

## **POSSIBLE MOTION**

**I MOVE TO** approve an expanded scope of work for the Gary Paxton Industrial Park Dock Project to include:

- 1) the purchase and installation of dock security cameras with a not-to-exceed budget of \$25,000 and,
- 2) the establishment of a tariff schedule with a not-to-exceed budget of \$15,000.



329 Harbor Drive, Suite 212  
Sitka, AK 99835  
Phone: 907-747-2660

Tuesday, December 5, 2017

## MEMORANDUM

To: Keith Brady, CBS Administrator  
From: Garry White, Director  
Subject: GPIP Dock Scope of Work Adjustment

### Introduction

The Gary Paxton Industrial Park (GPIP) Board of Directors is requesting the Scope of Work for the GPIP Dock Project be expanded to include:

- The installation of security cameras at the dock and,
- The establishment of a tariff schedule to outline general rules/regulations and fees for use of the dock.

The GPIP Board approved the following two motions at its November 22, 2017 meeting:

**MOTION: M/S: Jones/Bevan** Move to recommend the City and Borough of Sitka Assembly expand the scope of the GPIP Dock Project to include the purchase and installation of security camera for the GPIP Dock. Budget not to exceed \$25k.

**ACTION: Motion PASSED 4/0** on a voice vote

**MOTION: M/S: Finkenbinder/Jones** Move to recommend the City and Borough of Sitka Assembly expand the scope of the GPIP Dock Project to include the establishment of a tariff schedule for the park and to include training for staff to update the tariff. Budget not to exceed \$15k.

**ACTION: Motion PASSED 4/0** on a voice vote

### GPIP Dock Background

Since acquiring the industrial site in 1999, the CBS has considered the potential for development of a deep-water port at the Industrial Park. Every Legislative Priorities list from FY2003 through FY2016 includes a reference to development of a marine industry and infrastructure at the SCIP and/or a specific funding request.

The CBS was successful in working with the State Legislature to have \$7.5 million dollars for the construction of multi-purpose dock at the GPIP included in a ~\$453.5-million-dollar statewide transportation funding initiative in 2012, which was approved by the voters of Alaska.

In the fall of 2016, the CBS entered into a contract with Turnagain Marine Construction for \$6.8 million dollars to construct a multi-purpose, floating dock facility to serve a range of industries, including but not limited to fishing and cargo shipping. The primary floating dock is a

repurposed double hull steel barge, 250 feet long and 74 feet wide, and will be accessible by a drive-down ramp with a clear width of 18 feet. The structure will accommodate the handling of loaded containers, truck and trailers, and vehicles intended to support vessels with a maximum draft of 40 feet.

A separate, new floating dock is attached to the primary dock to allow for 120 feet of transient moorage for smaller vessels. Some features of the facility include lighting, electrical power sources, and a fire suppression system. Fenders, life rings, and access ladders are installed to provide for safe operation. The facility will have a 50-year design life and meet or exceed industry standards relating to corrosion resistance with minimal long-term maintenance.

A majority of the existing deteriorated in-water structures in Sawmill Cove have been removed to install the new facility. The final design and location will not unreasonably restrict opportunities for future upgrades that will enhance accommodation of larger vessels, bulk water distribution, or other new industry. The project is scheduled to be substantially complete by the end of December 2017.

Note: Neither security cameras nor the development of a tariff schedule were included in the original scope of the GPIIP Dock Project.

#### **Fiscal Note**

In December of 2016, the GPIIP Board recommended and the CBS Assembly approved \$250,000 of contingency funds for the dock project. The \$250,000 contingency fund was created with an allocation of \$125,000 from GPIIP working capital and \$125,000 from the Bulk Water Fund.

Roughly, \$215,000 remains in the GPIIP Dock contingency funds.

With the major risk work items now sufficiently completed (pile installation), CBS Public Works feels this request is appropriate at this time and will not likely adversely impact completion of the dock project.

#### **Additional Information**

- Security cameras located the GPIIP Dock will assist with management of the dock and will be a beneficial tool for safety and security.
- A tariff schedule filed with the Federal Maritime Commission will be a beneficial tool for management of the dock, documenting rules and regulations, and billing users of the facility.

#### **Action**

- CBS Assembly approval of an increase of scope for the GPIIP Dock Project with a not-to-exceed limit of \$25,000 budget for the purchase and installation of dock security cameras.
- CBS Assembly approval of an increase of scope for the GPIIP Dock Project with a not-to-exceed limit of \$15,000 budget for the establishment of a tariff schedule.