

Agency: Commerce, Community and Economic Development

Grants to Municipalities (AS 37.05.315)

Grant Recipient: Wrangell

Project Title:

Wrangell - Heritage Harbor Reconstruction Phase II

State Funding Requested: \$ 5,000,000

House District: 2 - A

One-Time Need

Brief Project Description:

Funding to complete final phase of the Heritage Harbor reconstruction project. Final phase involves installation of remainder of the harbor's new float system.

Funding Plan:

Total Cost of Project: \$28,400,000

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Federal Funds	\$11,200,000	06				
State Funds	\$6,500,000	00-06				
Local Funds	\$3,700,000	04-08			\$2,000,000	09
Total	\$21,400,000				\$2,000,000	

Detailed Project Description and Justification:

Heritage Harbor is a federally authorized navigational project. The Corps of Engineers in partnership with the City of Wrangell and the State, have completed dredging, two breakwaters, pilings and partial installation of the float system. The 15 acre City owned harbor, when complete, will accommodate 213 vessels in slips and have an additional 1500 lineal feet of side tying capabilities.

Initial project costs were estimated at \$22.8 million, including \$5.0 mill for harbor floats. However, the original float system estimate didn't factor in the cost of using the industry standard for new harbors, specifically, wider floats that accommodate more berth spacing to include the installation of domestic water, electricity, dry hose fire protection, life ring cabinets and fire extinguishers. The actual estimate for full concrete float installation is \$12.2 million. As a result, the City was forced to proceed with a multi-phased approach to installing the harbor's floats. Phase I was completed in the fall of 2007 and included the construction of 3 of 5 floats with fingers. An additional \$5.0 - \$7.0 mill, including mobilization costs, is necessary to complete Phase II and install the remainder of the floats.

The City of Wrangell is requesting \$5.0 mill in state funds to complete this project.

Project Timeline:

Project funds would be expended in FY09

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Wrangell

Grant Recipient Contact Information:

Contact Name: Bob Prunella, City Manager

Phone Number: (907) 874-2381

Address: PO Box 531, Wrangell, AK 99929

Email: cmgwrg@aptalaska.net

Has this project been through a public review process at the local level and is it a community priority? Yes No

Wrangell Heritage Harbor Update 2008

Heritage Harbor is a federally authorized navigational project. The Corps of Engineers in partnership with the City of Wrangell and the State have completed dredging, two breakwaters, pilings and partial installation of the float system. The 15 acre City owned harbor, when complete, will accommodate 213 vessels in slips and have an additional 1500 lineal feet of side tying capabilities.

On 17 April 2003 the Alaska Department of Transportation and Public Facilities (DOT&PF) entered into a Memorandum of Agreement (MOA) with the City of Wrangell to provide technical and financial support for the construction of harbor. The original project cost as of a July 9, 2004 was estimated at \$21.33 mill, but float costs were under estimated by \$5-7 million. The total updated project cost is currently estimated to be \$28.4 million (PN&D 12/6/05).

The City of Wrangell has sponsored the Corps of Engineers project and will own the completed facility. Through a project agreement between the City and the U.S. Army Corps of Engineers the breakwater, turning basin, and entry channel were constructed using federal, state and local funds. The City was obligated by the Corps agreement to complete all inner harbor dredging and the inner harbor facilities (floats, ramps & gangways) at 100% local (non federal) expense.

The Corps of Engineers has contributed in excess of \$11.2 mill (federal share) or approximately 40% of the total project.

To date, DOT&PF has committed a total of \$6.5 million (\$500,000 FSSLA 1999, \$500,000 SLA 2000 & \$4,000,000 SLA 2003 and \$1,500,000 SLA 2005) or 23% towards completion of the inner harbor facilities.

The City has contributed \$3.65 mill or approximately 13% for dredging and design work. \$1.55 mill of these funds came in the form of Legislative grants (\$850,000 SLA 2002 & \$700,000 SLA 2003). The city is responsible for approximately 20% of the overruns for the Corps (federal portion) and 100% of overruns for the inner harbor facilities and inner harbor dredging.

The current DOT MOA with Wrangell for Heritage Harbor includes a DOT/city 50/50 split for the match portion of the corps dredging project. DOT amended the MOA in 2004 to be a 70/30 split of the match, which helped free up \$460,000 for the city and make up their shortfall for the dredging. This allowed dredging to be completed while the contractor was mobilized. Floats can be added anytime, while dredging needed to be done while the contractor was mobilized and the permits in place.

It is the responsibility of the City of Wrangell to bid and manage the construction and installation of the float facilities, however, SE Region DOT prepared the original conceptual float design used in the original RFP. Unfortunately, the original float system estimate didn't factor in the cost of using the industry standard for new harbors, specifically, wider floats that accommodate more berth spacing to include the installation of domestic water, electricity, dry hose fire protection, life ring cabinets and fire extinguishers. The actual estimate for full concrete float installation is \$12.2 million. As a result, the City was forced to proceed with a multi-phased approach to installing the harbors floats. Phase I was completed in the fall of 2007 and included the construction of 3 of 5 floats with fingers.

An additional \$5.0 - \$7.0 mill, including mobilization costs, is necessary to complete Phase II and install the remainder of the floats.

Contributions to date:	State (DOT)	\$ 6.5
	Corps of Engineers	\$11.2
	City of Wrangell	<u>\$ 3.7</u>
	Total	\$21.4
	<u>Estimated Shortfall</u>	<u>\$ 7.0</u>
	FY09 State Request	\$ 5.0

**Heritage Harbor
Financing Plan
Based on Actual Bids Received for Breakwater
and Estimate for Construction of Concrete Float System
December 6, 2005**

	<u>Concrete Float Option</u>			
	<u>Bid</u>	<u>Corps</u>	<u>State's</u>	<u>City's</u>
	<u>Amount</u>	<u>Share</u>	<u>Share</u>	<u>Share</u>
Break Water Costs (Corps-80%, State-10%, City-10%)	14,026,000	11,220,800	1,402,600	1,402,600 *Note 1
Dredging Costs (State-70%, City-30%)	2,304,000		1,612,800	691,200 *Note 1
Concrete Float (based on PN&D design)	12,056,494		10,541,094	1,515,400 *Note 2
Total Costs	28,386,494	11,220,800	13,556,494	3,609,200

<u>Army Corps</u>	
<u>State of Alaska</u>	11,220,800
FSSLA 1989	500,000
SLA 2000	500,000
SLA 2003	4,000,000
PROPOSED FOR 2005 SLA	1,500,000

<u>City of Wrangell</u>	
Economic Recovery Funds	1,356,580
Credit for Previous Money Spent with Corp	158,573
Revenues from Rock	89,000
Dredging Grant w/State DCED	700,000
Harbor Design Grant w/State DCED	850,000
Port & Harbor Reserves	455,047

Totals:	11,220,800	6,500,000	3,609,200
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EST. TOTAL STATE & LOCAL SHARE FUNDS AVAILABLE	10,109,200
EST. TOTAL STATE & LOCAL SHARE EXPENDITURES	17,165,694

Shortfall: (7,056,494) *Shortfall*****

Note 1:
We have not seen the final on this item from the Corps of Engineers. Hopefully it is still the same amount and not increased.

Note 2:
The estimate on the float system is based on PN&D's engineered design. All previous estimates were based on preliminary figures based on some other float systems that have been built within the last 5 or 6 years. These figures were the best numbers we had until PN&D completed the actual preliminary design.

Note 3:
Currently the State of Alaska has contributed 6.5 million. The current shortfall with a concrete float is \$7,056,494.00

HERITAGE HARBOR
Schematic Design Submittal - Concept No. 4

PRELIMINARY ENGINEER'S ESTIMATE - Concrete Float Option

Prepared By: PND Inc., Consulting Engineers on November 1, 2005

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	8%	\$661,536
2201.1	Uplands Parking Improvements	LS	All Req'd	\$25,000	\$25,000
2601.1	Domestic Water System	LS	All Req'd	\$125,000	\$125,000
2611.1	Dry Fire Line System	LS	All Req'd	\$270,000	\$270,000
2702.1	Construction Surveying	LS	All Req'd	\$35,000	\$35,000
2891.1	Covered 7' x 80' Aluminum Gangway	EA	2	\$70,000	\$140,000
2895.1	Headwalk Float, 10' x 921'	SF	9210	\$75	\$690,750
2895.2	Mainwalk Float No. 1, 10' x 399'	SF	3990	\$75	\$299,250
2895.3	Mainwalk Float No. 2, 10' x 462'	SF	4620	\$75	\$346,500
2895.4	Mainwalk Float No. 3, 10' x 461'	SF	4610	\$75	\$345,750
2895.5	Mainwalk Float No. 4, 10' x 474'	SF	4740	\$75	\$355,500
2895.6	Mainwalk Float No. 5, 10' x 203'	SF	2030	\$75	\$152,250
2895.7	Transient Float, 12' x 375'	SF	4500	\$75	\$337,500
2895.8	Transient Float, 12' x 310'	SF	3720	\$75	\$279,000
2895.9	Transient Float, 12' x 146'	SF	1752	\$75	\$131,400
2895.10	Gangway Landing Float, 16' x 20'	EA	2	\$32,000	\$64,000
2895.11	4' x 34' Finger Float	EA	10	\$12,000	\$120,000
2895.12	5' x 40' Finger Float	EA	31	\$16,000	\$496,000
2895.13	5' x 48' Finger Float	EA	20	\$18,750	\$375,000
2895.14	6' x 54' Finger Float	EA	9	\$26,500	\$238,500
2895.15	7' x 60' Finger Float	EA	5	\$33,000	\$165,000
2895.16	8' x 80' Finger Float	EA	3	\$52,500	\$157,500
2896.1	Steel Pipe Pile, 12" dia. x 0.500" thick	EA	73	\$6,000	\$438,000
2896.2	Steel Pipe Pile, 16" dia. x 0.500" thick	EA	47	\$7,000	\$329,000
2896.3	Steel Pipe Pile, 24" dia. x 0.500" thick	EA	46	\$9,000	\$414,000
2896.4	Predrilled Pile Sockets, 12" dia. Piles	EA	30	\$4,000	\$120,000
2896.5	Predrilled Pile Sockets, 16" dia. Piles	EA	20	\$5,000	\$100,000
2896.6	Predrilled Pile Sockets, 24" dia. Piles	EA	20	\$6,000	\$120,000
2897.1	Supply Floatation Billet	EA	50	\$150	\$7,500
2897.2	Install Floatation Billet	EA	50	\$300	\$15,000
2899.1	Life Ring Cabinet & Base	EA	12	\$650	\$7,800
2899.2	Fire Extinguisher & Base	EA	20	\$700	\$14,000
3305.1	Concrete Abutment for Gangway	EA	2	\$30,000	\$60,000
5120.1	Steel Safety Rails	LS	All Req'd	\$5,000	\$5,000
5120.2	Electrical Support Assemblies	LS	All Req'd	\$20,000	\$20,000
16000.1	Electrical System	LS	All Req'd	\$1,150,000	\$1,150,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
ESTIMATED CONSTRUCTION BID PRICE					\$3,930,736
CONTINGENCY & OTHER SOFT COSTS (35%)					\$3,125,758
TOTAL RECOMMENDED PROJECT BUDGET					\$11,056,494

Note: Boat Launch Facility Cost Not Included

HERITAGE HARBOR
Schematic Design Submittal - Concept No. 4

PRELIMINARY ENGINEER'S ESTIMATE - Concrete Float Option Phase 1

Prepared By: PND Inc., Consulting Engineers on November 30, 2005

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	8%	\$272,332
2601.1	Domestic Water System	LS	All Req'd	\$190,000	\$190,000
2611.1	Dry Fire Lane System	LS	All Req'd	\$110,000	\$110,000
2702.1	Construction Surveying	LS	All Req'd	\$20,000	\$20,000
2894.1	Covered 7' x 80' Aluminum Gangway	EA	1	\$70,000	\$70,000
2895.1	Mainwalk Float, 10' x 483'	SF	4830	\$75	\$362,250
2895.3	Mainwalk Float No. 2, 10' x 462'	SF	4620	\$75	\$346,500
2895.4	Mainwalk Float No. 3, 10' x 461'	SF	4610	\$75	\$345,750
2895.10	Gangway Landing Float, 16' x 20'	EA	2	\$32,000	\$64,000
2895.12	5' x 40' Finger Float	EA	22	\$16,000	\$352,000
2895.13	5' x 48' Finger Float	EA	20	\$18,750	\$375,000
2896.1	Steel Pipe Pile, 12" dia. x 0.500" thick	EA	44	\$6,000	\$264,000
2896.2	Steel Pipe Pile, 16" dia. x 0.500" thick	EA	30	\$7,000	\$210,000
2896.4	Predrilled Pile Sockets, 12" dia. Piles	EA	15	\$4,000	\$60,000
2896.5	Predrilled Pile Sockets, 16" dia. Piles	EA	12	\$5,000	\$60,000
2897.1	Supply Floatation Billet	EA	25	\$150	\$3,750
2897.2	Install Floatation Billet	EA	25	\$300	\$7,500
2899.1	Life Ring Cabinet & Base	EA	6	\$650	\$3,900
2899.2	Fire Extinguisher & Base	EA	10	\$700	\$7,000
3305.1	Concrete Abutment for Gangway	EA	1	\$30,000	\$10,000
5120.1	Steel Safety Rails	LS	All Req'd	\$5,000	\$5,000
5120.2	Electrical Support Assemblies	LS	All Req'd	\$12,500	\$12,500
16000.1	Electrical System	LS	All Req'd	\$485,000	\$485,000
16000.2	Spare Electrical Equipment	LS	All Req'd	\$20,000	\$20,000
					\$3,676,482
ESTIMATED CONSTRUCTION BID PRICE					
CONTINGENCY & OTHER SOFT COSTS (35%)					\$1,286,769
TOTAL RECOMMENDED PROJECT BUDGET					\$4,963,251
Note: Boat Launch Facility Cost Not Included					

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