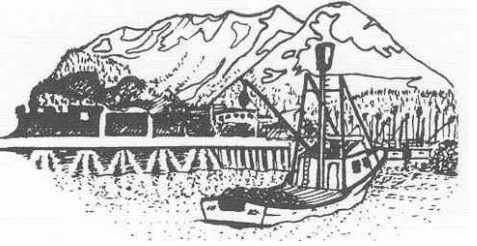


# CITY OF CORDOVA



**Chairman:**  
Robert Beedle  
**Commissioners:**  
Andy Craig  
Max Wiese  
Kenneth Jones  
Jacob Betts  
**Harbormaster:**  
Tony Schinella  
**Admin Assistant:**  
Brandy Griffith

**HARBOR COMMISSION REGULAR MEETING  
Dec 15, 2016 @ 7:00 PM  
CITY HALL CONFERENCE ROOM B**

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

Robert Beedle, Andy Craig, Max Wiese, Ken Jones, Jacob Betts

- 1. APPROVAL OF REGULAR AGENDA**..... Page 1
- 2. APPROVAL OF MINUTES**  
A. Nov 09, 2016 @ 7:00 PM Regular meeting.....Page 2
- 3. COMMUNICATIONS BY VISITORS**  
B. Audience comments regarding agenda items (3 minutes per speaker)
- 4. HARBORMASTERS REPORT**.....Page 3
- 5. NEW BUSINESS**  
A. Harbor Strategic planning.....Discussion
- 6. OLD BUSINESS**  
A. Harbor Condition Assessment report additional info.....Page 4-7
- 7. MISCELLANEOUS BUSINESS**
- 8. AUDIENCE PARTICIPATION**
- 9. COMMISSION COMMENTS**
- 10. ADJOURNMENT**

**MINUTES**  
**HARBOR COMMISSION MEETING**  
**November 9, 2016 @ 7:00 PM**  
**CORDOVA CENTER MAYOR'S CONFERENCE ROOM**

**Call to order:** This meeting was called to order by Robert Beedle @ 7:00 pm.

**Roll Call:** In Attendance: Jake Betts via phone, Robert Beedle, Ken Jones

**Approval of Agenda:** M/ Betts, 2<sup>nd</sup>/ Jones, V/ Unanimous

**Approval of Minutes:** M/ Betts, 2<sup>nd</sup>/ Jones, V/ Unanimous

**Communications by Visitors:** None

**Correspondence:** Letter from Robert Smith. No comments.

**Harbormaster's Report:** The report was printed in the agenda packet. Additional information: The harbormaster will be traveling to fish expo next week.

**New Business:** Dock use charges as it applies to small processors. Discussion on Northern Fish and Alaska Wild Seafood's use of the city docks. Concern over the possibility of additional wear and tear to the city cranes and to the docks. It was brought up that other entities pay wharfage fees for products coming across the dock, and to be fair these processors should be charged that as well. Jones expressed the desire to see small processors supported by the harbor commission.

**Budget:** General discussion. No need to raise harbor rates this year. Changes from last year include additional funds for waste oil disposal costs.

**Old Business:** None

**Miscellaneous Business:** Used oil: Discussed potential cost savings for the city departments if they were burning used oil. Discussed building a system that will make the used oil more burnable. The idea of creating a heat loop and selling the heat from burning the used oil was brought up. Possibilities will be revisited when more accurate projected costs are available.

**Audience Participation:** None

**Commission Comments:**

**Beedle:** Thanks to Andy Craig for attending the meeting and for signing up to be a new commission member.

**Adjournment:** M/Jones, 2<sup>nd</sup>/ Betts, meeting adjourned at 8:44pm

## Harbormaster's Report

- Reinstalled repaired light pole with 2 new LED light and all new wiring at the north end of Ocean Dock
- Installed 23 new pile hoops.
- Peterson's welding is fabricating new Ocean Dock fender walkways
- Snow removal
- Build 3<sup>rd</sup> new fire extinguisher shed
- Repaired or replaced 3 street lights
- Installed LED lighting in Harbor office hallway
- Removed old row of lighting in Harbor office and repaired holes
- Rewired and reduce light switches in office
- Cleaned oil sumps
- Sent out monthly invoices
- Awaiting quotes for 30' pressure treated timbers to make repairs to finger floats
- Painted restroom shower area's
- Working on a letter in support of the Alaska State matching harbor grant program with Tori Baker
- Cleaned out boiler room and installed lockers for employees
- Dock rounds
- Painted new slip name tags
- Attended multiple department head budget meetings
- Attended 2 council meetings
- Attended Pacific Marine Expo
- Issued intent to impound notice for F/V Oldetowne, Will impound on 14 Dec

**CORDOVA SOUTH HARBOR  
OPTION 1- MAINTENANCE AND REPAIRS  
ROM COST ESTIMATE**

October 2016



No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
<b>1</b>	<b>MOB/DEMOB</b>				<b>\$ 100,000</b>
	Contractor Mob/Demob	LS	1	\$ 100,000	\$ 100,000
<b>2</b>	<b>FLOAT REPAIRS</b>				<b>\$ 475,000</b>
	Provide and Install Pile Hoops	EA	60	\$ 600	\$ 36,000
	Provide and Install New Tri-Braces	EA	50	\$ 800	\$ 40,000
	Replace Damaged Walers and Thru-Rods	LF	500	\$ 150	\$ 75,000
	Replace Damaged Bullrail	LF	400	\$ 60	\$ 24,000
	Replace Damaged Rubstrip	LF	800	\$ 25	\$ 20,000
	Provide and Install Floatation Billets on Concrete Mainwalks	EA	400	\$ 500	\$ 200,000
	Concrete Surface Repair of Float Modules, (as needed)	EA	40	\$ 2,000	\$ 80,000
<b>3</b>	<b>GANGWAY LANDING FLOATS</b>				<b>\$ 68,000</b>
	Provide and Install Floatation Leveling Billets	EA	75	\$ 500	\$ 38,000
	Replace Walers, Thru-Rods and Connections	LS	1	\$ 30,000	\$ 30,000
<b>4</b>	<b>TIMBER ACCESS TRESTLE REPAIRS</b>				<b>\$ 6,000</b>
	Replace Damaged Cross Bracing	LF	100	\$ 50	\$ 5,000
	Replace Damaged Bullrail	LF	10	\$ 60	\$ 1,000

**ROM Construction Subtotal \$ 649,000**

Design Engineering, Permitting	\$ 40,000
Shop Drawing, Submittal Review, Fabrication Inspection (Estimated)	\$ 15,000
Construction Administration (Estimated 1 Months)	\$ 60,000
Post Construction Support & As-Built Drawings (Estimated)	\$ 5,000
15% Construction Contingency	\$ 98,000
<b>Total Cost Including Engineering</b>	<b>\$ 867,000</b>

Notes:

- 1) Cost estimate is based on conceptual design.
- 2) Costs are presented in current (October 2016) dollars and do not include escalation.
- 3) Repair quantities approximate based on condition assessment findings and assuming major to severely damaged components require repair/replacement

**CORDOVA SOUTH HARBOR  
OPTION 2- IN-KIND REPLACEMENT USING EXISTING PILES  
ROM COST ESTIMATE**



No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
<b>1</b>	<b>MOB/DEMOB</b>				<b>\$ 600,000</b>
	Mob/Demob	LS	1	\$ 600,000	\$ 600,000
<b>2</b>	<b>DEMOLITION</b>				<b>\$ 100,000</b>
	Demo and Dispose of Existing Float System	LS	1	\$ 100,000	\$ 100,000
<b>3</b>	<b>NEW G FLOAT</b>				<b>\$ 1,007,000</b>
	G Mainwalk Float - 8'x950' Concrete	SF	7,600	\$ 80	\$ 608,000
	Finger Floats (14) (5' x 60')	SF	4,200	\$ 95	\$ 399,000
<b>4</b>	<b>NEW H FLOAT</b>				<b>\$ 1,465,000</b>
	H Mainwalk Float - 8'x1130' Concrete	SF	9,040	\$ 80	\$ 724,000
	Finger Floats (39) (4' x 50')	SF	7,800	\$ 95	\$ 741,000
<b>5</b>	<b>NEW I FLOAT</b>				<b>\$ 1,350,000</b>
	I Mainwalk Float - 8'x1040' Concrete	SF	8,320	\$ 80	\$ 666,000
	Finger Floats (45) (4' x 40')	SF	7,200	\$ 95	\$ 684,000
<b>6</b>	<b>NEW J FLOAT</b>				<b>\$ 1,139,000</b>
	J Mainwalk Float - 8'x950' Concrete	SF	7,600	\$ 80	\$ 608,000
	Finger Floats (62) (3' x 30')	SF	5,580	\$ 95	\$ 531,000
<b>7</b>	<b>NEW K FLOAT</b>				<b>\$ 1,090,000</b>
	K Mainwalk Float - 8'x910' Concrete	SF	7,280	\$ 80	\$ 583,000
	Finger Floats (36) (3' x 30')	SF	3,240	\$ 95	\$ 307,800
	Finger Floats (29) (3' x 24')	SF	2,088	\$ 95	\$ 198,360
<b>8</b>	<b>NEW L FLOAT</b>				<b>\$ 827,000</b>
	L Mainwalk Float - 8'x740' Concrete	SF	5,920	\$ 80	\$ 473,600
	Finger Floats (32) (3' x 20')	SF	1,920	\$ 95	\$ 182,400
	Gangway Landing Floats (3) (20'x30')	SF	1,800	\$ 95	\$ 171,000
<b>9</b>	<b>NEW AIRPLANE FLOAT</b>				<b>\$ 513,000</b>
	New Airplane Float - 40'x135' Concrete	LS	5,400	\$ 95	\$ 513,000
<b>10</b>	<b>ON-FLOAT WATER AND FIRE WATER SYSTEM</b>				<b>\$ 910,000</b>
	Potable Water System	LS	1	\$ 480,000	\$ 480,000
	Fire Water System	LS	1	\$ 430,000	\$ 430,000
<b>11</b>	<b>ELECTRICAL</b>				<b>\$ 2,275,000</b>
	Electrical Service	LS	1	\$ 2,150,000	\$ 2,150,000
	Uplands Upgrades	LS	1	\$ 125,000	\$ 125,000
<b>12</b>	<b>CONSTRUCTION SURVEY</b>				<b>\$ 50,000</b>
	Construction Survey	LS	1	\$ 50,000	\$ 50,000
	<b>ROM Construction Subtotal</b>				<b>\$ 11,326,000</b>
	Design Engineering, Permitting (Assumed at 5%)			\$ 567,000	\$ 567,000
	Shop Drawing, Submittal Review, Fabrication Inspection (Estimated)			\$ 100,000	\$ 100,000
	Construction Administration (Estimated 4 Months)			\$ 250,000	\$ 250,000
	Post Construction Support & As-Built Drawings (Estimated)			\$ 20,000	\$ 20,000
	10% Construction Contingency			\$ 1,133,000	\$ 1,133,000
	<b>Total Cost Including Engineering</b>				<b>\$ 13,396,000</b>

Notes:

- 1) Cost estimate is based on conceptual design.
- 2) Costs are presented in current (October 2016) dollars and do not include escalation.
- 3) Cost assumes reuse of existing piles, timber access trestles and gangways

**CORDOVA SOUTH HARBOR  
OPTION 3 - IN-KIND REPLACEMENT W/ NEW PILES  
ROM COST ESTIMATE**



No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
<b>1</b>	<b>MOB/DEMOB</b>				<b>\$ 600,000</b>
	Mob/Demob	LS	1	\$ 600,000	\$ 600,000
<b>2</b>	<b>DEMOLITION</b>				<b>\$ 190,000</b>
	Demo and Dispose of Existing Float System	LS	1	\$ 100,000	\$ 100,000
	Demo and Dispose of Existing Piles	EA	180	\$ 500	\$ 90,000
<b>3</b>	<b>NEW G FLOAT</b>				<b>\$ 1,371,000</b>
	G Mainwalk Float - 8'x950' Concrete	SF	7,600	\$ 80	\$ 608,000
	Finger Floats (14) (5' x 60')	SF	4,200	\$ 95	\$ 399,000
	Provide and Install Float Piles (Assumed 70' - 16"x0.5")	EA	28	\$ 13,000	\$ 364,000
<b>4</b>	<b>NEW H FLOAT</b>				<b>\$ 2,017,000</b>
	H Mainwalk Float - 8'x1130' Concrete	SF	9,040	\$ 80	\$ 724,000
	Finger Floats (39) (4' x 50')	SF	7,800	\$ 95	\$ 741,000
	Provide and Install Float Piles (70' - 16"x0.5")	EA	46	\$ 12,000	\$ 552,000
<b>5</b>	<b>NEW I FLOAT</b>				<b>\$ 1,986,000</b>
	I Mainwalk Float - 8'x1040' Concrete	SF	8,320	\$ 80	\$ 666,000
	Finger Floats (45) (4' x 40')	SF	7,200	\$ 95	\$ 684,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	53	\$ 12,000	\$ 636,000
<b>6</b>	<b>NEW J FLOAT</b>				<b>\$ 1,355,000</b>
	J Mainwalk Float - 8'x950' Concrete	SF	7,600	\$ 80	\$ 608,000
	Finger Floats (62) (3' x 30')	SF	5,580	\$ 95	\$ 531,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	18	\$ 12,000	\$ 216,000
<b>7</b>	<b>NEW K FLOAT</b>				<b>\$ 1,294,000</b>
	K Mainwalk Float - 8'x910' Concrete	SF	7,280	\$ 80	\$ 583,000
	Finger Floats (36) (3' x 30')	SF	3,240	\$ 95	\$ 307,800
	Finger Floats (29) (3' x 24')	SF	2,088	\$ 95	\$ 198,360
	Provide and Install Float Piles (70' - 12"x0.5")	EA	17	\$ 12,000	\$ 204,000
<b>8</b>	<b>NEW L FLOAT</b>				<b>\$ 983,000</b>
	L Mainwalk Float - 8'x740' Concrete	SF	5,920	\$ 80	\$ 473,600
	Finger Floats (32) (3' x 20')	SF	1,920	\$ 95	\$ 182,400
	Gangway Landing Floats (3) (20'x30')	SF	1,800	\$ 95	\$ 171,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	13	\$ 12,000	\$ 156,000
<b>9</b>	<b>NEW AIRPLANE FLOAT</b>				<b>\$ 573,000</b>
	New Airplane Float - 40'x135' Concrete	LS	5,400	\$ 95	\$ 513,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	5	\$ 12,000	\$ 60,000
<b>10</b>	<b>ON-FLOAT WATER AND FIRE WATER SYSTEM</b>				<b>\$ 910,000</b>
	Potable Water System	LS	1	\$ 480,000	\$ 480,000
	Fire Water System	LS	1	\$ 430,000	\$ 430,000
<b>11</b>	<b>ELECTRICAL</b>				<b>\$ 2,275,000</b>
	Electrical Service	LS	1	\$ 2,150,000	\$ 2,150,000
	Uplands Upgrades	LS	1	\$ 125,000	\$ 125,000
<b>12</b>	<b>CONSTRUCTION SURVEY</b>				<b>\$ 50,000</b>
	Construction Survey	LS	1	\$ 50,000	\$ 50,000
	<b>ROM Construction Subtotal</b>				<b>\$ 13,604,000</b>
	Design Engineering, Permitting (Assumed at 5%)			\$ 681,000	\$ 681,000
	Geotechnical Investigation			\$ 150,000	\$ 150,000
	Shop Drawing, Submittal Review, Fabrication Inspection (Estimated)			\$ 100,000	\$ 100,000
	Construction Administration (Estimated 4 Months)			\$ 250,000	\$ 250,000
	Post Construction Support & As-Built Drawings (Estimated)			\$ 20,000	\$ 20,000
	10% Construction Contingency			\$ 1,361,000	\$ 1,361,000
	<b>Total Cost Including Engineering</b>				<b>\$ 16,016,000</b>

Notes:

- 1) Cost estimate is based on conceptual design.
- 2) Costs are presented in current (October 2016) dollars and do not include escalation.
- 3) Cost assumes reuse of existing timber access trestles and gangways



**CORDOVA SOUTH HARBOR  
OPTION 4 - TOTAL REPLACEMENT  
ROM COST ESTIMATE**

**P | N | D**

No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
<b>1</b>	<b>MOB/DEMOB</b>				
	Mob/Demob	LS	1	\$ 600,000	\$ 600,000
<b>2</b>	<b>DEMOLITION</b>				
	Demo and Dispose of Existing Float System	LS	1	\$ 100,000	\$ 100,000
	Demo and Dispose of Existing Piles	EA	180	\$ 500	\$ 90,000
	Demo and Dispose of Existing Timber Trestles	EA	3	\$ 20,000	\$ 60,000
<b>3</b>	<b>ACCESS TRESTLES AND GANGWAYS</b>				
	G Float Access Trestle (16' x 60')	SF	960	\$ 400	\$ 384,000
	I Float Access Trestle (16' x 60')	SF	960	\$ 400	\$ 384,000
	K Float Access Trestle (16' x 60')	SF	960	\$ 400	\$ 384,000
	Provide and Install Gangways	EA	3	\$ 70,000	\$ 210,000
<b>4</b>	<b>NEW G FLOAT</b>				
	G Mainwalk Float - 8'x950' Concrete	SF	7,600	\$ 80	\$ 608,000
	Finger Floats (14) (5' x 60')	SF	4,200	\$ 95	\$ 399,000
	Provide and Install Float Piles (Assumed 70' - 16"x0.5")	EA	28	\$ 13,000	\$ 364,000
<b>5</b>	<b>NEW H FLOAT</b>				
	H Mainwalk Float - 8'x1130' Concrete	SF	9,040	\$ 80	\$ 724,000
	Finger Floats (39) (4' x 50')	SF	7,800	\$ 95	\$ 741,000
	Provide and Install Float Piles (70' - 16"x0.5")	EA	46	\$ 12,000	\$ 552,000
<b>6</b>	<b>NEW I FLOAT</b>				
	I Mainwalk Float - 8'x1040' Concrete	SF	8,320	\$ 80	\$ 666,000
	Finger Floats (45) (4' x 40')	SF	7,200	\$ 95	\$ 684,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	53	\$ 12,000	\$ 636,000
<b>7</b>	<b>NEW J FLOAT</b>				
	J Mainwalk Float - 8'x950' Concrete	SF	7,600	\$ 80	\$ 608,000
	Finger Floats (62) (3' x 30')	SF	5,580	\$ 95	\$ 531,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	18	\$ 12,000	\$ 216,000
<b>8</b>	<b>NEW K FLOAT</b>				
	K Mainwalk Float - 8'x910' Concrete	SF	7,280	\$ 80	\$ 583,000
	Finger Floats (36) (3' x 30')	SF	3,240	\$ 95	\$ 307,800
	Finger Floats (29) (3' x 24')	SF	2,088	\$ 95	\$ 198,360
	Provide and Install Float Piles (70' - 12"x0.5")	EA	17	\$ 12,000	\$ 204,000
<b>9</b>	<b>NEW L FLOAT</b>				
	L Mainwalk Float - 8'x740' Concrete	SF	5,920	\$ 80	\$ 473,600
	Finger Floats (32) (3' x 20')	SF	1,920	\$ 95	\$ 182,400
	Gangway Landing Floats (3) (20'x30')	SF	1,800	\$ 95	\$ 171,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	13	\$ 12,000	\$ 156,000
<b>10</b>	<b>NEW AIRPLANE FLOAT</b>				
	New Airplane Float - 40'x135' Concrete	LS	5,400	\$ 95	\$ 513,000
	Provide and Install Float Piles (70' - 12"x0.5")	EA	5	\$ 12,000	\$ 60,000
<b>11</b>	<b>ON-FLOAT WATER AND FIRE WATER SYSTEM</b>				
	Potable Water System	LS	1	\$ 480,000	\$ 480,000
	Fire Water System	LS	1	\$ 430,000	\$ 430,000
<b>12</b>	<b>ELECTRICAL</b>				
	Electrical Service	LS	1	\$ 2,150,000	\$ 2,150,000
	Uplands Upgrades	LS	1	\$ 125,000	\$ 125,000
<b>13</b>	<b>CONSTRUCTION SURVEY</b>				
	Construction Survey	LS	1	\$ 50,000	\$ 50,000

**ROM Construction Subtotal \$ 15,026,000**

Design Engineering, Permitting (Assumed at 5%)	\$ 752,000
Geotechnical Investigation	\$ 150,000
Shop Drawing, Submittal Review, Fabrication Inspection (Estimated)	\$ 100,000
Construction Administration (Estimated 4 Months)	\$ 250,000
Post Construction Support & As-Built Drawings (Estimated)	\$ 20,000
10% Construction Contingency	\$ 1,503,000
<b>Total Cost Including Engineering</b>	<b>\$ 17,651,000</b>

**Notes:**

- 1) Cost estimate is based on conceptual design.
- 2) Costs are presented in current (October 2016) dollars and do not include escalation.
- 3) Estimate assumes full replacement of float system including new piles and new timber trestles and gangways.