



INVITATION TO BID (ITB)  
FOR  
MARINE VESSEL HAUL OUT AND SHIPYARD  
OPERATIONS AT THE GARY PAXTON  
INDUSTRIAL PARK (GPIP)

## Overview

This is an Invitation to Bid (ITB) to operate a marine haul out and shipyard at the Gary Paxton Industrial Park (GPIP) on behalf of the City and Borough of Sitka (CBS).

The CBS is requesting bids from prequalified entities for the project described herein. The following subjects are discussed in this ITB to assist you in preparing your bid.

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#### A. Introduction and Additional Information

The City and Borough of Sitka (CBS) is seeking bids from prequalified firms or individuals to operate a newly constructed marine vessel haul out and shipyard at the Gary Paxton Industrial Park (GPIP). This facility is a key component of Sitka's maritime infrastructure, located in the scenic panhandle of southeast Alaska.

Sitka, encompassing an area of 2,870 square miles, is a unique and remote community accessible only by airplane or boat, with a population of approximately 8,500 residents. The local climate, characterized by an average annual precipitation of 131 inches and frequent overcast conditions, is a testament to the region's rich coastal environment.

The GPIP, situated around the 4500 block of Sawmill Creek Road, approximately 6 miles south of the town center, includes a deep-water dock and upland land available for lease, positioning it as a strategic location for maritime and industrial activities. As part of its commitment to enhancing the maritime capabilities of the region, the CBS is constructing a state-of-the-art vessel haul out and shipyard facility within the park, poised to significantly bolster Sitka's maritime services by incorporating a 150-ton vessel hoist, a pile-supported pier for the lift vehicle, a wash-down pad, and a graded gravel vessel laydown area.

Sitka has a significant marine customer base. All developers are encouraged to conduct their own due diligence regarding the proposed customer base.

A desired Operating Agreement for Marine Vessel Haul Out and Shipyard Operations is attached for your review as Appendix A.

## **B. Scope of Services**

The bidder agrees to perform Shipyard Services at and use the Facilities as set out in the Scope of Services/Facilities (Appendix B) in a prompt, efficient, prudent, and economical manner, including providing all clerical personnel, laborers, and supervision necessary to perform such Shipyard Services.

## **C. Insurance Requirements**

The selected bidder shall provide the types of insurance as outlined in Section 14 of Appendix A.

## **D. Facility Operations**

The selected bidder shall be responsible for the day-to-day operations of the Marine Vessel Haul Out and Shipyard. Bidder is expected to work closely with the CBS and the GPIP Board to create a fully functional marine haul out service sector at GPIP.

## **E. Relationship with CBS**

The selected bidder will be expected to maintain a working relationship with the CBS as outlined in Appendix A.

## **F. Bid Format and Content**

Please direct questions regarding this ITB to:

Municipal Administrator  
City and Borough of Sitka  
100 Lincoln Street  
Sitka, Alaska 99835  
907-747-1812  
[administrator@cityofsitka.org](mailto:administrator@cityofsitka.org)

### Bid Format

Bidders will provide pricing for detail services listed and any other additional fees it deems necessary to operate the shipyard on the Fee Schedule for Shipyard Services included as Appendix C.

Bids may be delivered either electronically by email to [administrator@cityofsitka.org](mailto:administrator@cityofsitka.org) or by mail to:

Municipal Clerk  
City and Borough of Sitka  
100 Lincoln Street  
Sitka, Alaska 99835

## **G. Schedule**

Bids will be accepted until 2:00 PM on **Month DD, 2025**. Late bids will not be accepted.

## **H. Evaluation Criteria and Selection Process**

Bids will be evaluated by the CBS on a best value approach.

CBS reserves the right to negotiate with any bidder, waive any informalities in the bids, and award the Marine Vessel Haul Out and Shipyard Operations agreement to the bidder that, in CBS's sole discretion, provides the best value for the Municipality. CBS also reserves the right to reject any or all bidders. At the conclusion of the bid period, CBS will notify both selected and non-selected bidders. Additionally, CBS will collaborate with the selected bidder to draft and enter into an exclusive agreement that aligns with the desired outcomes of this ITB.

## **I. Appendices**

- Appendix A      Operating Agreement for Marine Vessel Haul Out and Shipyard Operations
- Appendix B      Scope of Services/Facilities
- Appendix C      Fee Schedule for Shipyard Services
- Appendix D      GPIP Environmental MOU between the State of Alaska and CBS