



CITY AND BOROUGH OF SITKA
A COAST GUARD CITY

Sitka Seaplane Base

CBS Assembly

Project Status Briefing

September 27, 2022

Presentation Overview

1. Project Timeline – Where We Started, Design Progression, Where We Are Now, Public Involvement
2. Engineering Design and Construction Cost Estimating
3. Re-Evaluation of EA/FONSI
4. Land Acquisition
5. Project Schedule
6. Next Steps



Project Timeline

2000: CBS started evaluating new sites for possible SPB.

2002: Siting studies completed, Japonski Island Site selected as preferred option, SPB Master Plan completed.

2016: January storm damage temporarily closes existing and aging SPB. Recognizing limited lifespan, poor condition, minimal amenities and site constraints, CBS updated Japonski Island SPB Siting Analysis, Layout and Features.

2018: Land Acquisition for discussions commence for Japonski Island SPB Site.

August – Assembly Meeting identified development of a new seaplane base as a priority and supported acquisition of the upland parcel via Resolution 2018-22

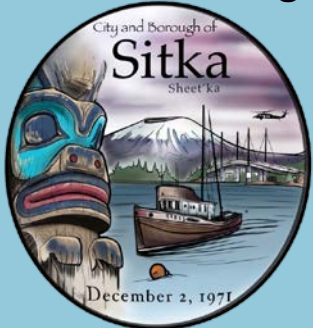
2019: CBS conducts Public Meeting/Agency Scoping for New SPB at Harrigan Centennial Hall in May.

September – Assembly Meeting approved execution of EA/Planning Grant and match via Ordinance 2019-37

2021: Final Environmental Assessment (EA) and Finding Of No Significant Impacts (FONSI) in June.

September – Assembly Meeting approved continued base development, land acquisition, and execution of Design and Land Acquisition Grant; Resolution 2021-18

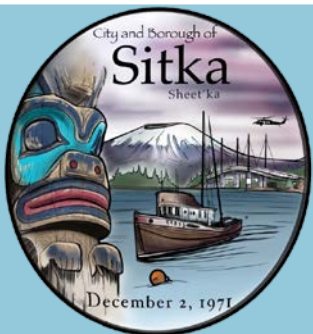
2022: Engineering Design Commences in January.



Public Involvement between Preliminary and 35% Design

Meeting Date	Topic	Audience
December 11, 2019	Project Scoping (Planning/Environmental Review)	Aviation Stakeholders
December 11, 2019	Project Scoping (Planning/Environmental Review)	General Public
December 12, 2019	Project Scoping (Planning/Environmental Review)	Agencies – ADEED, NOAA, USACOE, MEHS, DNR, FAA, USCG
June 24, 2020	Review Proposed Concepts & Prioritize Amenities	Aviation Stakeholders
February 17, 2021	Draft Environmental Assessment	General Public
March 19, 2021	Tribal Council Consultation	Sitka Tribe of Alaska (STA), SEARHC, FAA
April 16, 2021	Environmental Consultation	STA
May 4, 2022	Preliminary Design	Aviation Stakeholders
June 28, 2022	35% Design Review	Aviation Stakeholders
July 20, 2022	Continued 35% Design Review	Aviation Stakeholders

Other Outreach:
DOWL hosted project website
CBS hosted project website



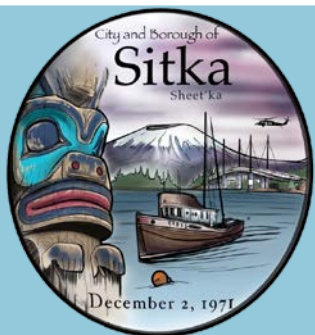
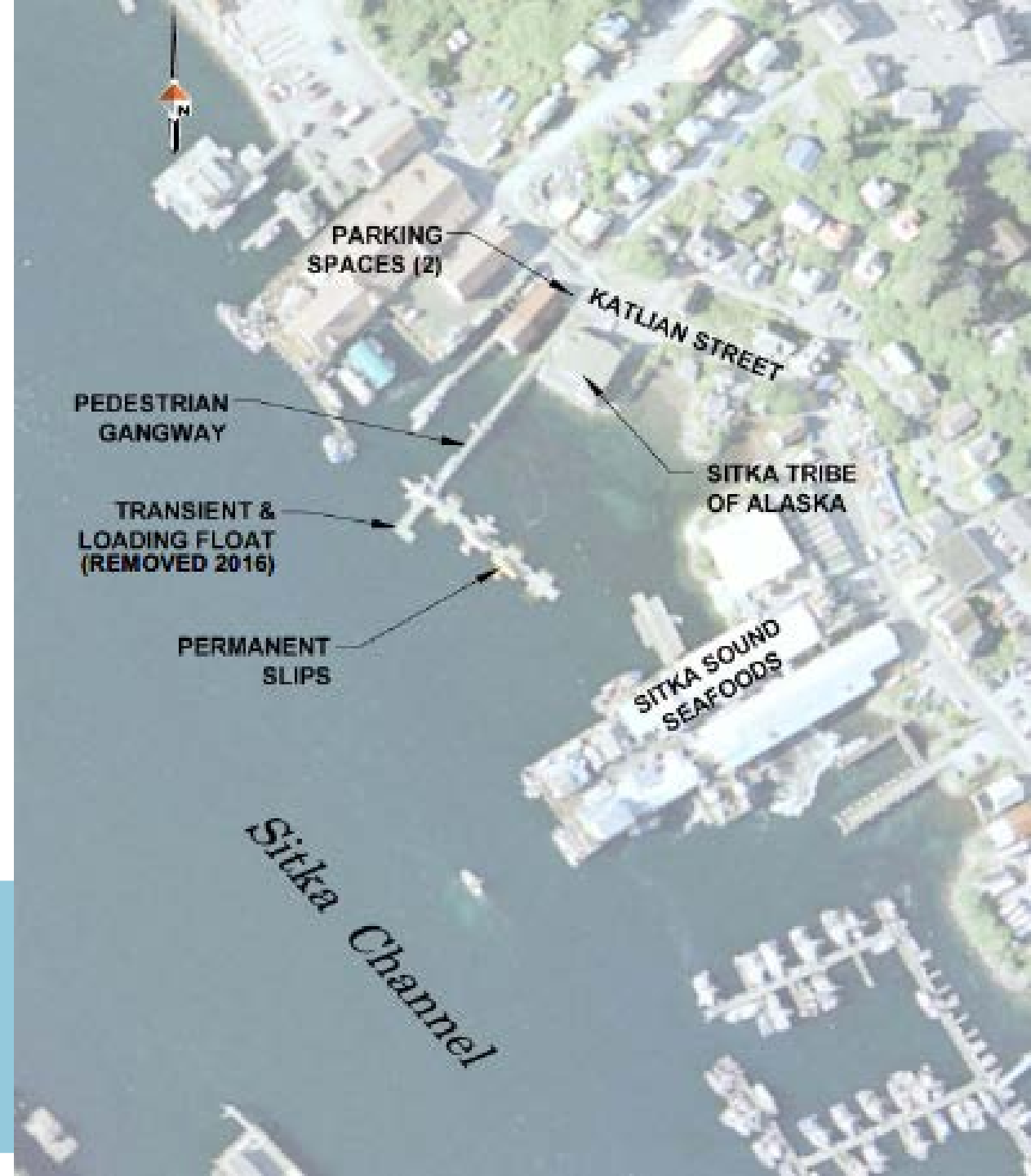
Existing Seaplane Base

Features:

- 8 Float slips (4 not accessible at low tide)
- Access floats from Katlian St by elevated gangway/ramp
- Parking for 2 vehicles on Katlian St

Deficiencies:

- At end of useful life/expensive to maintain
- Insufficient parking for aircraft/vehicles
- No on-site fueling, aircraft maintenance area, or aircraft pull out ramp
- Conflicts with boat traffic in narrow channel
- Conflicts and bird hazards from adjacent seafood processing facility



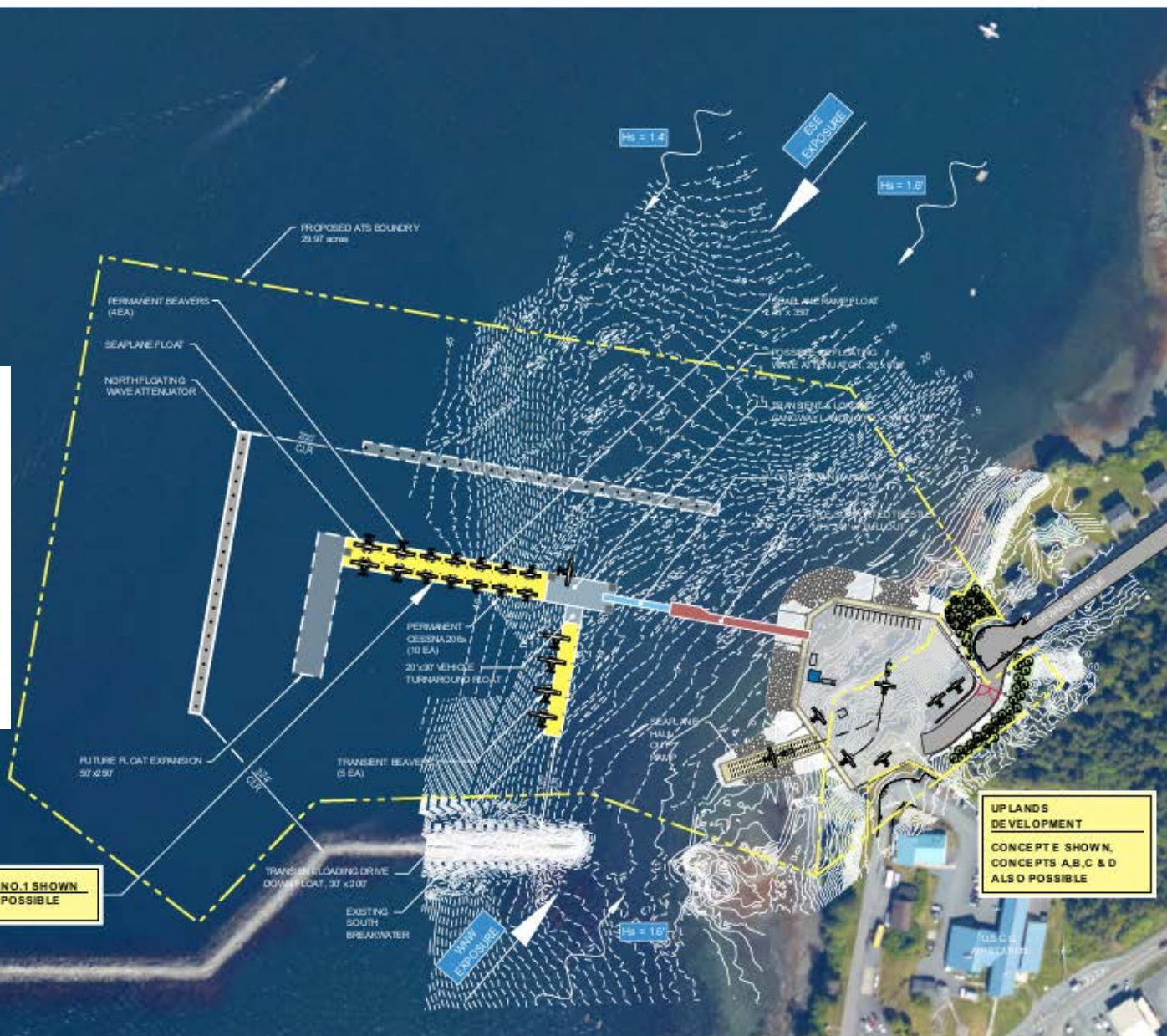


MARINE CONCEPT NO.7 (MC 7)
 IS SIMILAR TO MC 8 HOWEVER THE APPROACH TRESTLE HAS BEEN LENGTHENED AND REDUCED IN WIDTH. THE DRIVE DOWN GANGWAY HAS BEEN SHORTENED AND REDUCED IN WIDTH.

Preferred Concept (August 2020)

Construction Estimate*: ~\$15 million
 Land Acquisition: ~\$1 million
 CBS Total Match: ~\$1 million

*Estimated prior to completion of tasks required to develop the facility planning concepts such as site topo survey, bathymetric survey, wind and wave study, wetland delineation, cultural & historical study, etc. CBS Match at 6.25%.



SITKA CHANNEL

USACE BREAKWATER

SEAPLANE OPTION NO.1 SHOWN
 OPTION NO.2 ALSO POSSIBLE

UP LANDS DEVELOPMENT
 CONCEPT E SHOWN,
 CONCEPTS A,B,C & D
 ALSO POSSIBLE



NOTES:
 H_s = SIGNIFICANT WAVE HEIGHT 100 YEAR RETURN PERIOD
 $H_{1/100}$ = 1.7 x H_s



9560 Glacier Highway, Ste. 100
 Juneau, Alaska 99801
 Phone: 907-586-2095
 Fax: 907-586-2099
 www.pndengineers.com

DESIGN: CRS CHECKED: CRS SCALE: SCALE IN FEET
 DRAWN: P.J.D. APPROVED: CRS 0 100 200 FT

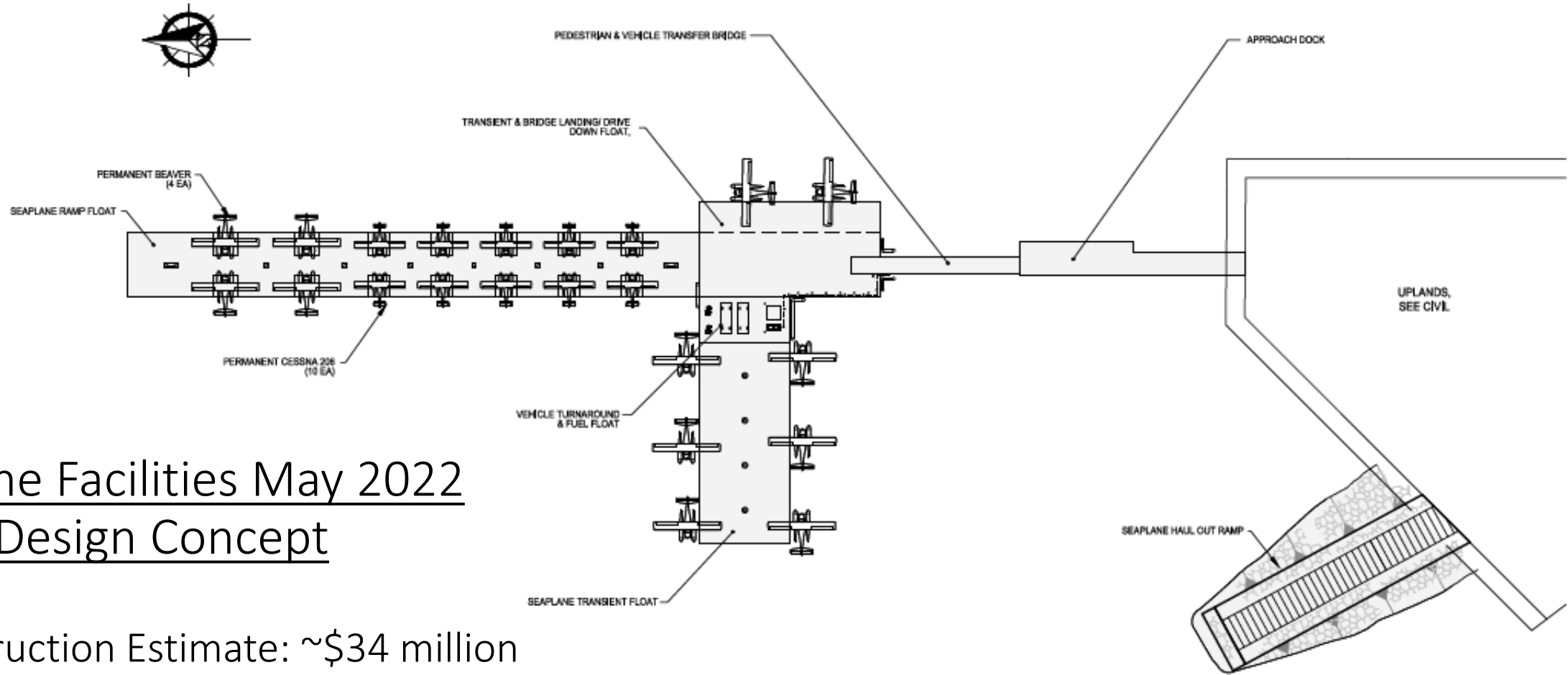
DATE: 6/24/21

SITKA SEAPLANE BASE

SHEET TITLE: MARINE CONCEPT NO.7

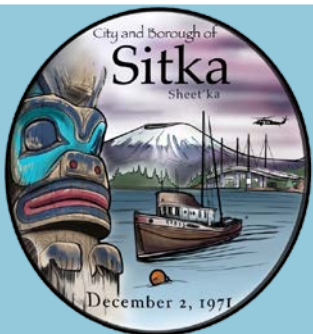
PND PROJECT NO: 192082.01

3/3



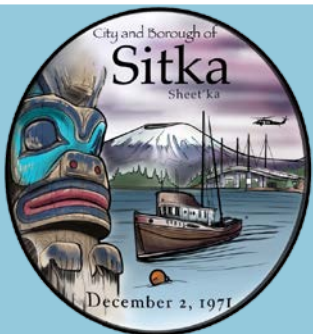
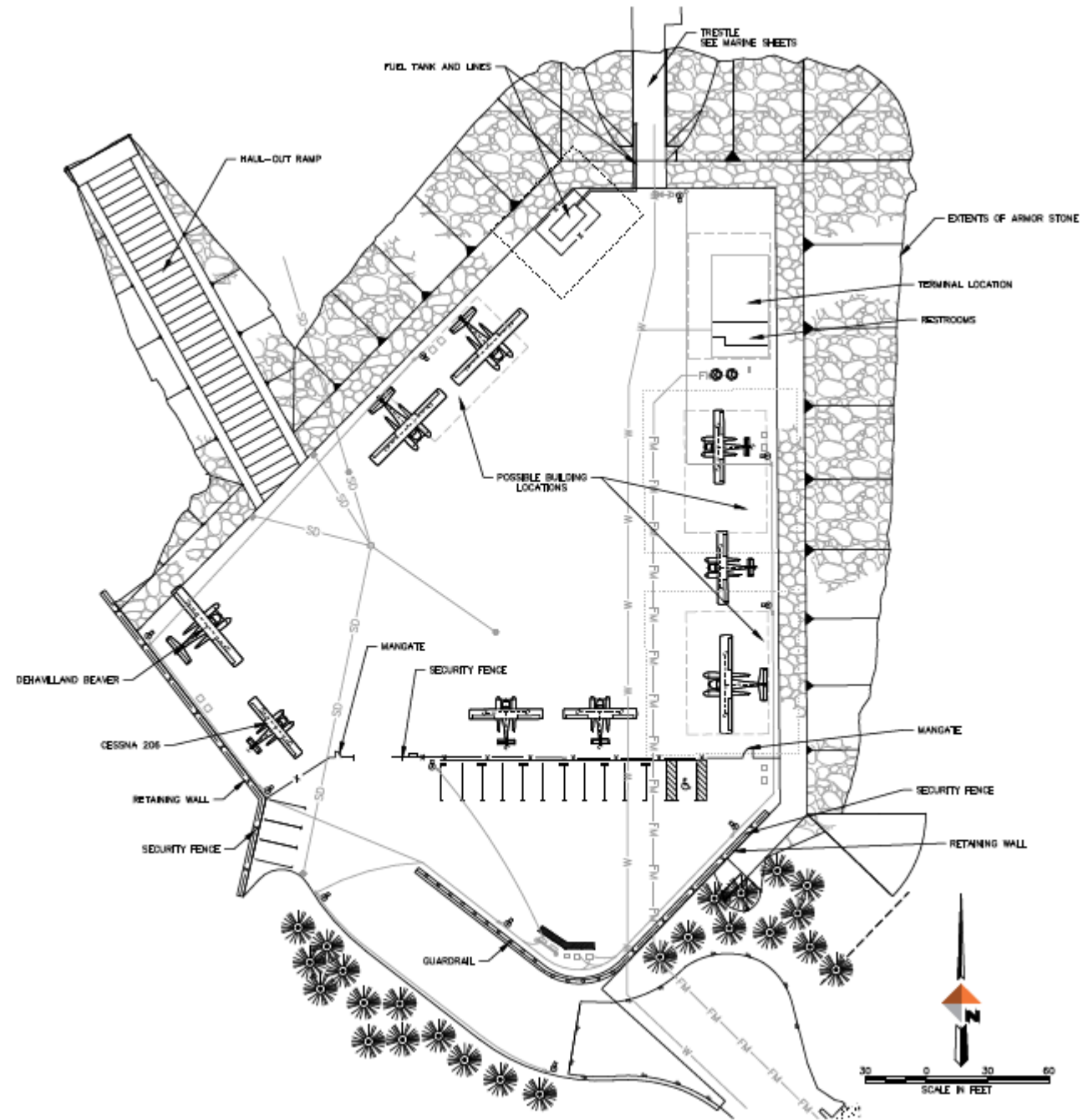
Marine Facilities May 2022
35% Design Concept

Construction Estimate: ~\$34 million
 CBS Match: ~\$2.1 million



Upland Facilities May 2022 35% Design Concept

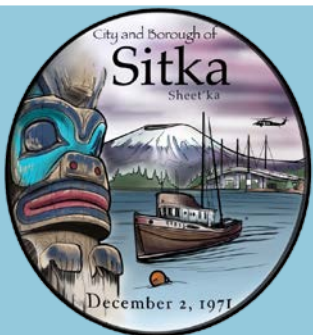
Construction Estimate: ~\$34 million
CBS Match: ~\$2.1 million

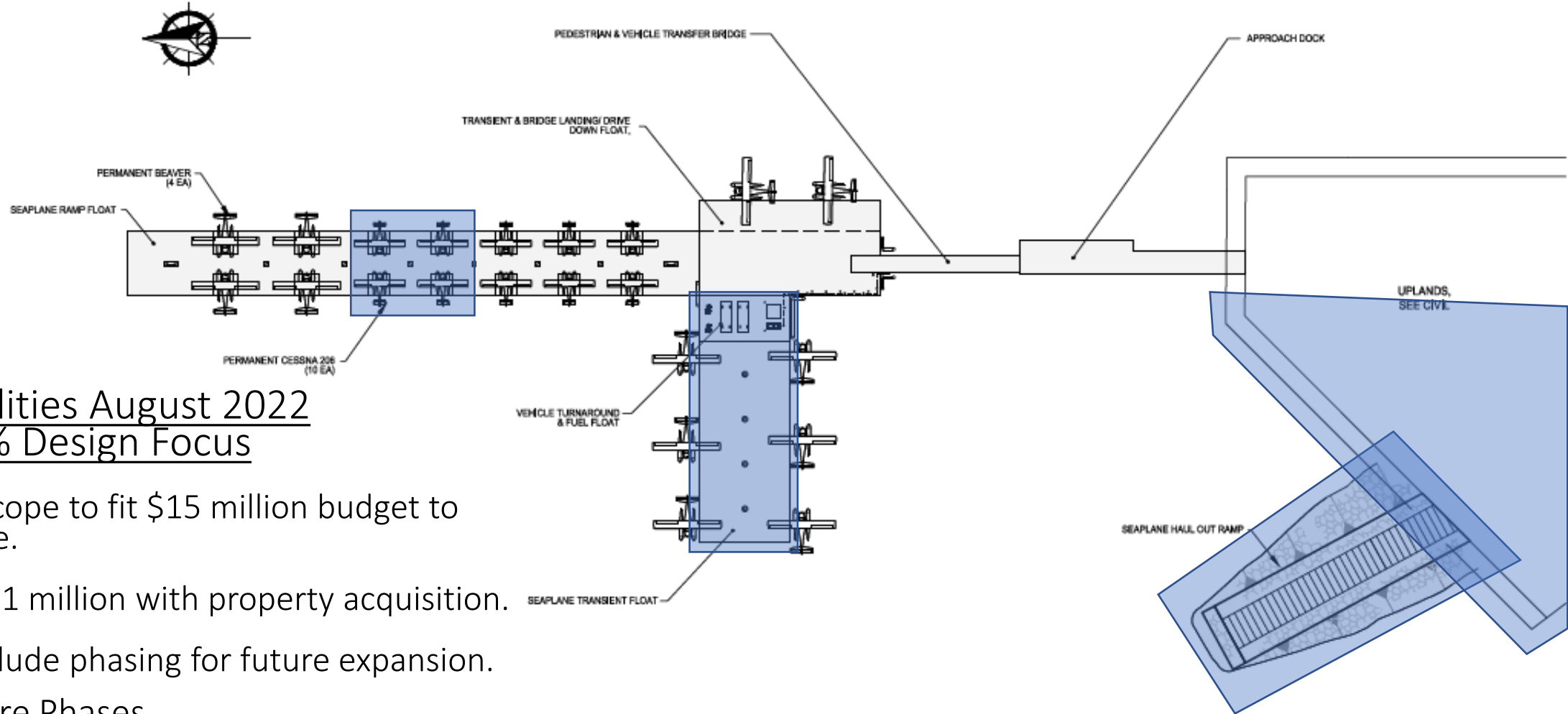


Summary of Differences

Preferred Concept (2020) \$15M to 35% Design Concept (2022) \$34M

- Increased marine facilities – longer permanent slip float, larger transient float (increase in 3 transient slips), expanded vehicle turnaround to include fuel area.
- Inclusion of restrooms, small terminal building, and security fencing.
- More accurate cost estimate for the utilities.
- Refined design and cost estimating.
 - Preliminary concept was made before any real information about the site, water depth and wave action was prepared; such as site topo survey, bathymetric survey, wind and wave study, wetland delineation, cultural & historical study, etc.
- Increased material costs due to the ongoing COVID pandemic and inflation.





Marine Facilities August 2022 Revised 35% Design Focus

Scaling back scope to fit \$15 million budget to extent possible.

CBS Match: ~\$1 million with property acquisition.

Design will include phasing for future expansion.

Future Phases




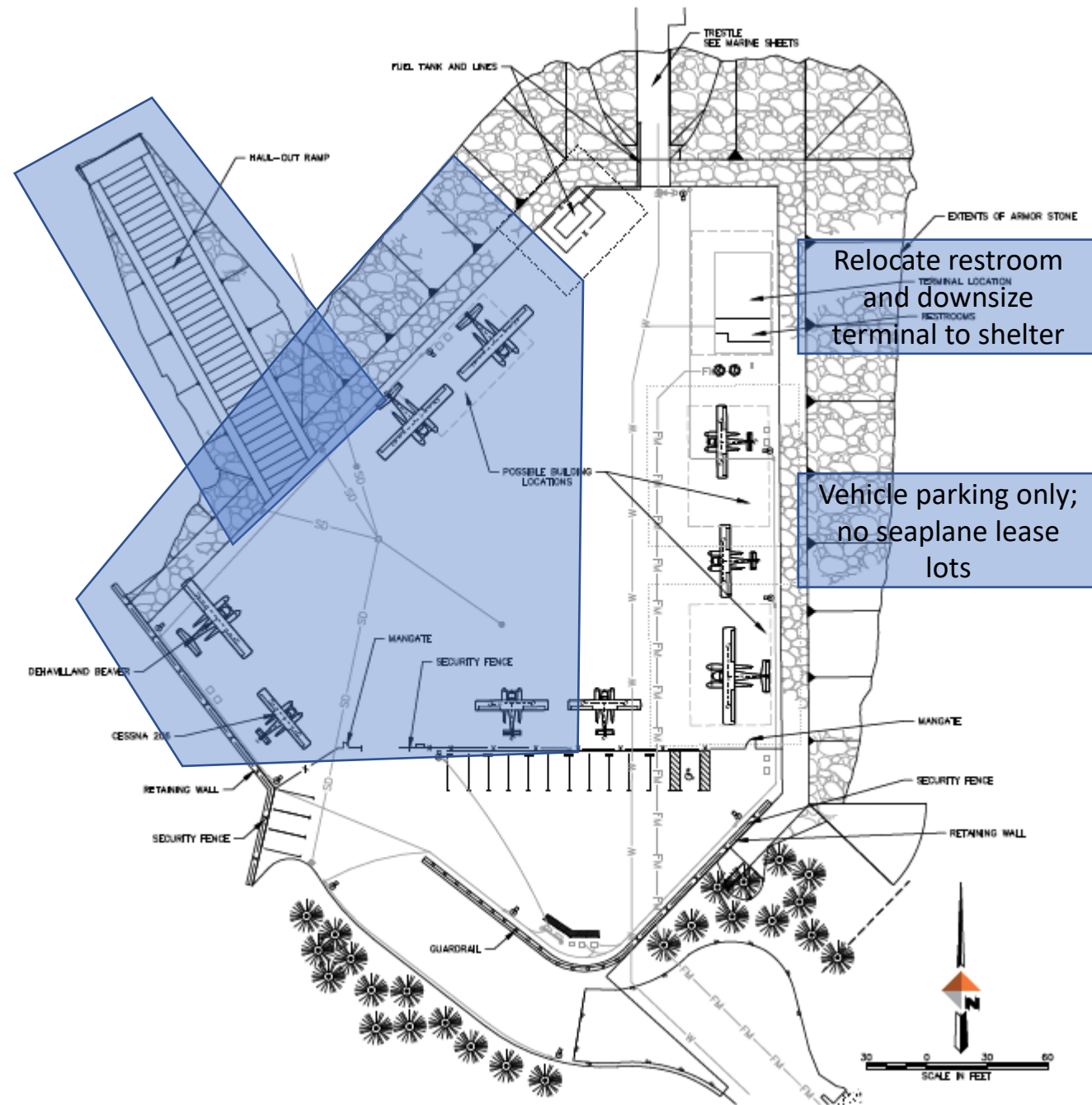
Upland Facilities August 2022 Revised 35% Design Focus

Scaling back scope to fit \$15 million budget to extent possible.

CBS Match: ~\$1 million with property acquisition

Design will include phasing for future expansion.

 Future Phases



Financial Analysis

Existing Costs

Phase	Expended	Encumbered	Secured Grant Funding
EA/Planning	\$842,629	\$0	\$842,629 (6.25% or \$52,664 CBS match)
Design	\$844,323	\$1,622,746	\$3,208,066 (no match)
<i>Subtotal</i>	<i>\$3,309,689</i>		<i>\$4,050,695</i>

Funds Needed Based on Current Design

Phase	Estimated Remaining Costs	Est. CBS Match @6.25%
Land Acquisition	\$753,125	\$47,070
Construction	\$34,000,000	\$2,125,000
<i>Subtotal</i>	<i>\$34,753,125</i>	<i>\$2,172,070</i>
Est. Project Totals	\$38,062,814	Total Match \$2,224,734 (including EA/planning)



EA/FONSI Reassessment Timeline

2021: June: Final Environmental Assessment (EA) and Finding Of No Significant Impacts (FONSI).

June-October: Concerns from STA regarding components of the EA process (noise and traffic, subsistence, location selection).

October: G2G meeting between FAA and Sitka Tribe of Alaska (STA) to address concerns.

2022: January: Engineering Design Commences in January.

April: FAA responds to STA saying CBS will relook at siting analyses. CBS was not notified.

September 8: CBS was notified and instructed to revisit the siting analyses.

September 16: CBS provided letter revisiting the site analysis; No reason exists for sites other than the preferred to be re-considered based.

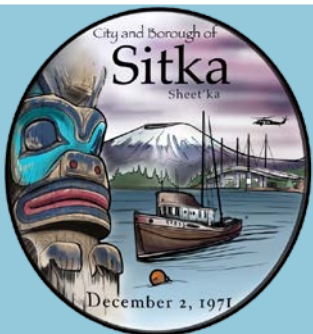
September 22: CBS and consultants met with the FAA to discuss the siting.

On-going: The reassessment has currently delayed project funding one (1) year. CBS will continue coordinating with FAA to ensure the environmental process continues with minimal additional delay to the project schedule.



Land Acquisition Timeline

- 2018:** Land Acquisition for discussions commence for Japonski Island SPB Site.
- 2019:** Completed Fair Market Value Appraisal for parcel.
- 2021:** CBS and DEED negotiate binding commitment for sale of the land for \$753,125. Sale must be completed by December 31, 2022 or else DEED can renegotiate the purchase price.
- 2022:** March 4: CBS paid \$10,000 in Earnest Money.
- August 10: CBS coordinated with USCG, DEED, and FAA about continued pursuit of land acquisition.
- September 14: CBS notified by FAA that Grant Funding for either Land Acquisition or Construction moved to FY24. Per FAA, if CBS purchases the land prior to the grant all costs will be reimbursable under the grant.
- On-going: Continued coordination with DEED, USCG, and FAA for subdivision and purchase of the parcel.
- December 31: Deadline for purchase of parcel *without reassessing land value.***



Overall Project Schedule

Milestone	2019	2020	2021	2022	2023	2024	2025	2026	2027
EA/FONSI		→				??			
Airport Planning		→							
Seaplane Base Layout Plan		→							
Design			→						
Land Acquisition Grant	→								
Construction						→			
Operation							→		



Next Steps

- Continue progressing with scaled-back design; develop optional design elements and associated costs for inclusion.

Engage Assembly to select additional design elements and approve required match.

- Proceed with Land Acquisition in 2022 (Subdivision of Land with USCG and Purchase of Property from DEED).

Request Assembly (October) to appropriate funds for land acquisition this year.

- Continue coordination with FAA Environmental on the EA/FONSI Reassessment.
- Continue strategizing additional funding opportunities.

