



CITY AND BOROUGH OF SITKA  
*A COAST GUARD CITY*

# Sitka Seaplane Base

## CBS Assembly Status Update & Assembly Action Request

**November 8, 2022**

# Presentation Overview

1. Existing Seaplane Base - Features & Deficiencies
2. September 2021 – Planning Concept
3. Engineering Design and Construction Cost Estimating
  - October 2022 Revised “Minimal” and “Full Build-Out” Phased Concepts with Financial Analyses
3. Land Acquisition Update
4. Overall Project Schedule
5. Action Items



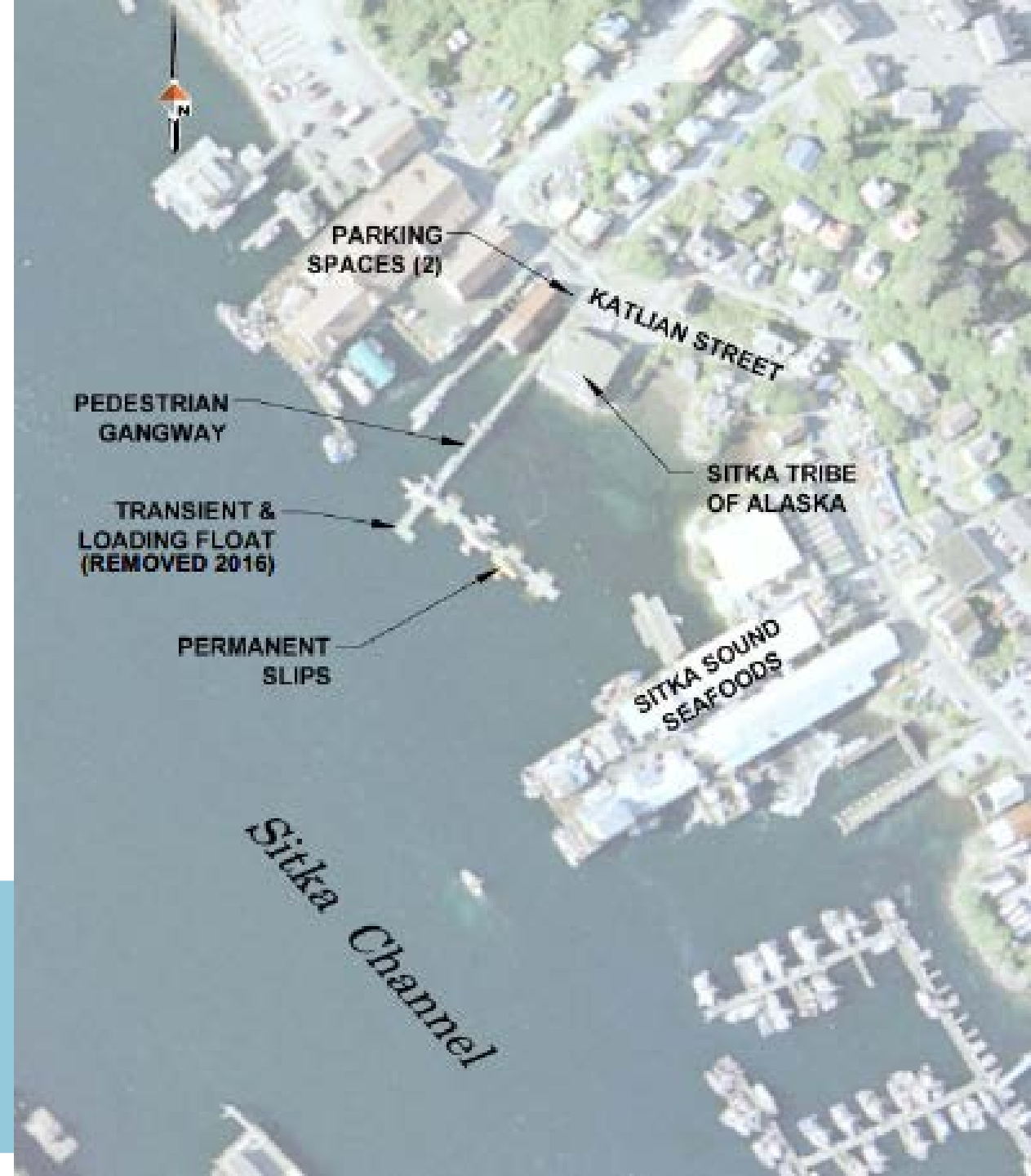
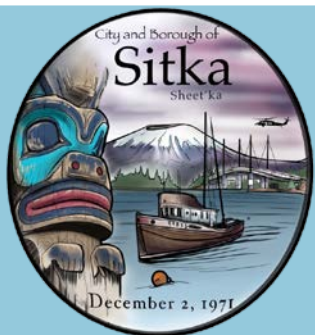
# Existing Seaplane Base

## 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





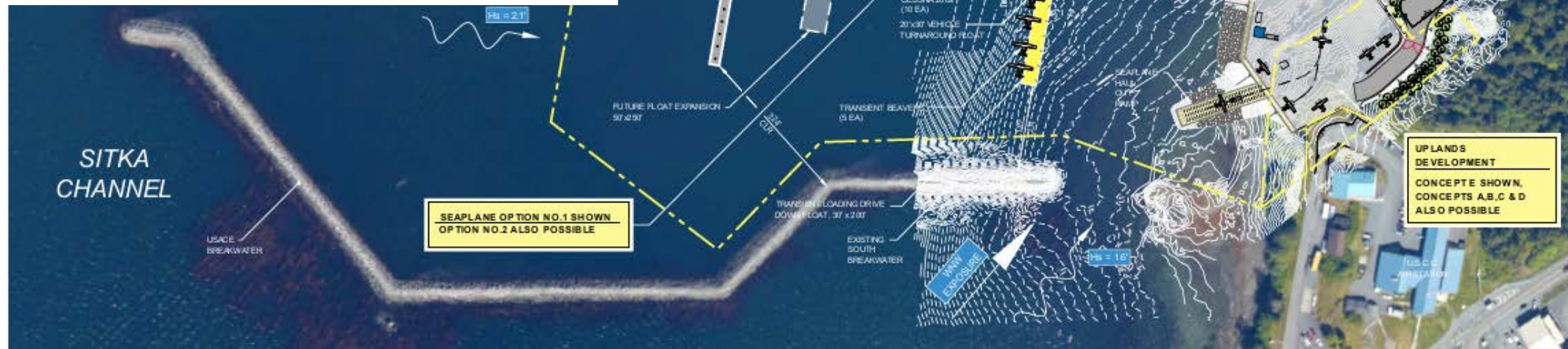
## September 2021 Planning Concept

Construction Estimate\*: ~\$15M

Land Acquisition: ~\$1M

CBS Total Match: ~\$1M

\*Estimated Prior to Completion Tasks to develop facility planning concepts such as Topo & Bathymetric Surveys, Wind and Wave Studies, Wetlands Delineation, Cultural & Historical Studies.



NOTES:  
 $H_s$  = SIGNIFICANT WAVE HEIGHT 100 YEAR RETURN PERIOD  
 $H_{s,dc} = 1.7 \times H_s$

**P N D**  
ENGINEERS, INC.

9500 Glacier Highway, Ste. 100  
Juneau, Alaska 99801  
Phone: 907-586-2095  
Fax: 907-586-2099  
www.pndengineering.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**

PNB PROJECT NO.: 192082.01

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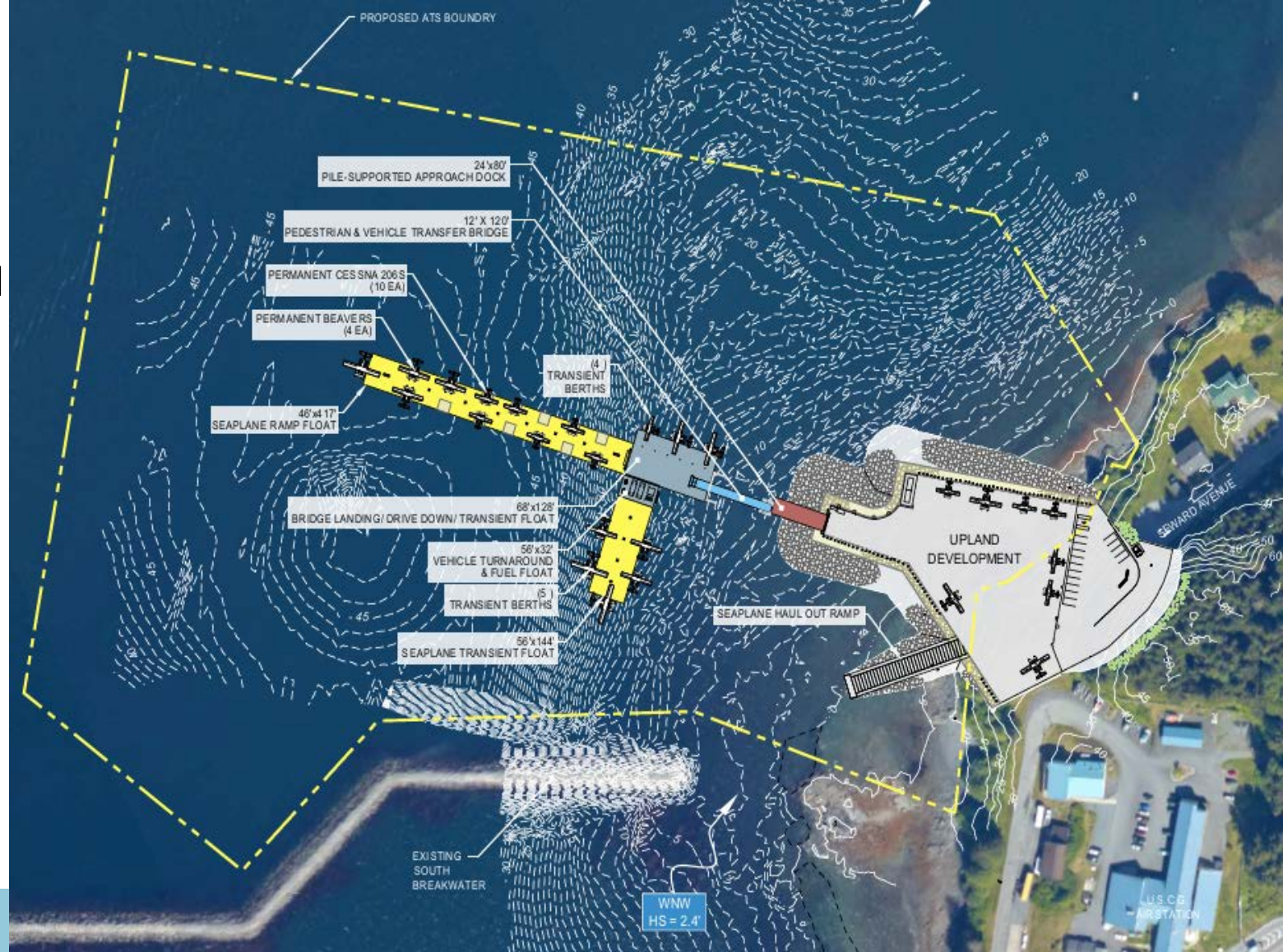


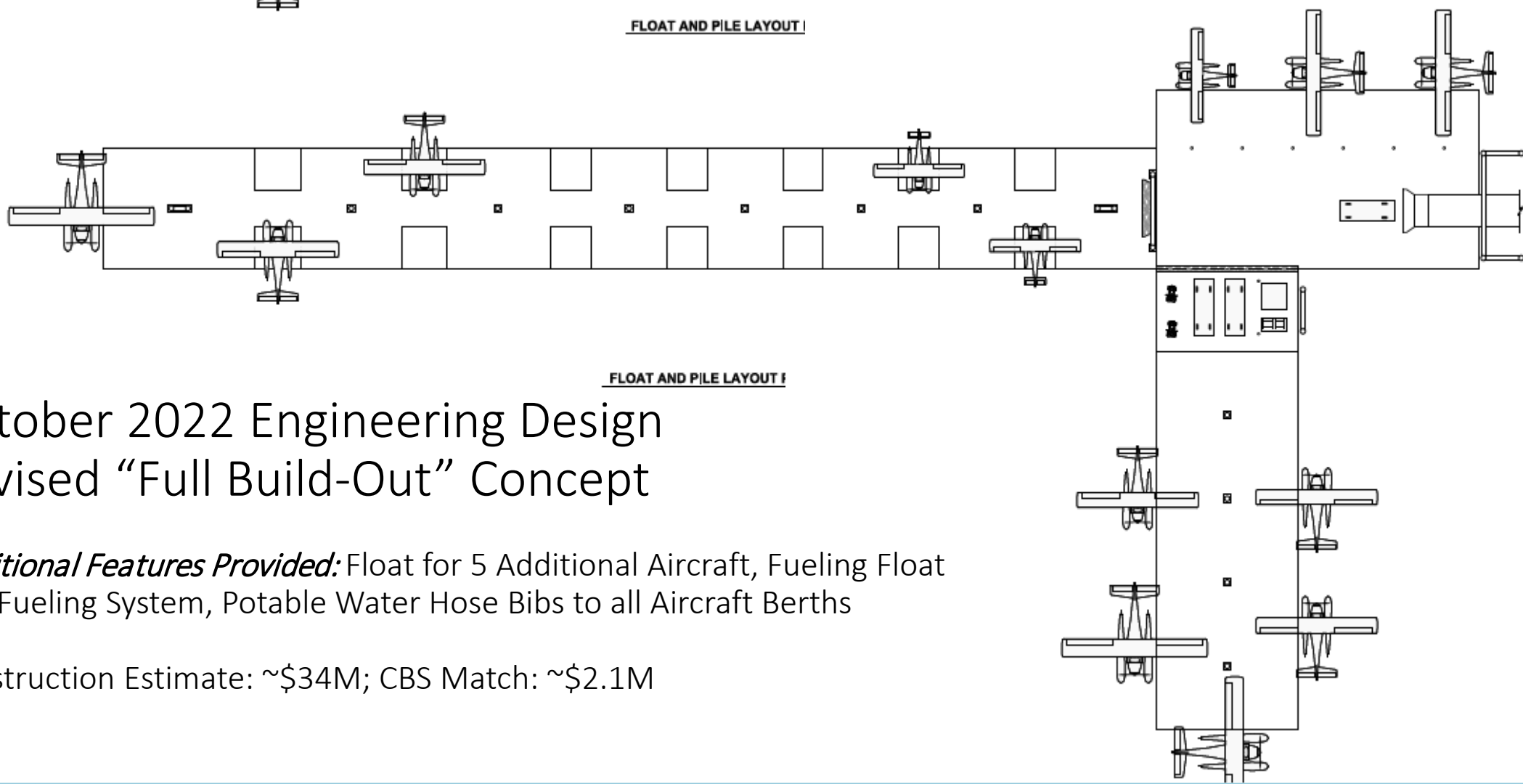
# October 2022 Revised “Full Build-Out” Concept

Meets all requirements of the EA and ALP, and the meets the purpose and need demonstrated by the pilot user group

Meshes with “Minimalist” Concept by accommodating future phasing

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





# October 2022 Engineering Design Revised “Full Build-Out” Concept

**Additional Features Provided:** Float for 5 Additional Aircraft, Fueling Float and Fueling System, Potable Water Hose Bibs to all Aircraft Berths

Construction Estimate: ~\$34M; CBS Match: ~\$2.1M

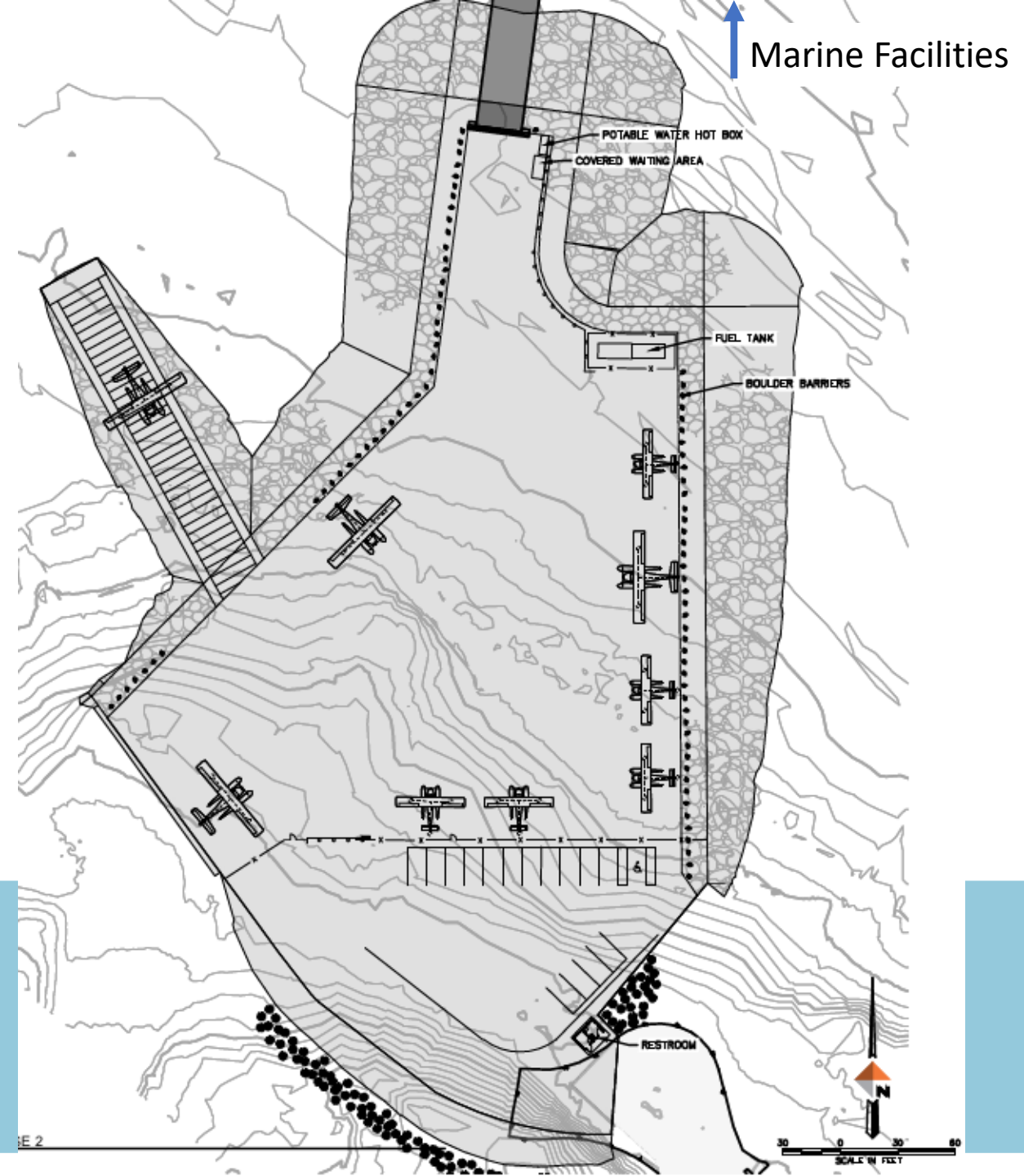
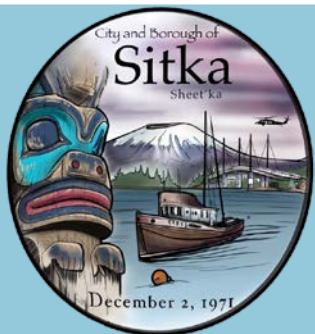




# October 2022 Engineering Design Uplands Full Build-Out Revised Concept

***Additional Features Provided:*** Gated security Fencing, Public Rest Room, Potable Water, Covered Passenger Waiting Area, Fueling System, Plane Haul Out Ramp, and Plane Parking/Maintenance Areas

Construction Estimate: ~\$34M; CBS Match: ~\$2.1M



# Financial Analysis “Full Build-Out” Concept

## 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>

<b>Est. Project Totals</b>	<b>\$38,062,814</b>	<b>Total Match</b>	<b>\$2,224,734 (including EA/planning)</b>
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- There will be some minor additional expenses not included for processing the land acquisition that will be covered by the grant/match

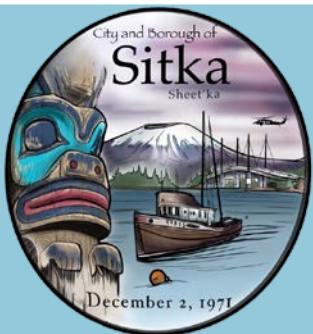
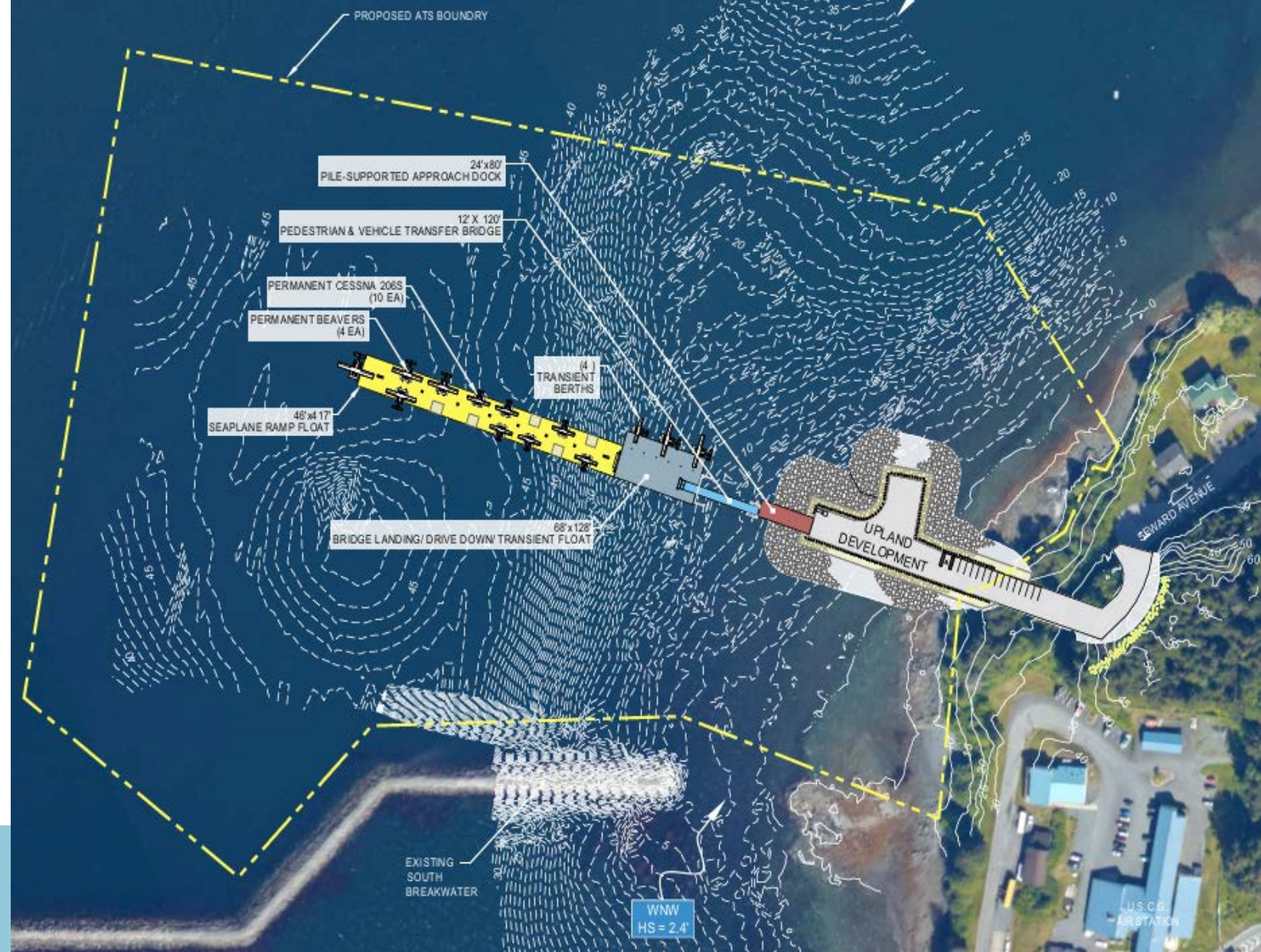


# October 2022 Engineering Design & Const. Cost Est. Revised “Minimal” Concept

Meets minimum requirements of the  
Environmental Assessment and Airport Layout  
Plan approved by FAA.

Designed so all future phases of expansion  
are accommodated

Construction Est: ~\$24M; CBS Match: ~\$1.5M



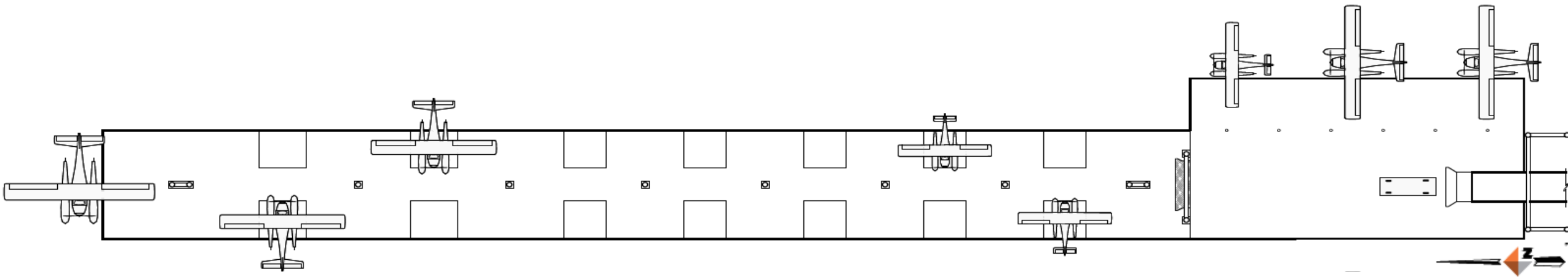
# October 2022 Engineering Design & Const. Cost Estimating Marine – Revised “Minimal” Concept

Meets minimum requirements for EA and ALP for Permanent and Transient Airplane Berths

***Does Not Provide:*** Fueling System and Dock, Transient Float with 5 Airplane Berths,  
Potable Water to Aircraft Berths

Construction Estimate: ~\$24M; CBS Match: ~\$1.5M

Upland Area  
→





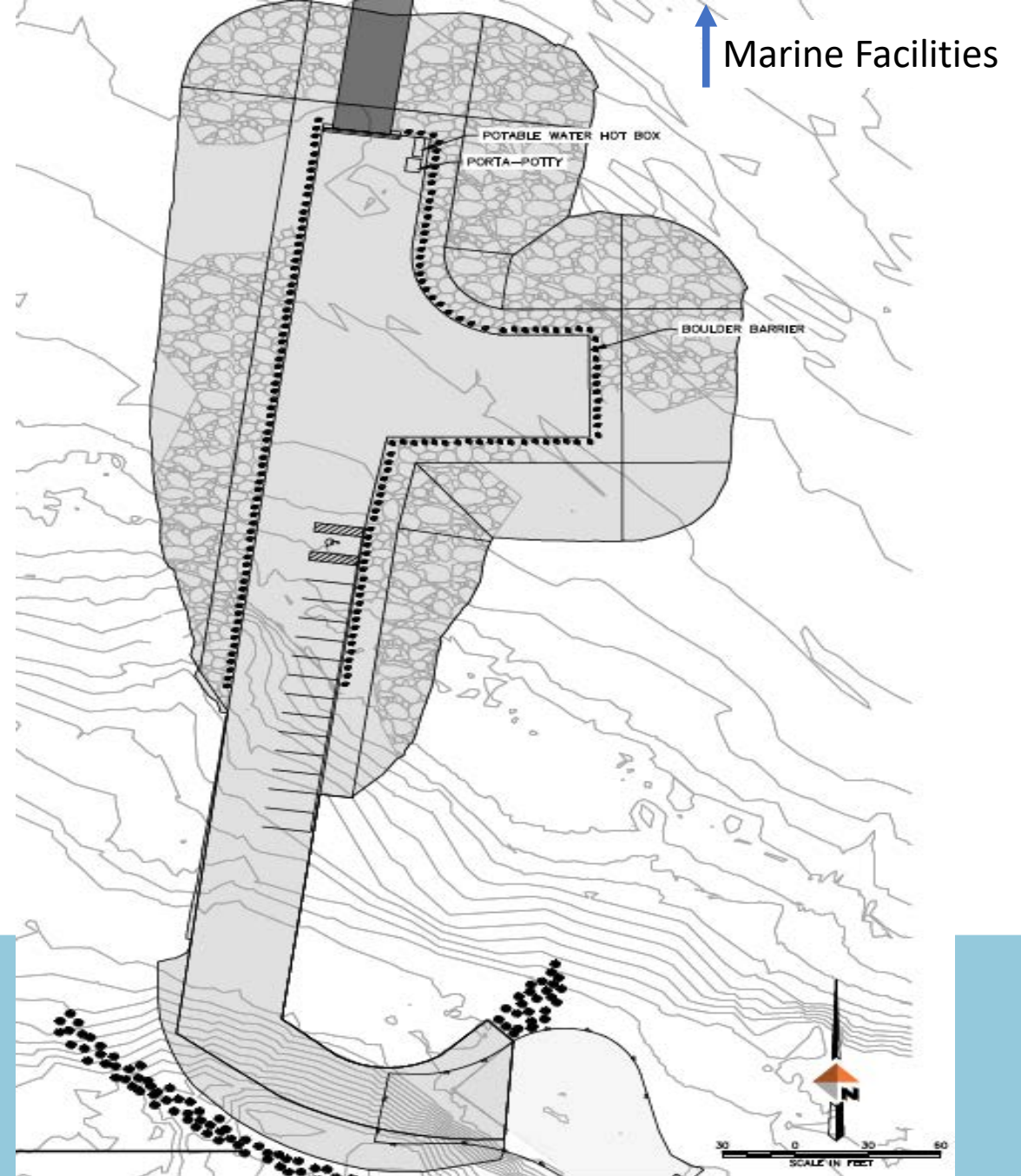
# October 2022 Engineering Design & Const. Cost Estimating Uplands – Revised “Minimal” Concept

Provides “Economic Balance” of Cut and Fill Materials that can be expanded in future phases with minimal cost impacts

Meets ADA and Emergency Response Access Requirements

***Does Not Provide:*** Gated security Fencing, Public Rest Room, Potable Water, Covered Passenger Waiting Area, Fueling System, Plane Haul Out Ramp, and Plane Parking/Maintenance Areas

Construction Estimate: ~\$24M; CBS Match: ~\$1.5M





# Financial Analysis “Minimal” Concept

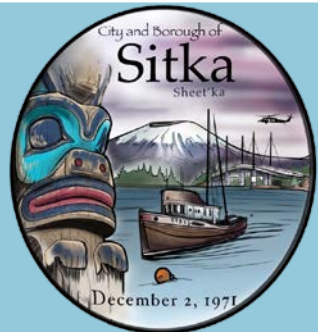
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Design	\$844,323	\$1,622,746	\$3,208,066 (no match)
<i>Subtotal</i>	<i>\$3,309,689</i>		<i>\$4,050,695</i>

## Funds Needed Based on Current Design

Phase	Estimated Remaining Costs	Est. CBS Match @6.25%
Land Acquisition	\$753,125*	\$47,070*
Construction	\$24,000,000	\$1,500,000
<i>Subtotal</i>	<i>\$24,753,125</i>	<i>\$1,547,070</i>

<b>Est. Project Totals</b>	<b>\$28,062,814</b>	<b>Total Match</b>	<b>\$1,599,734 (incl. \$52,664 EA/planning)</b>
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- There will be some minor additional expenses not included for processing the land acquisition that will be covered by the grant/match

# Land Acquisition










- 1190 Seward Avenue, Public lands zoning district
- Land area ~1.8 acres
- FAA requires land to have clear title in order to be eligible for reimbursement
  - CBS, DEED, and USCG have been working in cooperation to resolve encroachments/entitlements
- After CBS was notified by FAA that grant funding moved to FY24, FAA confirmed CBS land purchase prior to grant award will be reimbursable under the grant once received
- Purchase & Sale Agreement (PSA) between CBS and DEED
  - Sale price \$753,125 per 2019 fair market value appraisal
  - PSA valid until December 31, 2022
  - If not completed by end date, DEED will re-market & reappraise property
  - Staff recommends moving forward with land acquisition under PSA terms and timeline



## Land Acquisition Timeline

2018	2019	2021	2022
Land acquisition discussions commence	Fair market value appraisal completed	CBS & DEED enter into PSA -Sale price \$753,125 -Must be completed by Dec 31, 2022	Completing outstanding PSA requirements -Paid \$10,000 earnest money -Coordination between CBS, DEED, and USCG to clear title CBS notified by FAA that grant funding moved to FY24

# 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									





## ASSEMBLY DIRECTION: What is Preferred Construction Concept/Match Contribution?

Action Items	Construction Cost Est.	CBS Match (6.25%)
Option 1: Land Acquisition*	\$800,000*	\$50,000*
Option 2: “Minimal” Concept**	\$24,000,000	\$1,500,000
Option 3: “Full Build-Out” Concept**	\$34,000,000	\$2,125,000

\*To purchase land prior to the end of the year per the State agreement requires a budget appropriation of at least \$800,000. Once the property is purchased it will be reimbursable under the FAA grant program resulting in a grant match of \$50,000 from CBS.

\*\*Selection of this option includes moving forward with purchasing the uplands prior to the end of the year.

