

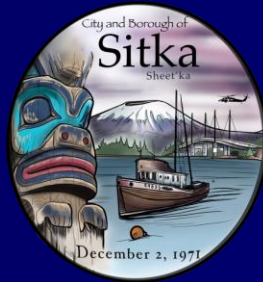
GPIP Vessel Haulout Project

BOD Meeting No. 3

November 13, 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

- Review Project Goals & Schedule
- Recent Geotech Investigation Findings
- Design Mods to Meet \$8.2 M Base Budget
- Tidal Operational Restrictions
- Review ROM Budget & Additive Alternate Improvements

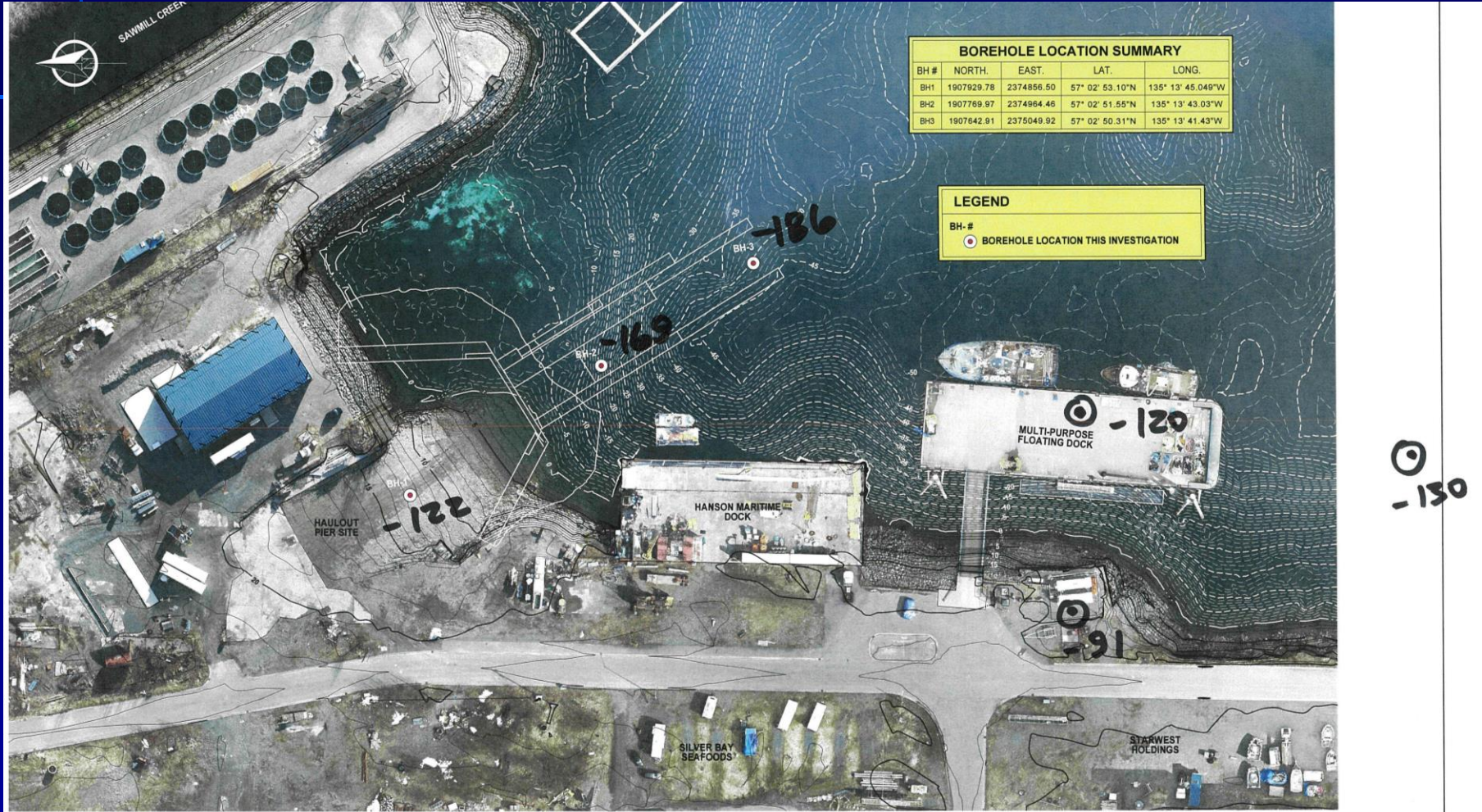
Project Goals

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
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 Schedule

| Key Tasks & Milestones | Start Date | End Date |
|---|------------|-----------|
| 1. Project Charter Approval: The Project Charter is brought to GPIIP Board for approval. | | 11/21/22 |
| 2. Project Budget Appropriation Assembly | 11/8/22 | 11/22/22 |
| 3. Prepare RFQ for PM services Port Planner SME | 11/17/22 | 12/8/22 |
| 4. Advertise PM/Port Planner RFQ | 12/12/22 | 2/1/23 |
| 5. Selection of PM/Port Planner/Engineer- PND | 2/2/23 | 3/06/23 |
| 6. Contract Execution/NTP for PM/Port Planner/Engineer | 3/7/23 | 3/29/23 |
| 7. Planning, Surveying, Public Involvement Process, Concepts, Costs, Preferred Alternative, Final Basis of Design & Charter Scope | 4/3/23 | 7/31/23 |
| 8. Geotechnical Invest. - Work Plan, Driller Contract, Drilling Permits, Fieldwork, Analyses & Geo Report | 5/22/23 | 12/31/23 |
| 9. Concept Rescoping due to Geotech Findings | 10/1/23 | 11/15/23 |
| 10. Biological Assessment, IHA & Environmental Permit Applications | 5/22/23 | 12/15/23* |
| 11. Regulatory Consultations, Permit Reviews and Authorizations | 7/15/23 | 7/31/24* |
| 12. 35% Preliminary Design | 10/15/23 | 2/15/24 |
| 13. Prepare CMAR RFP | 11/15/23 | 12/31/23* |
| 14. CMAR Solicitation & Contract Execution | 1/1/24 | 2/15/24 |
| 15. PND Final Design w/ CMAR, CBS & GPIIP | 2/15/24 | 6/1/24 |
| 16. Material Procurement | 3/1/24 | 12/1/24 |
| 17. On Site Construction | 8/1/24 | 12/31/24 |
| 18. Secure Operator for 2025 Season | 3/15/24 | 12/31/24 |
| 19. Procure 150T Boat Hoist | 3/15/24 | 12/31/24 |
| 20. Haul Out is Operational | | 12/31/24 |
| * Critical Path Items | | |

Recent Geotech Investigation Findings



| REVISIONS | | | | |
|-----------|------|-------------|------|-----------|
| REV. | DATE | DESCRIPTION | DWN. | CKD. APP. |
| | | | | |
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ENGINEERS, INC.

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DESIGN: CRS CHECKED: SJS SCALE: SCALE IN FEET

PRELIMINARY

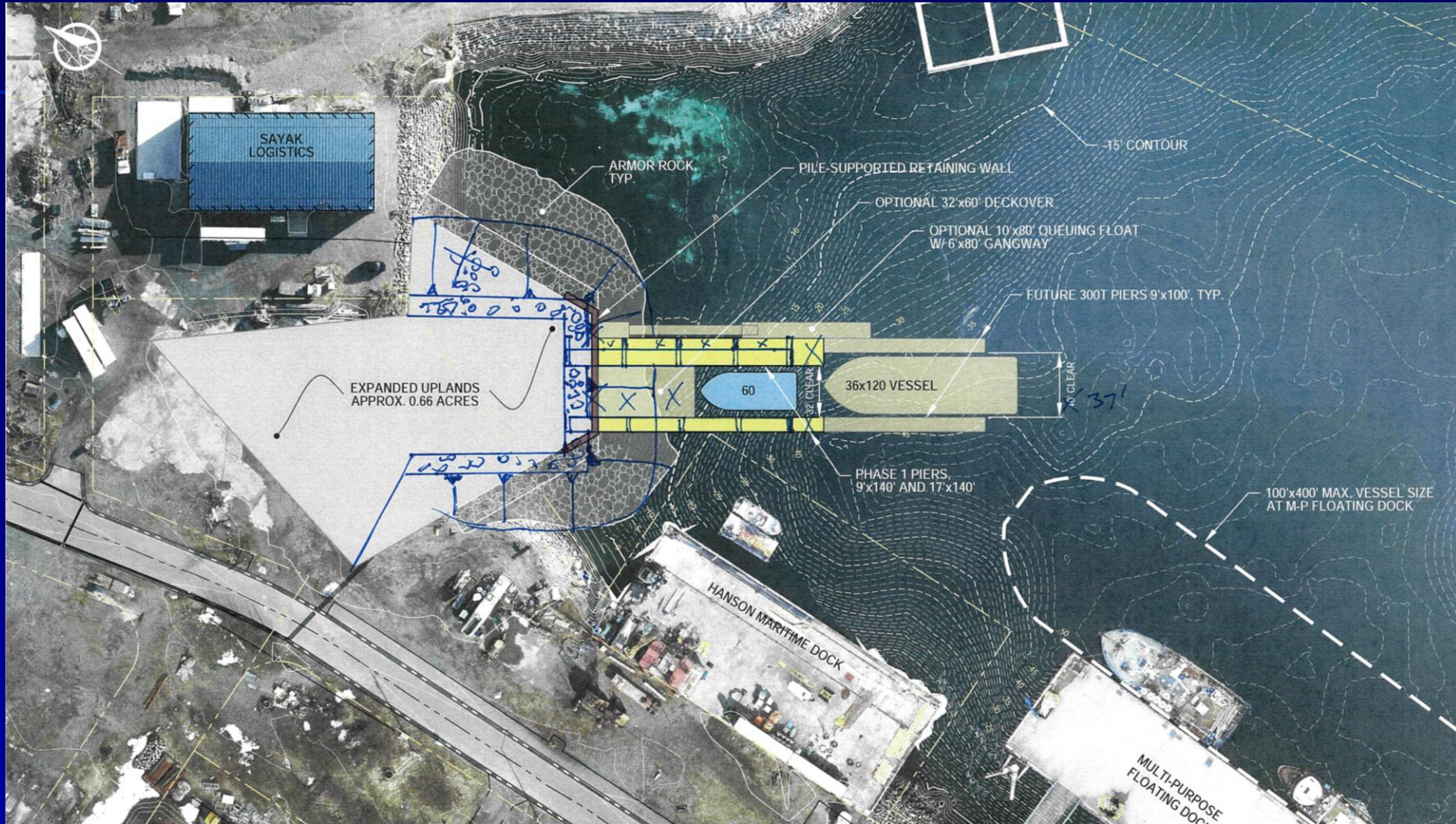
CITY & BOROUGH OF SITKA ALASKA
GARY PAXTON INDUSTRIAL PARK

SHEET TITLE:
GEOTECHNICAL INVESTIGATION PLAN

Design Mods to Meet \$8.2M Base Budget

1. Moved haulout pier inshore 20' with minimal operational restrictions
2. Increased pile spacings and size to reduce overall pile quantities
3. Increased deck spans and thickness to accommodate new foundation pile layout
4. Deleted pile supported retaining wall & replaced with armor rock slope
5. Reduced uplands expansion size at pier
6. Reduced yard grading and drainage
7. Included standard equipment model 150T Boat Hoist
8. Increased indirect costs for geotechnical investigation over run

Modified Concept 4 Site Plan



Tidal Operational Restrictions

Table 1 - Tidal Datum Information – Sitka Tide Station 9451600

| Water Levels | Elevation (feet, MLLW) |
|--|------------------------|
| Highest recorded water level (11/2/1948) | 14.9 |
| Mean Higher High Water (MHHW) | 9.9 |
| Mean High Water (MHW) | 9.2 |
| Mean Tide Level (MTL) | 5.3 |
| Mean Low Water (MLW) | 1.5 |
| Mean Lower Low Water (MLLW) | 0.0 |
| Lowest recorded water level (12/14/2008) | -4.1 |

Table 2 - Haulout Operational Restrictions

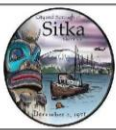
| | | | |
|--|-----|----|----|
| Vessel Draft (Ft Below Water Level) | 5 | 10 | 15 |
| Min. Tide Elevation to Haulout Vessel (Ft Above MLLW) | -4 | 0 | 5 |
| Approx. % Available Time / Year or Avg Day to Haul Vessel | 100 | 90 | 50 |
| Available Operational Length (Ft) in Pier | 70 | 70 | 70 |

Overall Concept 4 Site Plan (Excluding Recent Mods)

| 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 | DWN | CHKD | APP. |
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www.pndengineers.com

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

DATE: 6/12/23

CONCEPT REVIEW

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

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

PND PROJECT NO. 232023 C.A.N. NO. JAECC250

7

Rough Order Magnitude (ROM) Budget Base Bid & Add Alts

| Item | Cost (\$K) | \$ Summation |
|---|------------|------------------------|
| 1. BASE - General Contract Requirements | \$507 | |
| 2. 150T Haulout Pier (300T Rated) | \$3,280 | |
| 3. Uplands Expansion at Pier | \$880 | |
| 4. Stormwater Treatment w/ Min. Collection and Yard Grading | \$145 | |
| 5. Temporary Wash Down Pad & Treatment Facilities | \$325 | |
| 6. Contingency & Indirect Costs | \$1,910 | |
| 7. 150T Standard Marine Boat Hoist | \$1,150 | <u>\$8,197</u> |
| ADDITIVE ALTERNATES (Includes Contingency & Indirect Costs) | | |
| AA1 Boat Hoist Upgrades | \$633 | |
| AA2 Permanent Concrete Washdown Pad | \$350 | |
| AA3 Pile Anodes | \$132 | |
| AA4 North Boat Yard Site Grading & Drainage | \$1,518 | |
| AA5 40T Yard Transporter | \$330 | |
| AA6 Queuing Float, Deck & Gangway | \$626 | |
| AA7 Gravel Haulout Ramp | \$406 | |
| AA8 300T Pier Widening for Future 37' Width Expansion | \$338 | |
| AA9 Utility Building, 24x40 | \$1,059 | |
| AA10 Deckover, 32x60 | \$1,471 | <u>\$6,862</u> |
| Total Base + All Options | | <u>\$15,059</u> |
| Excludes Future 300T Pier, West Yard, Road Improvements, Utilities, Paving & Security | | |

Next Immediate Steps

- Continuation of Environmental Permitting
- CMAR RFP & Preliminary Design
- Boat Yard Management & Operational Plan

GPIP Vessel Haulout BOD Meeting

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>**

