

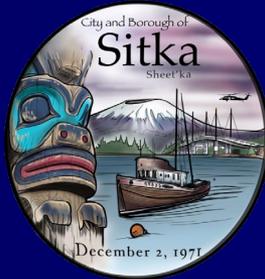
GPIP Vessel Haulout Project

Subject Matter Expert Mtg No. 1

June 1, 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

Introductions

Subject Matter Expert (SME) Panel

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

Thanks to You All for Participating!

Presentation Agenda

- Project Charter - Goals & Schedule
- General Scope of Improvements
- Meetings Schedule
- Review Concept Plan Options & Recommend a Preferred Alternative – Today's Primary Focus
- 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 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

Project Charter – Cover Sheet

Project Status: (highlight green, yellow, red)

General

Schedule

Budget

Milestones:

Recently Completed

- ✓ Project Charter Developed with Risk Scoring & GPIIP Board of Directors Review Nov 21, 2022
- ✓ Contract Phase IA of Project: Planning, Environmental, Prelim Engr, Preferred Option
- ✓ Site Selection

Upcoming

- Phase IA – Planning and Project Management, Site Investigations, Environmental Permitting, Preliminary Design
- Phase IB – Issue CMAR RFP for Preferred Option & Preliminary Design
- Finalize Design

Project Budget:

Estimated Total Project Cost

\$12,000,000

Working Capital

\$8,180,000

Loans

\$0.00

Grants

\$0.00

Other

\$0.00

Total Funded

\$8,180,000

Funding Gap

\$3,820,000

Encumbrances to Date

\$0.00

Unencumbered Funds

\$8,180,000

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

Contractor/Function*	Type**	Amount	% Of Project
PM, Planning, Surveying, PIP, Concepts, Costs, Preferred Alternative & Basis of Design, Environmental	T&M	\$365,000	5%
PM, Geotech, Final Design, CMAR RFP, CM Services CA/CI	T&M/LS	\$585,000	7%
CMAR Contractor	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 GPIIP 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 and Regulatory Permits	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	4.1.24	10.1.24
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. 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



Boatyard 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



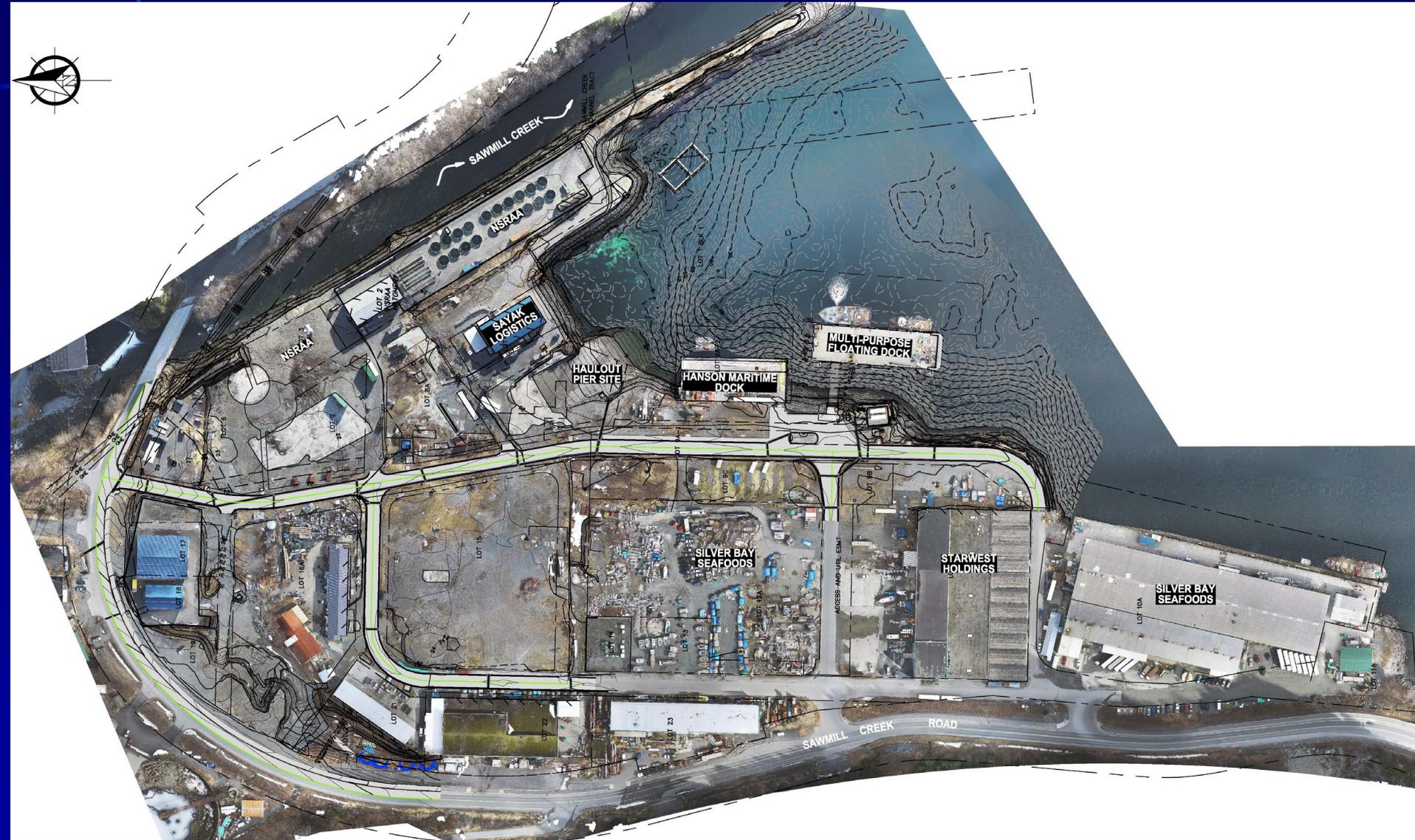
Boat Yard: Stormwater Yard Runoff Controls Water Quality Unit – Collection & Treatment



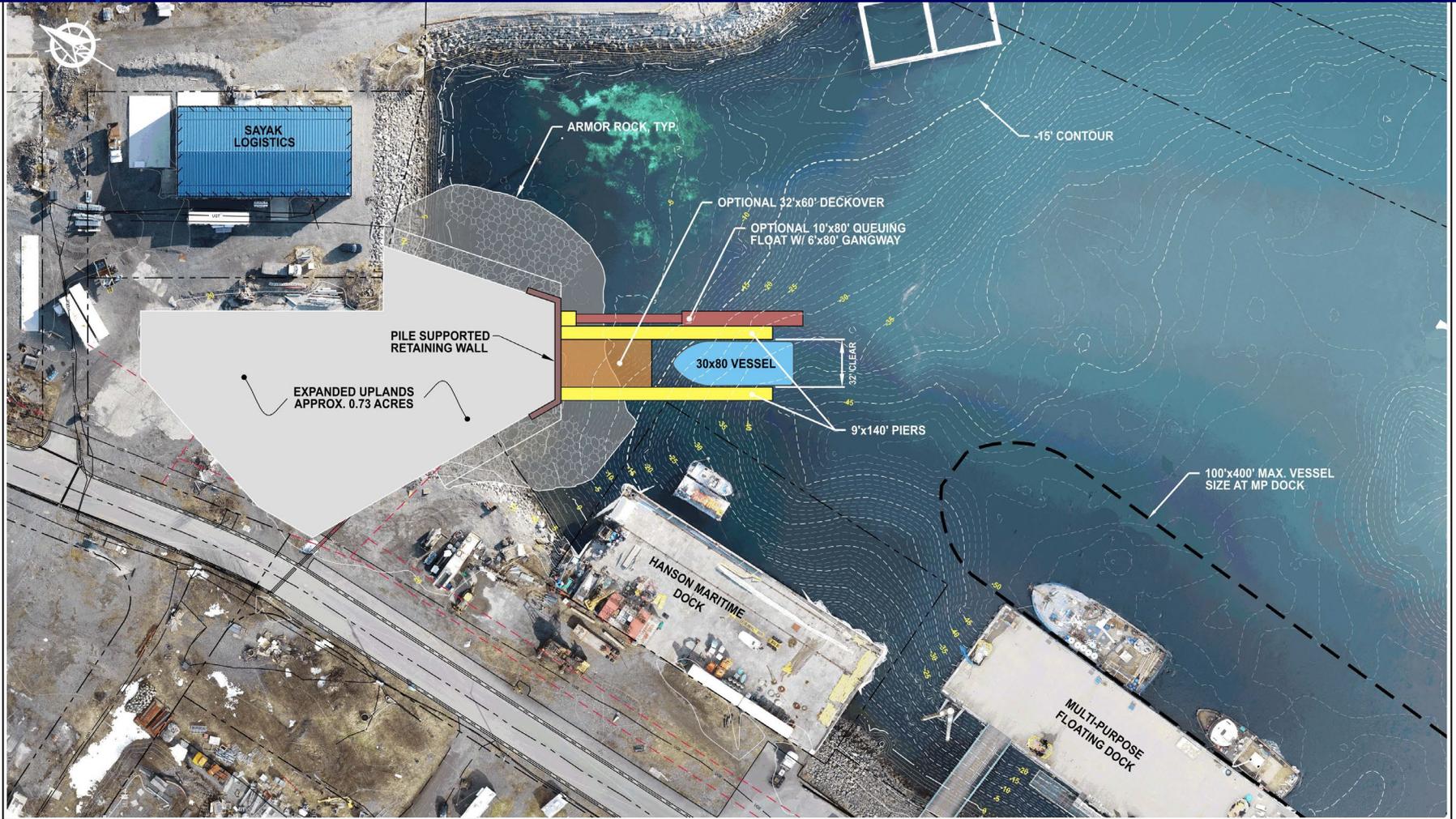
Meetings Schedule

1. Complete: GPIIP BOD Mtg No. 1 – Haulout Pier Site No. 2 Selected
2. Today: Subject Matter Experts (SME) Mtg 1 – present concept designs & costs, receive comments, suggestions & haulout pier conceptual preference
3. June 22: GPIIP BOD Mtg No. 2 – present & adopt preferred concept plan based on SME 1 comments
4. July 6 (TBD): SME Mtg No. 2 – present final Charter w/ preferred concept plan, budget & Basis of Design
5. July 20 (TBD): GPIIP BOD Mtg No. 3 – Approval of final Charter and refined Basis of Design
6. July 25: Assembly presentation & approval of Preferred Plan and Final Charter

GPIP VHO – Existing Conditions Site Plan



Vessel Haulout Pier Concept 1 - 150T Pier Only



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



9360 Glacier Highway Ste 110
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
DRAWN: LRG APPROVED: CRS 0 30 60 FT.

CONCEPT REVIEW

CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK

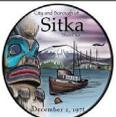
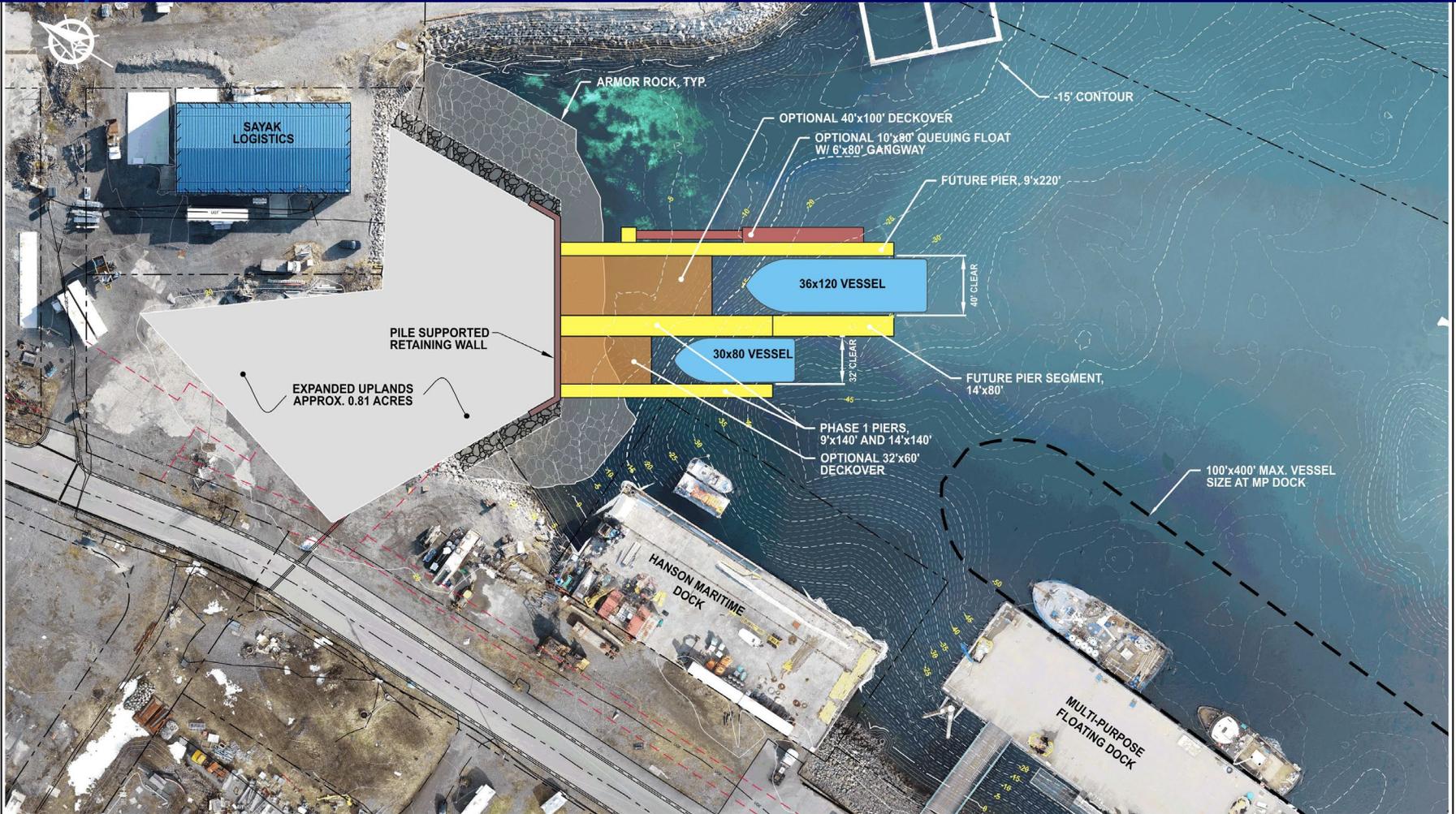
SHEET TITLE: VESSEL HAULOUT PIER
CONCEPT NO.1 - 150T PIER ONLY

2

PND PROJECT NO. 232023 C.A.N. NO. AECC260

DATE: 5/23/23

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



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P N D
ENGINEERS, INC.

9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
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CONCEPT REVIEW

DATE: 5/23/23

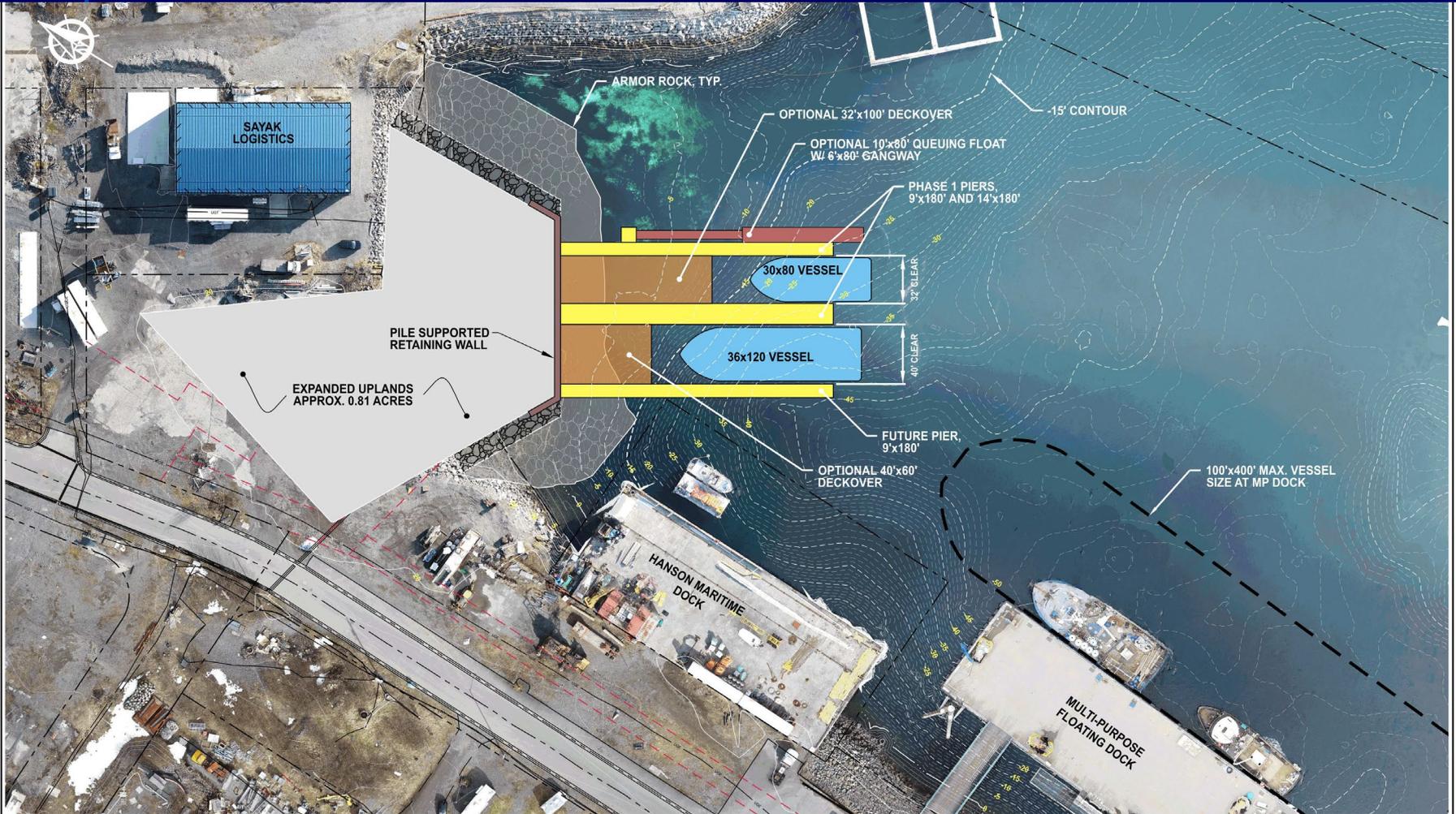
**CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK**

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

3

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

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



REVISIONS					
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DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
DRAWN: LRG APPROVED: CRS 0 30 60 FT.

CONCEPT REVIEW

DATE: 5/23/23

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

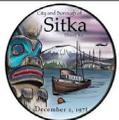
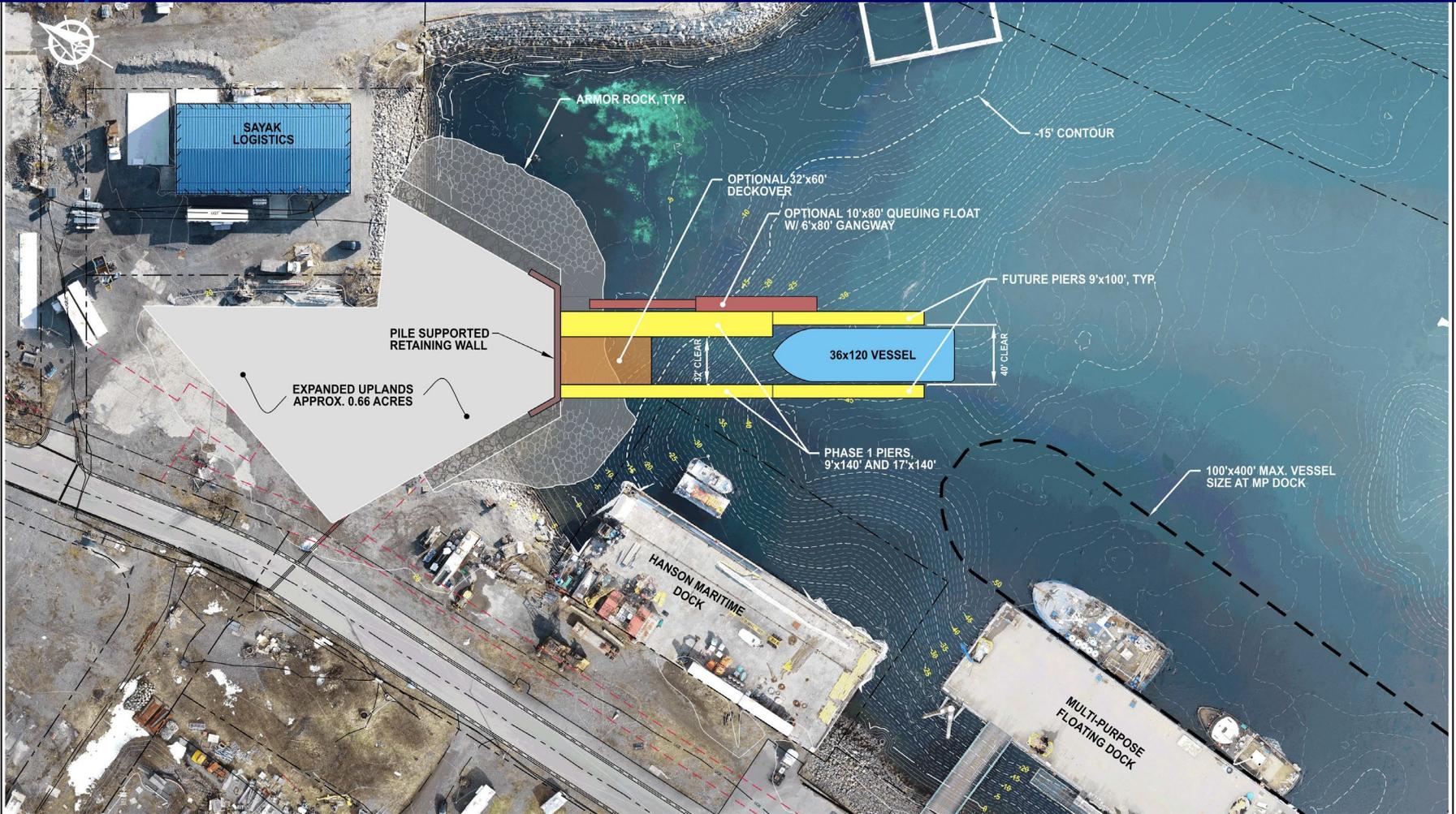
SHEET TITLE: VESSEL HAULOUT PIER
CONCEPT NO.3 - 150T PIER AND
FUTURE 300T PIER

DATE: 5/23/23

PND PROJECT NO.: 232023 C.A.N. NO.: A-ECC250

Vessel Haulout Pier

Concept 4 - 150T Pier & Future 300T Pier



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



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 Juneau, Alaska 99801
 Phone: 907-586-2093
 Fax: 907-586-2099
 www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
 DRAWN: LRG APPROVED: CRS 0 30 60 FT.

CONCEPT REVIEW

CITY & BOROUGH OF SITKA ALASKA
 GARY PAXTON INDUSTRIAL PARK

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

Vessel Haulout Pier Boatyard Concept 1 & WDP Options



BOAT YARD - WORKING STALLS	
VESSEL LENGTH	NUMBER OF STALLS
30'	6
40'	21
50'	15
60'	15
70' - 80'	3
90' - 120'	3
TOTAL	63

Rough Order Magnitude (ROM) Budget Concept No. 1 Haulout Pier

Item	Cost (\$K)	\$ Summation
1. General Contract Requirements (Base)	\$603	
2. 150T Haulout Pier	\$2,854	
3. Uplands Expansion at Pier	\$945	
4. North Boat Yard Site Grading (no utilities)	\$1,105	
5. Wash Down Pad & Treatment Facilities	\$575	
6. Contingency & Indirect Costs (35%)	\$2,128	<u>\$8,210</u>
7. General Contract Requirements (Options)	\$362	
8. 150T Boat Hoist	\$1,350	
9. 40T Yard Transporter	\$250	
10. Deckover, 32x60	\$742	
11. Queuing Float, Deck & Gangway	\$456	
12. Utility Building, 24x40	\$770	
13. Contingency & Indirect Costs (35%)	\$1,375	<u>\$5,305</u>
Total Base + All Options		<u>\$13,515</u>
Excludes West Boat Yard, Road, Utilities, Paving & Security		

Rough Order Magnitude (ROM) Budget Concept No. 2 Haulout Pier

Item	Cost (\$K)	\$ Summation
1. General Contract Requirements (Base)	\$651	
2. 150T Haulout Pier	\$3,249	
3. Uplands Expansion at Pier	\$1,033	
4. North Boat Yard Site Grading (no utilities)	\$1,105	
5. Wash Down Pad & Treatment Facilities	\$575	
6. Contingency & Indirect Costs (35%)	\$2,314	<u>\$8,926</u>
7. General Contract Requirements (Options)	\$747	
8. 150T Boat Hoist	\$1,350	
9. 40T Yard Transporter	\$250	
10. 150T Deckover, 32x60	\$742	
11. 300T Haulout Pier	\$2,501	
12. 300T Deckover, 40x100	\$1,344	
13. Queuing Float, Deck & Gangway	\$456	
14. Utility Building, 24x40	\$770	
15. Contingency & Indirect Costs (35%)	\$2,856	<u>\$11,014</u>
Total Base + All Options		<u>\$19,941</u>
Excludes 300T Boat Hoist, West Yard, Road, Utilities, Paving & Security		

Rough Order Magnitude (ROM) Budget Concept No. 3 Haulout Pier

Item	Cost (\$K)	\$ Summation
1. General Contract Requirements (Base)	\$711	
2. 150T Haulout Pier	\$3,852	
3. Uplands Expansion at Pier	\$1,033	
4. North Boat Yard Site Grading (no utilities)	\$1,105	
5. Wash Down Pad & Treatment Facilities	\$575	
6. Contingency & Indirect Costs (35%)	\$2,548	<u>\$9,822</u>
7. General Contract Requirements (Options)	\$669	
8. 150T Boat Hoist	\$1,350	
9. 40T Yard Transporter	\$250	
10. Deckover, 32x100	\$1,124	
11. 300T Haulout Pier	\$1,824	
12. 300T Deckover, 40x600	\$862	
13. Queuing Float, Deck & Gangway	\$456	
14. Utility Building, 24x40	\$770	
15. Contingency & Indirect Costs (35%)	\$2,557	<u>\$9,861</u>
Total Base + All Options		<u>\$19,683</u>
Excludes 300T Boat Hoist, West Yard, Road, Utilities, Paving & Security		

Rough Order Magnitude (ROM) Budget Concept No. 4 Haulout Pier

Item	Cost (\$K)	\$ Summation
1. General Contract Requirements (Base)	\$651	
2. 150T Haulout Pier	\$3,333	
3. Uplands Expansion at Pier	\$945	
4. North Boat Yard Site Grading (no utilities)	\$1,105	
5. Wash Down Pad & Treatment Facilities	\$575	
6. Contingency & Indirect Costs (35%)	\$2,313	<u>\$8,921</u>
7. General Contract Requirements (Options)	\$525	
8. 150T Boat Hoist	\$1,350	
9. 40T Yard Transporter	\$250	
10. Deckover, 32x60	\$742	
11. 300T Haulout Pier	\$1,632	
12. Queuing Float, Deck & Gangway	\$456	
13. Utility Building, 24x40	\$770	
14. Contingency & Indirect Costs (35%)	\$2,004	<u>\$7,729</u>
Total Base + All Options		<u>\$16,650</u>
Excludes 300T Boat Hoist, West Yard, Road, Utilities, Paving & Security		

Next Steps

- Debrief with CBS on Today's Meeting
- Update Preferred Alternative Concept & ROM Budget Estimate
- Prepare Geotech Investigation Permit Application
- June 22 - Meet with GPIIP BOD No. 2
- July 6 (TBD) - Meet with SME No. 2

GPIP Vessel Haulout Project SME Work Session

**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>

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