

**PROJECT COVER SHEET – Updated September 16, 2024**

Project Title/ Number: GPIP Vessel Haul-Out Development – Phase 1

Project Manager: Michael Harmon Project Sponsor: Garry White

Project Description: Planning, Environmental Permitting, Engineering Design, and CMAR Construction of Phase 1 Improvements including a 150-ton haul-out pier, membrane wash-down pad, water treatment, and 150-ton boat hoist at Gary Paxton Industrial Park, Sitka, Alaska.

Design  
 Construction  
 Other

Project Charter Available?  Yes  No

Project Status: *(highlight green, yellow, red)*

<b>Scope</b>	<b>Schedule</b>	<b>Budget</b>
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**Milestones:**

<u>Recently Completed</u>	<u>Upcoming</u>
<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 04.26.23 Site No. 2 Selected by GPIP BOD</li> <li><input checked="" type="checkbox"/> 07.25.23 Assembly Adopted Concept 4</li> <li><input checked="" type="checkbox"/> 01.15.24 Environmental Permit Applications</li> <li><input checked="" type="checkbox"/> 03.01.24 35% Design Complete</li> <li><input checked="" type="checkbox"/> 03.27.24 Award to WMC</li> <li><input checked="" type="checkbox"/> 04.16.24 Travel Lift Bid (10-month delivery)</li> <li><input checked="" type="checkbox"/> 04.18.24 WMC CMAR Contract Executed</li> <li><input checked="" type="checkbox"/> 05.24.24 65% Design Complete</li> <li><input checked="" type="checkbox"/> 06.03.24 WMC GMP Pricing submitted</li> <li><input checked="" type="checkbox"/> 07.02.24 Final Design &amp; Fixed Construction Price</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> GPIP/Assembly Meetings to discuss budget increase for concrete washdown</li> <li><input type="checkbox"/> Q4 '24: Final Regulatory Review</li> <li><input type="checkbox"/> Q2-4 '24: Material Procurement</li> <li><input type="checkbox"/> Q4 '24 – Q1 '25: On Site Construction</li> <li><input type="checkbox"/> Q1 '25 Boat Hoist Delivery</li> <li><input type="checkbox"/> Boatyard Operational: Q1 '25</li> </ul>

**Project Budget:**

<b>Phase 1 - Estimated Total Project Cost</b>	<b>\$9,281,040</b>
Working Capital	\$8,281,040.00
Loans	\$0.00
Grants	\$1,000,000.00
Other	\$0.00
<b>Total Funded</b>	<b>\$9,281,040</b>
<b>Phase 2 Funding Gap</b>	<b>\$23,894,117</b>

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

<u>Contractor/Function*</u>	<u>Type**</u>	<u>Amount</u>	<u>% of Project</u>
PND –Preconstruction, Permitting, Design & Const. Services	T&M/LS	\$1,415,967	15%
Western Marine Construction (WMC) & Project Contingency	CMAR	\$6,179,362	67%
Travel Hoist Purchase	LS	\$1,377,800	15%
Specialty Inspection Services (Future Procurement)	T&M	\$126,538	0.3%
CBS Indirect Cost & CBS Permits (\$71k spent thru Aug.)	Payroll	\$150,000	1.6%
Electrical Dept. Power Service (Future Procurement)	T&M	\$31,373	0.3%
Current Construction Contingency Remaining	-	\$0	0%

818

**General Comments:**

The scope had to be reduced due to unexpected pile depths and the budget remains short for the full scope. Shipyard operations is not part of this project charter and are a separate development process.

**Key Milestones: November 15, 2024 UPDATE**

Key Tasks & Milestones	Start Date	End Date
1. Project Charter Approval: The Project Charter is brought to GPIB 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	3/6/23
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	01/31/24
9. Concept Rescoping due to Geotech Findings	10/1/23	11/15/23
10. Biological Assessment, IHA & Environmental Permit Applications	5/22/23	01/15/24
11. Regulatory Consultations, Permit Reviews and Authorizations	7/15/23	11/21/24*
12. 35% Preliminary Design	11/15/23	3/1/24
13. Prepare CMAR RFP	11/15/23	2/06/24
14. CMAR Solicitation & Contract Execution	1/15/24	4/18/24
15. PND 65% Design Develop w/ WMC, CBS & GPIB	4/01/24	5/24/24
16. WMC GMP Development	4/01/24	6/3/24
17. Ph 1 Scope Refinement, Finalize GMP & WMC CO	6/04/24	6/18/24
18. PND Final Design & Stamped Construction Docs	6/18/24	7/16/24
19. Material Procurement	6/18/24	12/1/24
20. On Site Construction	11/21/24	3/15/25*
21. Secure Operator for 2025 Season	3/15/24	3/15/25*
22. Procure 150T Boat Hoist	12/1/23	2/15/25*
23. Haul Out is Operational		3/15/25
* Critical Path Items- Environmental Permitting has delayed construction originally planned to start 10/15/24		
Milestones for Phase 2 TBD once funding is secured:		
Need to masterplan uplands during the development of Phase 1 to apply for grants and position this phase to proceed.		
Environmental permitting will likely need to be redone once this phase is better defined through a masterplan and funding is available.		