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Monday, January 20, 2025

MEMORANDUM

To: John Leach – CBS Administrator 
From: Garry White, GPIP Director
Subject: GPIP Haul Out Operations RFQ Process

Introduction

The GPIP Board met on July 18th and approved the attached Request for Qualifications for a Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park.

The Request for Qualifications (RFQ) requested qualifications from experienced firms or individuals to operate a marine vessel haul out and shipyard at the GPIP.

The RFQ requested individuals or firms that have qualifications in the following operations to submit their credentials.

- Vessel Lift Operations
- Vessel Wash-down Systems
- Vessel Movements
- Permits and Licenses

The goal was to find qualified operators and work with them to develop a detailed scope of work to be incorporated into a Request for Proposals (RFP) and Invitation to Bid for operations of the haul out.

The RFQ was released on July 25, 2024 with a submittal deadline by 2pm on September 17, 2024. A non-mandatory pre-proposal conference was held on August 7, 2024. The CBS received two responses to the RFQ. CBS and GPIP staff met on September 20, 2024 to evaluate the responses and determine if Minimum Qualifications of Services was provided in each proposal. One proposal was determined to have provided the Minimum Qualifications of Services. Letters were sent to both entities, inviting one firm to continue with the process of providing input in the development of a detailed scope of work to be incorporated into a Request for Proposals and Invitation to Bid.

Page 3 of the attached RFQ outline the process moving forward in the Selection and Award Stages.

The GPIP Board met on November 7th and directed the CBS to move forward with the negotiations of a draft scope of services to be brought back the GPIP Board for review and recommendations.

The GPIP Board met on December 17th and approved the draft scope of services for Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park.

A draft Operating Agreement for Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park, and the Invitation to Bid, including all exhibits were presented to the GPIP Board on January 16th, 2025. The Board discussed the agreement and Invitation to Bid and approved the following motion:

Motion: M/S Howard/Johnson to recommend this draft operating agreement, scope of services, and bid items go to Assembly to move the process forward.

Action: Motion Passed 4/0 on a roll call vote

Background

The GPIP Board and CBS have been working on vessel haul out development concepts since the GPIP properties were acquired. The CBS has repeatedly included marine haul out infrastructure requests in both its Federal and State Legislative Priorities. The CBS applied for a USDOT Grant in 2020, 2021, 2022 and plan to apply for future grant opportunities. The CBS was awarded a Denali Commission Grant in 2023.

The CBS has released multiple Request for Proposals (RFP) for private sector development of a haul out at the GPIP since 2009. None of the private sector development proposals moved forward due to multiple reasons, including the cost of construction.

On October 4th, 2022, the citizens of Sitka voted to appropriate ~\$8.18 million dollars from the Sitka Permanent Fund for the development of a haul out and shipyard at the Gary Paxton Industrial Park (GPIP).

Action

- CBS Assembly discussion and approval of the draft Operating Agreement for Marine Vessel Haul Out and Shipyard Operations at the Gary Paxton Industrial Park, and the Invitation to Bid, including all exhibits.