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Wednesday, July 1st, 2026

MEMORANDUM

To: John Leach – CBS Administrator

From: Garry White, GPIIP Director

Subject: Request for Proposals (RFP) for the development of a portion of Lot 6 at GPIIP

Introduction

The City and Borough of Sitka (CBS) recently finished the construction of a vessel haul out and shipyard at the Gary Paxton Industrial Park.

The GPIIP Director has received inquiries regarding future leases of property at the GPIIP for marine services and other activities.

The GPIIP Board has been discussing the future development of the GPIIP during multiple meetings in 2025 now that haul is operational. The Board has held multiple meetings to discuss the yard space requirements for the haul-out and shipyard facility, including working yard space, long-term vessel storage, gear storage, and vendor operations. The Board's discussions have emphasized prioritizing the remaining property near the haul out facility for leases to qualified organizations engaged in the repair, maintenance, modification, or construction of marine vessels and related services. The discussion revolved around lease terms, restricted use clauses, development requirements, and other restrictive clauses.

The Board recommends that property be leased to entities through a Request for Proposal (RFP) process. The Board reviewed and amended the attached **RFP for Private Sector Development of a Portion of Lot 6 for Marine Vessel and Marine Services** and is recommending the release of the RFP. The GPIIP Board approved the following motion during its October 2025 meeting:

Motion: M/S Howard/Johnson to move forward with bringing the Draft RFP for long term leases of GPIIP to the Assembly.

Action: Motion Passed (5/0) on a roll call vote.

Note: The RFP for a portion of Lot 6 has been delayed, awaiting CBS Assembly approval of the updated zoning code for the GPIIP.

Background

The CBS has been working on vessel haul out development concepts since the GPIIP properties were acquired in 2000. The CBS obtained funding for the development of the haul out facility and shipyard via a public vote on October 4th, 2022, in the amount of ~\$8.18 million dollars. Further funding was obtained via a Denali Commission grant in July 2023 for \$1 million dollars for the purchase of equipment to lift vessels. Additional funds have been allocated by the Assembly to finalize Phase 1 of the development,

Developments include the following:

- Two marine piers rated for a 150-ton travel lift have been installed, that can be expanded to accommodate a 300-ton machine in the future.
- A 150-ton Travelift machine was purchased, erected, and current is lifting vessels.
- The permanent concrete wash down pad has been installed.
- The shipyard has been leveled and graded to accommodate vessel movement.
- Three power pedestals have been installed in the shipyard.
- A telehandler forklift has been purchased for haul out operations.
- Blocking, cribbing, and boat stands have been purchased for operations.
- Snow removal equipment has been purchased for yard maintenance.
- Other upland shipyard improvements are in the works.
- Funding for further shipyard improvements are being investigated.

More information about the GPIIP Vessel Haul Out Development Project can be found at the following link:

<https://www.cityofsitka.com/departments/PublicWorks/GPIPHaulOut>

DRAFT Shipyard Layout

- Please see the proposed haul out layout.

Property

Lot 6 is 41,028 SF parcel of property, located on the northern end of the GPIIP, adjacent to the GPIIP Haul Out and Shipyard. Lot 6 is valued at \$9.95/SF. Approximately 31,000 SF of Lot 6 is currently a part of the shipyard property. It is estimated that around 10,000 SF of property is suitable for development to support the haul out operations. Proposers will be responsible for surveying and establishing a new parcel at the GPIIP.

Additional Information

GPIIP remaining property for development

Waterfront property adjacent to Phase 1 of the haul out available for haul out and shipyard support

Lot 6	~10,000 SF
Lot 9c	34,636 SF*
Lot 15	113,369 SF*

**Portions of lots 9c and 15 could also be used as additional shipyard space as the haul out grows.*

Additional property within the GPIIP proper available for development

Lot 16b	20,135 SF
Lot 19	12,669 SF
Lot 20	13,088 SF

~Additional GPIP property consisting of Block 4, Lot 1 and Block 2, Lot 1 currently have development challenges

Multipurpose Dock Support Space

The GPIP Dock has a multi-purpose, floating dock facility to serve a range of industries, including but not limited to fishing and container/cargo shipping. The primary floating dock is a repurposed double hull steel barge, 250 feet long and 74 feet wide, and is accessible by a drive-down ramp with a minimum width of 14 feet. The structure can accommodate the handling of loaded containers, truck and trailers, and vehicles intended to support vessels with a maximum draft of 40 feet.

When originally constructed the GPIP Board discussed yard space needed to support the GPIP Dock. The Board reviewed the following information.

The following information was sourced from the *Port Designer's Handbook (second edition)* by Carl A Thoresen

The Handbook suggests that primary and secondary yards combined should be ~985' deep behind the apron for a multi-purpose dock. Primary yards usually consist of 50-75% of total yard area.

GPIP potential yard requirement:

- Using Port Designer's Handbook suggested apron face and yard depths.
- 50% area needed for primary yard.

250' apron face x 985' yard depth = 5.65 acres * 50% = 2.82 acres suggested for primary yard area.

Comparable Terminal Yards in Sitka

- | | |
|---------------------------------|------------|
| • Sampson Tug and Barge Uplands | 1.92 acres |
| • AML Uplands | 3.42 acres |
| • Old Northern Sales uplands | 1.4 acres |

Action

- Assembly approval of the **RFP for Private Sector Development of a Portion of Lot 6 for Marine Vessel and Marine Services**