

Discussion / Direction / Decision on the Crescent Harbor High Load Dock repair project (Net Shed).



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

MEMORANDUM

To: Mayor Gary Paxton and Assembly Members

From: Hugh Bevan, Interim Municipal Administrator *AB 2-5-20*

Date: February 4, 2020

Subject: Budget Appropriation for repairs to the High Load Dock (Net Shed)

Background

In September 2019, the City and Borough of Sitka Public Works Department commissioned a structural assessment of the High Load Dock and Net Shed adjacent to Crescent Harbor, to be performed by Jacobs Engineering Group (Jacobs). In October, Jacobs mobilized a team of divers and engineers to investigate the pilings, cross-bracing, deck boards and other components of the facility. In January 2020, CBS received Jacobs's assessment report.

The report recommended replacement of four failing pilings, replacement of cross-bracing supporting the structure, and recommended that CBS prohibit use of the area of High Load dock supported by the failing pilings.

Public Works did a great job of rapidly putting a repair project together that takes advantage of the fact that we presently have a marine contractor in Crescent Harbor working on a re-build of a major portion of the boat harbor.

The contractor provided a price quote to replace the affected Net Shed dock piling and cross bracing. The CBS budget estimate is \$500,000 and it also includes money for some safety related improvements such as new ladders on the face of the dock and replacement of corroded electrical fixtures.

Analysis

A significant part of the decision-pressure on the project is the requirement that pile driving be completed by a Federal permit deadline of March 15, 2020. The permit is part of the Crescent Harbor project and CBS will have to obtain permission from the Feds to add the Net Shed piling work to the permit.

Two readings of an Ordinance will be required to appropriate \$500,000 from the Harbor Fund. This can be achieved if we act expeditiously.

Options for the Assembly

We can proceed with the project as described above or we can wait until the fall of 2020 when the marine contractor returns to Sitka to do a private sector pile driving project.

The upside of waiting until fall is we can probably save a substantial sum by dividing the project into two parts. The first part will be a locally bid project for a company to open the wooden deck of the dock so the marine contractor has access to the bad piling.

Once the piling are replaced the marine contractor can leave while the wood guy closes the deck of the dock and then replaces the wooden bracing underneath the dock.

The downside of waiting until fall is the City should immediately close the facility to vehicular access and to large public gatherings. Foot traffic across the dock will still be allowed. This will impact traditional public functions that have utilized the Net Shed during the summer months.

Summary

If we delay the Ned Shed Dock repair project until fall, I believe we can save significant money, in excess of \$100,000. However, we will lose public access to the facility for this coming summer.

If the Assembly decides to proceed immediately with the work, we will have an appropriation Ordinance on the agenda for your regular meeting on Feb 25, followed by a second reading at your special budget meeting on March 5, 2020.

Recommendation

My personal recommendation is to wait until fall, refine the project, and hopefully save money in the process.