
2. 150T Haulout Pier	\$3,713	
3. Uplands Expansion at Pier	\$945	
4. Stormwater Treatment w/ Min. Collection and Yard Grading	\$218	
5. Temporary Wash Down Pad & Treatment Facilities	\$325	
6. Contingency & Indirect Costs (35%)	\$2,021	
7. Remaining Funds for Marine Boat Hoist (Insufficient)	\$390	<u>\$8,186</u>
8. OPTIONS - General Contract Requirements	\$736	
9. North Boat Yard Site Grading and Drainage	\$958	
10. Permanent Concrete Washdown Pad	\$300	
11. 40T Yard Transporter	\$250	
12. 150T Deckover, 32x100	\$1,148	
13. 300T Haulout Pier	\$2,135	
14. Uplands Expansion @ 300T Pier	\$118	
15. 300T Deckover, 40x60	\$878	
16. Queuing Float, Deck & Gangway	\$456	
17. Utility Building, 24x40	\$770	
18. Gravel Haulout Ramp	\$295	
19. Contingency & Indirect Costs (35%)	\$2,815	
20. Marine Boat Hoist Upgrades	\$1,110	<u>\$11,968</u>
Total Base + All Options		<u>\$20,154</u>
Excludes 300T Boat Hoist, West Yard, Road, Utilities, Paving & Security		

Rough Order Magnitude (ROM) Budget Concept No. 4

Item	Cost (\$K)	\$ Summation
1. BASE - General Contract Requirements	\$524	
2. 150T Haulout Pier	\$3,201	
3. Uplands Expansion at Pier	\$945	
4. Stormwater Treatment w/ Min. Collection and Yard Grading	\$218	
5. Temporary Wash Down Pad & Treatment Facilities	\$325	
6. Contingency & Indirect Costs (35%)	\$1,824	
7. 150T Standard Marine Boat Hoist	\$1,150	<u>\$8,187</u>
8. OPTIONS - General Contract Requirements	\$552	
9. North Boat Yard Site Grading and Drainage	\$958	
10. Permanent Concrete Washdown Pad	\$300	
11. 40T Yard Transporter	\$250	
12. Deckover, 32x60	\$758	
13. 300T Haulout Pier	\$1,684	
14. Queuing Float, Deck & Gangway	\$456	
17. Utility Building, 24x40	\$770	
18. Gravel Haulout Ramp	\$295	
19. Contingency & Indirect Costs (35%)	\$2,108	
20. Marine Boat Hoist Upgrades	\$350	<u>\$8,480</u>
Total Base + All Options		<u>\$16,667</u>
Excludes 300T Boat Hoist, West Yard, Road, Utilities, Paving & Security		

Concepts 1-4

Key Budget Takeaways

- **Concept 3 is the only option that does not meet charter objectives – falling short of funding the 150T boat hoist.**
- **Concept 1 is the only option that does not include future 300T expansion, however it affords the permanent concrete wash down pad – all other concepts include a temporary WDP membrane liner.**
- **Concepts 2 and 4 provide for a future expansion to a 300T boat hoist but those extra costs preclude the permanent concrete wash down pad in Phase 1.**
- **Concept 4 is roughly \$4M less to expand to a 300T facility. It can also be reconfigured similar to Concept 2 in the future if desired to have side by side operations.**

Next Steps

- Debrief with CBS on Today's Decisions/Directions
- Determine final public meetings necessary for project approval – SME, GPIIP, Assembly
- Proceed with Geotech Investigation and Preliminary Design Tasks

GPIP Vessel Haulout

GPIP Mtg No. 2

Thank you for your questions, comments & suggestions.

- Please submit comments by:
 - - Email: GPIPHaulOut@cityofsitka.org
 - - Comment Forms at the back of the room
- Please visit our Project Page for updates:
 - <https://www.cityofsitka.com/departments/PublicWorks/GPIPHaulOut>

