



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

MEMORANDUM

To: Mayor Paxton and Assembly Members

From: Hugh Bevan, Interim Municipal Administrator *AB 2-17-20*

Date: February 16, 2020

Subject: High Load Dock (Net Shed) Rehabilitation Project

Background

At the February 11, 2020 meeting the Assembly considered Ordinance No. 2020-06 which would appropriate \$500,000 from the Harbor Enterprise Fund for the purpose of making repairs to the Crescent Harbor High Load Dock. Since that meeting additional information has been developed that the Assembly may want to consider.

The dock portion of the facility was originally constructed in the 1960's and the net shed portion of the deck and the building were built in the mid 1980's. With the exception of a roof replacement on the Net Shed in 2015 there have not been any significant upgrades to the facility since it was constructed.

A structural survey of the facility was performed last fall. The results show that four piling are completely rotten, and a substantial portion of the piling cross bracing needs to be replaced. The Engineer recommended closure of a portion of the dock until repairs can be made.

Turnagain Marine is presently working in Crescent Harbor. They have proposed a price to replace the piling and cross bracing, but the work is secondary to the Crescent Harbor project. All piling must be driven before a permit closure date of March 15, 2020.

There is a good chance that Turnagain will not have time before the closure to replace the wooden piles at the High Load dock.

Analysis

The High Load Dock and Net Shed are used by numerous groups to support commercial fishing shoreside work and public gatherings. Limiting the use of the facility by about 50% will be an inconvenience to the public, but a portion of the dock will still be accessible.

The long-range capital plan for the Harbor Fund shows replacement of the High Load dock/Net Shed in 2037 at a cost of \$5.6 million (2020 dollars).

Recent work by Public Works Engineering has revealed a technology that encases piling in a fiberglass jacket and the annular space is filled with epoxy grout. Load testing of this system at

Texas A & M University showed increased strength for the pile. Increased longevity in a saltwater environment is also a likely benefit.

Additionally, we have learned that a local contractor will soon have the capability to do the piling work. If we put the project out to bid later in the year there is a good chance the City will realize a cost savings.

Fiscal Note

If Ordinance No. 2020-06 is defeated by the Assembly, the project should be included in the FY21 Harbor Enterprise Fund budget. This will allow a bid package to be prepared to accomplish the repair work in a timely manner.

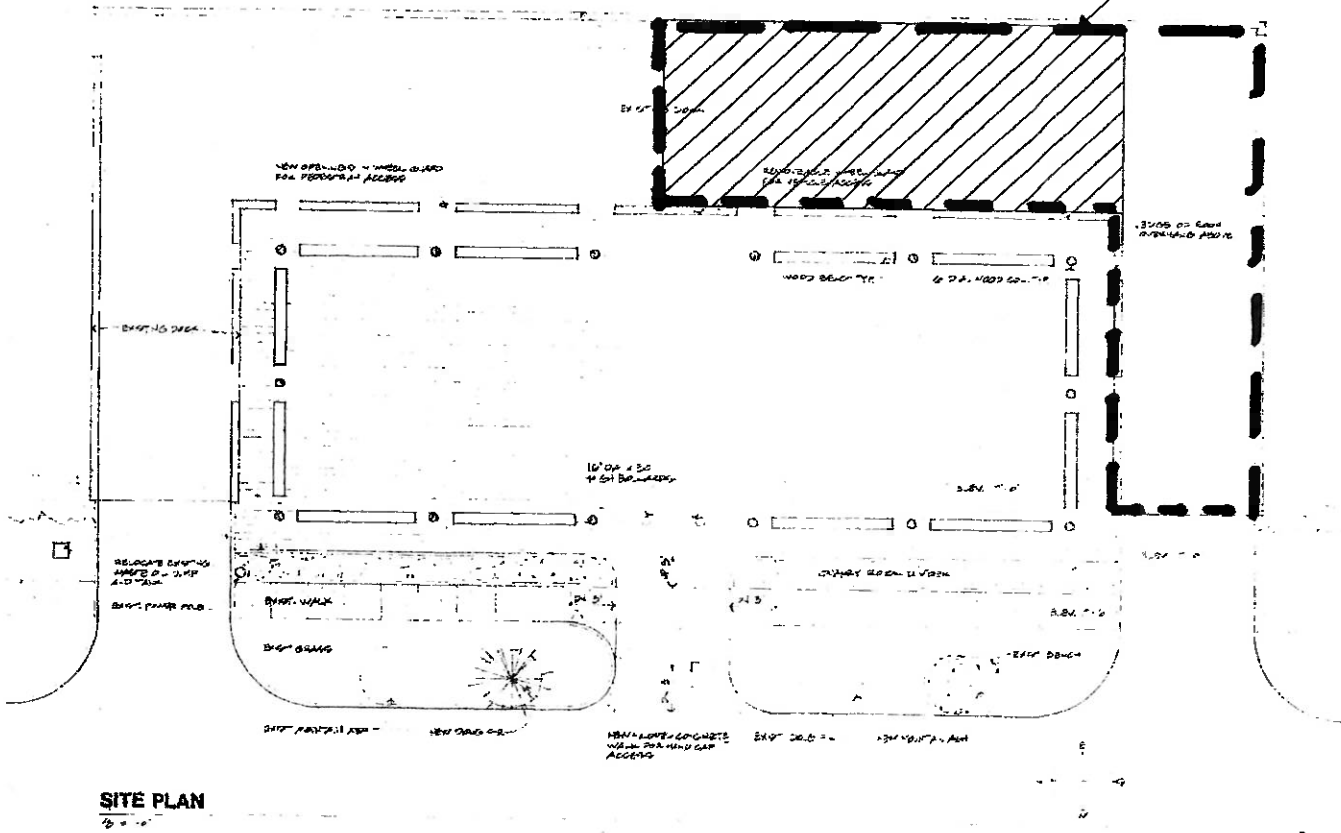
Recommendations

1. Delay the High Load Dock Project until later in FY21.
2. Include \$500,000 in the FY21 Harbor Enterprise Fund budget for the project.
3. Develop a bid package to promote competition and a lower bid.
4. Close a portion of the facility to public access in accordance with the attached drawing until repairs are completed.

Figure 1

Harbor

RESTRICT USE IN HATCH AREA UNTIL TEMPORARY OR PERMANENT REPAIRS ARE MADE TO DAMAGED PILES BELOW



closed Area

SITKA CRESCENT HARBOR HIGH-LOAD DOCK 29-JAN-2020