



AURORA HARBOR REBUILD PHASE IV

Alaska Department of Transportation & Public Facilities
Municipal Harbor Facility Grant Application

Submitted by:



City and Borough of Juneau
Docks & Harbors
Carl Uchtyl, Port Director
155 South Seward Street
Juneau, Alaska 99801

Prepared by:



DOWL
9085 Glacier Highway,
Suite 102
Juneau, Alaska 99801

August 4, 2023

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APPLICATION



Alaska Department of Transportation & Public Facilities



Application for a Harbor Facility Grant

FFY2025

Please read the entire Grant Program's Instructions (Form DOT&PF H-27268) carefully before attempting to fill out this application to ensure full consideration. For each funding request, submit one (1) original and one (1) complete copies of this application with all attachments.

Harbor Facility Name:	Aurora Harbor	
Municipality or Regional Housing Authority:	City and Borough of Juneau	
Address:	155 South Seward Street	
	Juneau, Alaska 99801	
Principle Contact:	Matthew Sill, PE, Port Engineer	
Phone & Email:	907.586.0398	Matthew.Sill@juneau.gov

TYPE OF PROJECT AND FUNDING REQUEST

Eligible harbor facility items of work	Non-eligible harbor facility items of work
<ul style="list-style-type: none">• Approach structures• Pilings and anchors• Access ramps and gangways• Float systems for permanent and transient moorage• Floating breakwaters• Utility systems integral to the float systems (specifically power, lights, fresh water, sewage pump out, and fire protection)• Launch ramps• Seaplane floats• Portable or trailer mounted equipment for firefighting, sewage pump out, oily bilge water, etc.• Other appurtenances necessary for the basic operation of the harbor facility• Third party contracts for construction management and inspection services	<ul style="list-style-type: none">• Dredging, blasting or mechanical removal of harbor basin materials• Rubble-mound breakwaters and revetments• Dikes, groins, and jetties• Wharfs and docks for large commercial or tourist marine vessels (greater than 125 feet LOA)• Seawalls, bulkheads, sheet pile walls, gabions, and quays• Access roads and upland improvements• Boat houses• Commercial or privately owned utility systems on the float systems• Fuel and oil distribution systems• Platform floats for small buildings, restrooms, or commercial retail space• Landscaping and facility amenities, e.g., trash receptacles, used oil collection tanks, storage/locker boxes, etc.• Security or close circuit television video (CCTV) systems• Utility system improvements beyond the harbor facility limits, e.g., electrical and water/sewer line extensions to bring those services to the harbor facility• Harbormaster offices, buildings, offices, shops, boat yards or storage structures• Vessel hoisting machinery and boat haul-out systems• Planning and engineering studies, land acquisition or bidding documents, i.e. Plans and Specifications

Alaska Department of Transportation & Public Facilities

REFERENCE THE INSTRUCTIONS (DOT&PF FORM H-27268)

(Block 1)

PROJECT SUMMARY – This is a brief summary describing the purpose and need for the project in a supportive narrative.

Aurora Harbor is Juneau’s largest harbor basin, serving a diverse mix of commercial fishing and sightseeing vessels, along with privately owned vessels of all sizes. Aurora Harbor plays a vital role in supporting maritime recreational activities, tourism, and economic growth in Juneau.

Aurora Harbor was constructed by the State of Alaska Division of Water & Harbors in multiple phases through the 1960s until the final float installation in 1975. The State of Alaska transferred ownership of the harbor to the City and Borough of Juneau (CBJ) in 2003, which prompted a condition assessment that resulted in critical findings that indicated that the float system and associated infrastructure had reached the end of its safe working life.

In the following years, CBJ has worked towards replacement of the deteriorated infrastructure and have completed construction of the first two phases of the Aurora Harbor Rebuild. Phase III is currently under construction and will be complete in the Spring of 2024.

In the meantime, the floats remaining in the north end of the harbor basin continued to deteriorate and were condemned by CBJ. In the Summer of 2020, CBJ Docks and Harbors staff initiated the demolition of the remaining floats due to the extreme hazard posed to the public.

Aurora Harbor Rebuild Phase IV will complete the recapitalization effort first envisioned in 2003, and it will restore the harbor capacity that has been missing since the deteriorated float system was demolished. Phase IV includes the installation of two final mainwalks, I and J, as well as the headwalk float and the refurbishment and reinstallation of a salvaged gangway on an extension to the existing approach dock.

See Appendix A | Block 1: Project Summary for additional discussion of the purpose and need for this project.

(Block 2)

a. Indicate if this application is for a Tier I or a Tier II grant.

b. Indicate the type of work project (check all that apply and indicate % of total project construction cost)

<input type="checkbox"/> <u>Tier I application</u>	
<input type="checkbox"/> Major Maintenance	%
<input type="checkbox"/> Major Repair or Replacement	%

<input checked="" type="checkbox"/> <u>Tier II application</u>	
<input type="checkbox"/> Major Maintenance	%
<input checked="" type="checkbox"/> Major Repair or Replacement	% 100
<input type="checkbox"/> Expansion	%
<input type="checkbox"/> New Construction	%

Alaska Department of Transportation & Public Facilities

(Block 3)

Cost Apportionment: Submit a breakdown of the amount and source of project funds for the construction phase of the project. The maximum amount for the proposed harbor grant amount is 50% of the total estimated project cost.

	AMOUNT	% Of TOTAL	SOURCE OF FUNDS
a. Proposed harbor grant amount	\$5M	43 %	Harbor Facility Grant Program (minimum amount is \$50,000)
b. Applicant's share of cost	\$5M	43 %	1% Sales Tax
c. Amounts from state sources		%	Only four state sources eligible
d. Amounts from federal sources		%	
e. Amounts from other sources	\$1.5M	14 %	Harbor General Fund
f. Total estimated project cost	\$11.5M	100 %	

Note: The maximum amount on Line 3a is **\$5 million per municipality or regional housing authority per fiscal year** [Ref: AS 29.60.820(a)]. Applications for two or more harbor facilities in the same year are acceptable as long as the maximum amount is not exceeded by the applicant.

(Block 4)

Scope, Schedule, and Cost Estimate: Attach a detailed project scope (including general layout drawing), schedule and construction cost estimate.



Anticipated Project Dates for the construction phase:

Start Date:	11/1/24	Complete Work:	11/30/25
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PAST HARBOR FACILITY GRANT FUNDING

(Block 5)

What AS 29.60.800 administered harbor grant(s) were previously made toward this harbor facility?

DOT&PF Harbor Grant No.	Date the grant was awarded
13-HG-007	10/31/14
17-HG-005	4/10/17
23-HG-004	7/13/22

BASIC ELIGIBILITY REQUIREMENTS (Attach documentation supporting each response)

(Block 6)

☒ yes ☐ no

Does the municipality or regional housing authority legally own the harbor facility?
[Ref: AS 29.60.810]

(Block 7)

☒ yes ☐ no

Is the project a capital improvement project and not part of a preventive maintenance program or regular custodial care program?
[Ref: AS 29.60.810(1)]

Alaska Department of Transportation & Public Facilities

(Block 8)

Does the municipality or regional housing authority have the required 50% local matching funds for construction of the project? [Ref: AS 29.60.810(2)]

☒ yes ☐ no

(Block 9)

Does the municipality or regional housing authority have adequate Property Loss Insurance or an adequate program of insurance for the harbor facility?
[Ref: AS 29.60.810(3)]

☒ yes ☐ no

(Block 10)

Does the municipality or regional housing authority have an existing Preventive Maintenance Plan? [Ref: AS 29.60.810(4)]

☒ yes ☐ no

(Block 11)

Is there documentation that the municipality or regional housing authority will adhere adequately to the preventive maintenance plan after completion of the proposed project?

☒ yes ☐ no

(Block 12) – To establish Tier I eligibility

a. Was the harbor facility once state-owned? [Ref: AS 29.60.820(b)]

☒ yes ☐ no

b. If yes, please include a copy of the Bill of Sale (or a Deed) and fill in the date when the state transferred the harbor facility to the municipality or regional housing authority

☐

Date 4/3/03

MINIMUM REQUIRED RATING CRITERIA (Attach documentation supporting each response)

(Block 13)

Does the municipality or regional housing authority have sufficient revenues to operate and maintain the harbor facility in the future without further state assistance; including total replacement at the end of its design life?
[Ref: AS 29.60.820(c)(1)]

☒ yes ☐ no

(Block 14)

Does this project address public safety or emergency factors?
[Ref: AS 29.60.820(c)(2)]

☒ yes ☐ no

(Block 15)

How much money has the municipality or regional housing authority spent on maintenance of this harbor facility and what were the funds used for?
[Ref: AS 29.60.820(c)(3)]

In 2021 \$ 345,000

Last 5 yrs. \$ 1,618,000

(Block 16)

Has the municipality or regional housing authority explored options that would reduce or eliminate the need for the proposed project?
[Ref: AS 29.60.820(c)(4)]

☒ yes ☐ no

Alaska Department of Transportation & Public Facilities

ATTACHMENTS CHECKLIST

(Block 17)

Please review the application to see that it is complete and that five copies are provided. Please ensure that all attachments are provided and clearly identified (see Section B of the Grant Program's Instructions). Answers to questions 13 through 16 are scored; failure to provide attached responses to these questions will influence the ranking of your grant application.

- ☐ Indicated the kind of tier that this application for a Tier I or II grant (Question 2)
- ☐ Amount of Harbor Facility Grant (Question 3)
- ☐ Source(s) of local match (Question 3)
- ☐ Plan view drawing (Question 4)
- ☐ Detailed project scope, schedule, and budget (Question 4)
- ☐ Proof of harbor facility ownership (Question 6)
- ☐ Documentation that project is a capital improvement (Question 7)
- ☐ Municipality or regional housing authority has the required 50% local match (Question 8)
- ☐ Proof of adequate Property Loss Insurance (Question 9)
- ☐ Documentation of the Preventive Maintenance Plan (Question 10)
- ☐ Proof that harbor facility was once state-owned (Question 12)
- ☐ Documentation that lists the sources and amounts of the Finance Plan, including backup documentation such as letters of award from eligible federal, state, local and private sources (Question 13)
- ☐ Documentation of public safety or emergency factors (Question 14)
- ☐ Documentation of past maintenance expenditures (Question 15)
- ☐ Documentation of options explored (Question 16)
- ☐ Application signed by an authorized representative (Question 18)
- ☐ Resolution of support (optional but encouraged)

CERTIFICATION

(Block 18)

I hereby certify that I am an authorized municipal or regional housing authority representative, that this application's information is true and correct to the best of my knowledge, that the application has been prepared under the direction of the appropriate local or municipal governing agency, and that this application is submitted in accordance with law. In addition, by signing this application, I agree that I have reviewed and will abide by the Department of Transportation & Public Facilities' "Instructions for completing the Harbor Facility Matching Grant Application" (Form DOT&PF H-27268) and AS 29.60.800 et seq. I understand that failure to comply with this certification will be cause for the Department to withhold a grant award or withdraw a grant offer that may have been extended.

Carl Uchytel, Port Director

(Typed Name and Title of Authorized Representative)


(Signature of Authorized Representative)

APPENDIX A

Block 1: Project Summary

The following pages contain a brief project description and statement of need.



PROJECT SUMMARY

Description and Statement of Need

The CBJ Docks & Harbors department is seeking Alaska Department of Transportation & Public Facilities (DOT&PF) Harbor Facility Grant funding to construct Phase IV of the Aurora Harbor Rebuild Project. Once built, this project will provide much needed infrastructure to ensure Juneau's maritime industry, the third largest economic contributor to the City, continues to grow and expand.

As Alaska's capital city, Juneau is known primarily as a government town. Unfortunately, over the past decades this has led to an underfunded waterfront, and economic opportunities afforded to well-managed, diversified ports and harbors have largely gone unfulfilled. The aphorism that a rising tide floats all boats cannot be truer in Juneau. Since 2012, Docks & Harbors has invested nearly \$136 million in infrastructure improvements, recapitalizing half-century-old port and harbor facilities.

Though much has been accomplished, the vision to create and leverage economic diversity through smart, sustainable, and expanded marine infrastructure requires funding sources outside what Juneau, with its 32,000 residents, can provide.

Aurora Harbor is Juneau's largest harbor basin, which serves a diverse mix of commercial fishing and sightseeing vessels, along with privately owned local and transient pleasure vessels and liveaboard vessels of all sizes.

Aurora Harbor plays a vital role in supporting maritime recreational activities, tourism, and economic growth in Juneau. The harbor at full capacity is able to accommodate nearly 500 vessels ranging in length up to 110 feet. The harbor provides power, lighting, and potable water utilities to all of the moorage floats.

Construction of the breakwater and dredging of the basin was performed in 1963 by the US Army Corps of Engineers and the first phase of floats were installed by the State of Alaska Division of Water & Harbors in 1964. Work on Aurora Harbor proceeded in multiple phases through the 1960s until the final phase of float installation in 1975.

The State of Alaska transferred ownership of the harbor to CBJ in 2003, which prompted the preparation of a condition assessment to evaluate expected safe working life remaining in the float system.

The 2003 condition assessment indicated that the float system and associated infrastructure had reached the end of its safe working life. CBJ solicited public feedback regarding the future of the harbor and prepared a phased Master Plan for the facility in 2013. Subsequent phases of float construction in 2015 and 2018 recapitalized mainwalks A through G and replaced the two southernmost approach docks. See Figures 1 and 2 for the Phase I and Phase II site plans, which were both successfully completed with prior Harbor Facility Grant Funding.

Figure 1: Phase I Site Plan



Figure 2: Phase II Site Plan



Aurora Harbor Phase III is currently under construction, although pandemic-related issues, and extremely long lead times have delayed the project. When complete in the spring of 2024, Phase III will include an extension of the headwalk and a new mainwalk H, as well as needed safety improvements.

This Project

By 2019, the floats remaining in the north end of the harbor basin had decayed to the point that they were condemned by the CBJ. In the summer of 2020, Docks & Harbors staff initiated the demolition of the remaining floats due to the extreme hazard posed to the public by the deteriorated float system. Since the demolition, the north end of the harbor has remained empty while the wait list for stall assignments has grown. The following photos demonstrate the typical condition of the harbor facilities prior to their demolition.



CBJ, taking advantage of the open water created by the demolition, worked closely with US Army Corps of Engineers to develop a plan for maintenance dredging on the north end of the Aurora Harbor basin in the spring of 2021 (see adjacent photo). This collaboration resulted in a freshly dredged basin, ready for float replacement.

Figures 3 and 4 demonstrate the conditions following the demolition.



Figure 3: Condition of the northern harbor following demolition of the original floating dock system.



Figure 4: Existing conditions of the north entrance to Aurora Harbor as of July 2023.



Aurora Harbor Rebuild Phase IV will complete the recapitalization effort first envisioned in 2003. The project will include the installation of two final mainwalks, I and J, as well as the headwalk float, and the refurbishment and reinstallation of a salvaged gangway on an extension to the existing approach dock. Phase IV will also resolve ongoing safety issues with the demolished float system, including:

- The addition of ground-fault circuit interrupters (GFCI)-protected electrical equipment
- Replacement of a leaking seasonal water system that frequently broke and allowed seawater to enter the potable water system with a year-around sealed potable water system
- Improved lighting with energy-efficient LED fixtures
- Modern floats with sufficient width and safety improvements
- A dry fire suppression system and new fire extinguishers and life rings

See Block 4 for a proposed project site plan, scope of work, project schedule and cost estimate.

The new dock system will be designed to provide maximum service life and long-term value. In addition to replacement of the floating docks, all of the utilities are being replaced and modernized to provide maximum service life. CBJ has several decades of experience levying fees sufficient to pay for the operating and maintenance costs of the harbors in Juneau. Once completed, operation and robust maintenance of the new harbor will be self-supporting. With proper maintenance, CBJ expects the new harbor to provide service for more than 50 years.

CBJ plans to complete the next phase of work under a US Army Corps of Engineers Nationwide Permit 3 (NWP 3)-Maintenance. The CBJ Docks & Harbors and Finance departments have worked with the State of Alaska on many grants. CBJ is committed to executing the grant on a timely and accurate basis, strictly in accordance with the DOT&PF's specifications and requirements.



APPENDIX B

Block 4: Scope, Schedule, and Cost Estimate

The following pages contain a detailed project scope, schedule, and cost estimate, as well as supporting documentation showing the existing condition of the harbor facilities.



SCOPE, SCHEDULE, AND COST ESTIMATE

Scope

The purpose of this project is to renovate an existing, heavily used municipal boat harbor to extend its life, improve safety, and increase harbor efficiency. Work included for Phase IV includes:

- One new 10'x384' headwalk float
- Five new 6'x48' finger floats and a new 10'x117' tee float at Main Float H
- One new 10'x280' Main Float I, including six new 6'x42' and six new 6'x38' finger floats
- One new 10'x280' Main Float J, including seven 4'x32' finger piers
- Seven new 12.75"-diameter piles
- Thirty eight new 16"-diameter piles
- Gangway landing platform
- Refurbished gangway
- New domestic water system
- Dry line fire suppression
- GFCI-protected electrical systems
- LED fixtures
- Safety ladders
- Other miscellaneous fire and safety improvements

A more detailed explanation of proposed improvements can be seen on Figure 5 on the following page.

Federal, State, and Local Permits

Replacement of the existing float system will likely fall under a Nationwide Permit (NWP) 3-Maintenance, which allows for the 'repair, rehabilitation, or replacement of any previously authorized, currently serviceable, structure or fill'. No additional State permits are anticipated.

Schedule

The construction schedule will depend on the CBJ's ability to acquire DOT&PF matching grant funds. Match funding has been obtained and is appropriated into the project account. If grant funding is obtained, construction will take place from November 2024 to November 2025, as demonstrated in Figure 6.

Cost Estimate

The enclosed project cost estimate provides cost summaries for estimated construction bids, indirect costs, and total recommended project budgets.

Figure 6: Project Schedule

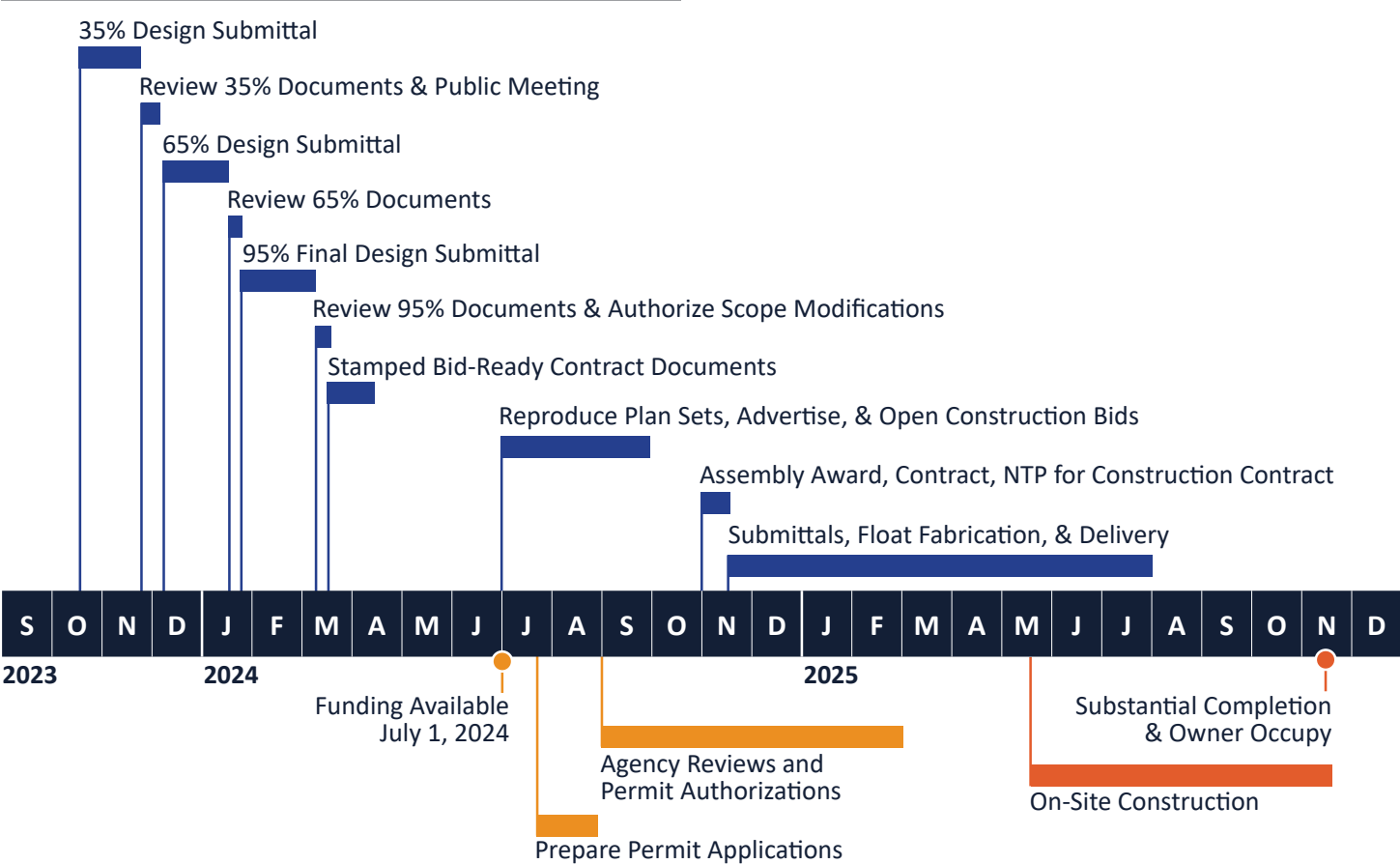
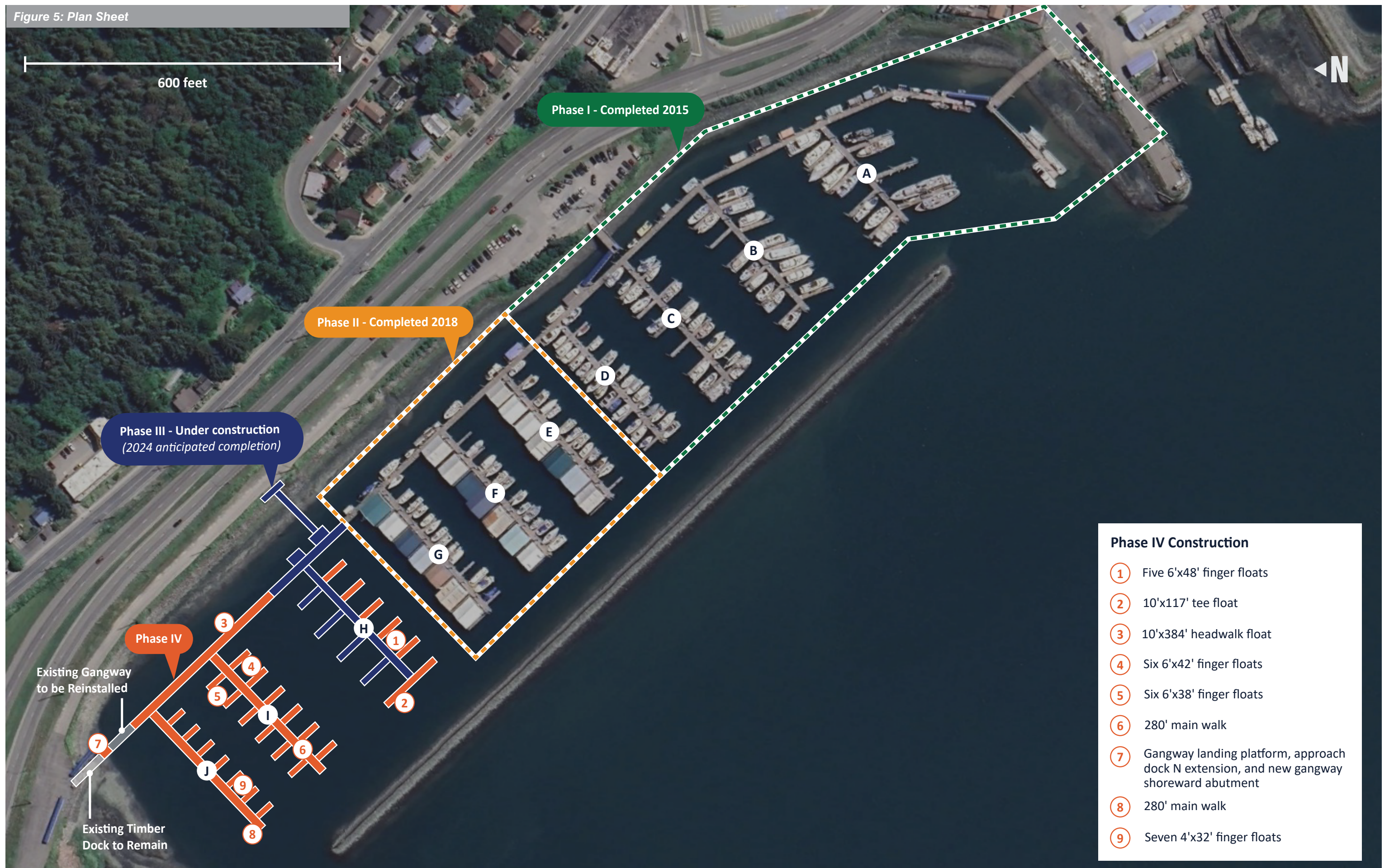


Figure 5: Plan Sheet



Documentation of Existing Conditions

In 2003, a condition assessment of the harbor found that the infrastructure is generally in “fair to poor” condition. Most of the timber construction elements were reported to have met or exceeded their design life and many of the floats were beginning to lose flotation and list. The electrical systems were reported to have 5 to 10 years of remaining service life, the original fire suppression system was removed in 1989 and never replaced, and the existing water system was reported to be in “fair” condition. Subsequent to the 2003 report, CBJ Docks & Harbors maintained the facility for 16 years until it was unsafe to use.

Phase IV of the harbor rebuild is scoped to continue reconstruction efforts from previous phases of work. In 2019, the remaining existing floating dock system and piling was removed after it had been condemned for safety reasons. The following photos show the future location of Phase III and Phase IV.



The north approach gangway is currently stockpiled and will be reinstalled as part of Phase IV.



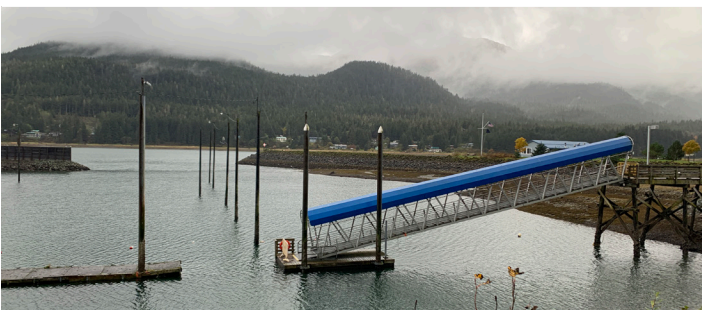
New head walk and gangway landing Float C installed as part of Phase I work.



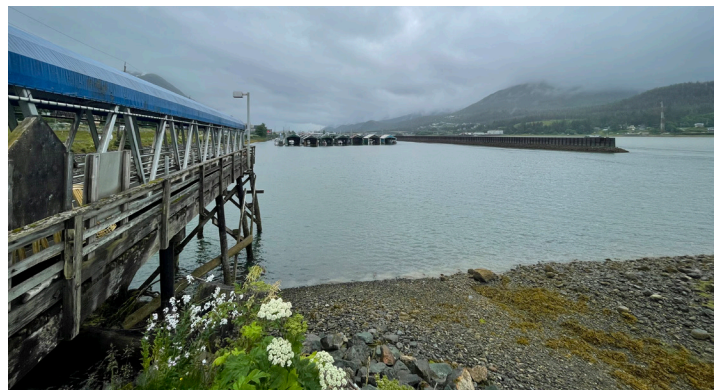
Deteriorated Phase IV floats prior to demolition.



The north end of Aurora Harbor in October 2020.



The north approach gangway, as seen in October 2020. The gangway will be refurbished as part of Phase IV, supported by a new concrete approach dock extension and landing float.

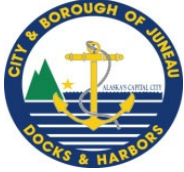


All existing floats that are part of Phases III and IV work were demolished as a result of safety concerns from deteriorated floats.



Existing approach dock H with gangway and floats removed.





AURORA HARBOR REBUILD - PHASE IV ENGINEER'S ESTIMATE

Proposed Layout "A"

Prepared by: Matthew Sill, P.E.

July 28, 2023

BASE BID

Item	Item Description	Units	Quantity	Unit Cost	Amount
1	Mobilization	LS	All Req'd	\$1,000,000	\$1,000,000
2	Domestic Water System	LF	944	\$395	\$372,880
3	Dry Fire Suppression Line	LF	944	\$245	\$231,280
4	Construction Surveying	LS	All Req'd	\$10,000	\$10,000
5	Refurbish Existing H Dock Gangway	LS	All Req'd	\$40,000	\$40,000
6	Approach Dock Expansion, 12'x20'	LS	All Req'd	\$134,720	\$134,720
7	Headwalk Float 10'x384'	SF	3,840	\$300	\$1,152,000
8	Main Float I, 10'x280'	SF	2,800	\$300	\$840,000
9	Main Float J, 10'x280'	SF	2,800	\$300	\$840,000
10	6x48 Finger Float	EA	5	\$81,650	\$408,250
11	6x42 Finger Float	EA	6	\$71,568	\$429,408
12	6x38 Finger Float	EA	6	\$64,752	\$388,512
13	4x32 Finger Float	EA	7	\$36,352	\$254,464
14	Tee Float on Mainwalk H 10x117	SF	1,170	\$300	\$351,000
15	Furnish Steel Pipe Pile, 12.75" dia. x 0.500" thick	EA	7	\$9,600	\$67,200
16	Install Steel Pipe Pile, 12.75" dia. x 0.500" thick	EA	7	\$7,000	\$49,000
17	Furnish Steel Pipe Pile, 16" dia. x 0.500" thick	EA	38	\$11,200	\$425,600
18	Install Steel Pipe Pile, 16" dia. x 0.500" thick	EA	38	\$7,000	\$266,000
19	Contingent Work Item: Marine Mammal Work Suspension	HR	20	\$750	\$15,000
20	Contingent Work Item: Pile Sockets	EA	10	\$7,000	\$70,000
21	Supply Flotation Billet	EA	20	\$460	\$9,200
22	Install Flotation Billet	EA	20	\$500	\$10,000
23	Life Ring Cabinet and Base	EA	10	\$2,000	\$20,000
24	Fire Extinguisher Cabinet and Base	EA	10	\$2,000	\$20,000
25	Hose Mount and Base	EA	12	\$900	\$10,800
26	Electrical Support Assemblies	LS	All Req'd	\$125,000	\$125,000
27	Electrical System	LS	All Req'd	\$2,000,000	\$2,000,000
ESTIMATED CONSTRUCTION BASE BID PRICE					\$9,540,314
CONSTRUCTION CONTINGENCY (10%)					\$954,031.40
CONSTRUCTION ADMINISTRATION / CONSTRUCTION INSPECTION (10%)					\$954,031.40
TOTAL RECOMMENDED PROJECT BUDGET					\$11,448,377

APPENDIX C

Block 5: Prior Grant Closeout Waiver

Two of the prior grants for Phase I and Phase II of the Aurora Harbor Improvements project (13-HG-007 and 17-HG-005, respectively) have been closed out. The prior grant for Phase III (23-HG-004) has not been closed out due to pandemic-related delays and extremely long lead times on critical components. Phase III will be closed out prior to Phase IV grant award. CBJ has requested a waiver for this requirement. A similar waiver was requested and approved for the 2018 matching grant application. The following pages contain our request and the 2018 waiver.





Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

May 10th, 2023

James L. Marks
Director, Division of Planning & Program Development
Alaska Department of Transportation & Public Works
PO Box 112500
Juneau, AK 99811-2500

Dear Mr. Marks,

As you may have been briefed, the City & Borough of Juneau (CBJ) - Docks & Harbors has been dutifully pursuing the recapitalization of our largest harbor facility, Aurora Harbor, since the first phase was constructed in 2013. Aurora Harbor Phase III bids opened on April 12th and thanks to a \$2M - FY2023 ADOT Harbor Facility Grant, a \$4.3M construction project will be awarded to Trucano Construction in the coming days. Unfortunately, due to supply chain limitations, we have made the decision to extend the performance period to May 2024. Specifically, this decision was made after consulting the four major, Pacific NW manufacturers of floats who each indicated lack of capacity to supply a finished product within a six-month period. This recalibration of our schedule was necessary to ensure reasonable and competitive bids could be achieved.

Docks & Harbors is already looking to the next, and hopefully the final, Phase IV of Aurora Harbor. We have secured sufficient local match (up to \$5M) for this phase, which is estimated to be \$10M. Docks & Harbors is prepared to submit a FY25 ADOT Harbor Facility Grant. I formally request consideration to allow CBJ Docks & Harbors to compete for the FY25 Harbor Facility Grant, even though an existing grant (Aurora Harbor Phase III) will not be closed out until the end of FY24.

Assuming the FY25 grant process follows previous [Instructions for completing the Harbor Facility Grant Application](#), Docks & Harbors would be disqualified from consideration due to C.9 which reads:

Prior harbor grants must be completed and closed-out before another harbor grant application will be accepted for the same harbor facility.

As Docks & Harbors frequently leverages this grant opportunity, we appreciate the intent of ADOT to discourage bundling grants into a larger project. However, this is not our circumstance and supply chain challenges have created a situation which merits flexibility to the grant application process. I offer the following:

- Docks & Harbors is confident we will have Aurora Phase III closed out by July 2024.
- Docks & Harbors has secured necessary match funding for Phase IV and will be able to submit an application to ADOT by the August 2023 deadline.
- I have reviewed the Harbor Facility Grant Program ([AS 29.60.800](#)) and see nothing in the legislation (or even legislative intent) which would disenfranchise our request in this particular situation.
- The ADOT Facility Grant Program is only strengthened by having more qualified applications for consideration.

I fully understand that there is no guarantee that funding would be available for Aurora Phase IV. My request is only to be allowed to compete along with all other municipal harbors for FY25 grant opportunities.

Sincerely,


Carl Uchytel, PE

Port Director
City & Borough of Juneau

Copy: Marie Heidermann
Julie Chapman



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation
and
Public Facilities

OFFICE OF THE COMMISSIONER
Marc Luiken, Commissioner

3132 Channel Drive
P.O. Box 112500
Juneau, Alaska 99811-2500
Main: 907.465.3900
dot.state.ak.us

7/11/2018

Mr. Carl Uchytel, PE, Port Director
City and Borough of Juneau
155 S. Seward St
Juneau, AK 99801

Re: CBJ Harbor Facility Grant: Aurora Small Boat Harbor Phase II (17-HG-005) waiver request

Dear Mr. Uchytel:

In keeping with the true spirit of the Harbor Facility Grant Program, your request for a waiver to Article 48 of the grant agreement, Future Harbor Facility Grant Applications close-out restrictions, is approved. You may submit a grant application for Aurora Harbor Phase III by close of business on August 01, 2018.

In your letter of June 12, 2018, you offered, and we agree, that if the Aurora Phase II project is not completed and closed out by 4:00 PM, October 1, 2018, your application for Phase III will be denied consideration in the 2018 Harbor Facility Grant Program. Your final close-out request must be received by the Juneau Field Office by 4:00 PM, October 1, 2018. Submission may be by hard-copy to the office or by email to the grants officer at dot.harbor.grants@alaska.gov and electronically dated no later than Monday, October 01, 2018 at 4:00 PM. The close-out process is contained in "Article 45, Close-Out". Please contact Jim Potdevin in the Juneau Field Office if you need any assistance with the process.

I appreciate the effort the CBJ has made to make its small boat harbors something to be proud of.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Luiken".

Marc Luiken
Commissioner

cc: Lance Mearig, Director, Southcoast Region
Verne Skagerberg, Chief, Juneau Field Office

APPENDIX D

Block 6 and Block 12: Bill of Sale

The following pages contain supporting documentation detailing CBJ's ownership of Aurora Harbor, which includes the executed Bill of Sale and Transfer Agreement, signed on April 3, 2003.



STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

FRANK H. MURKOWSKI, GOVERNOR

3132 CHANNEL DRIVE
JUNEAU, ALASKA 99801-7898
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TEXT TELEPHONE: (907) 465-3652
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STATEWIDE DESIGN & ENGINEERING SERVICES DIVISION
Ports and Harbors Engineer

June 9, 2003

U.S. Army Corps of Engineers
Southeast Alaska Area District
P.O. Box 898
Anchorage, AK 99506

Mr. John Klutz:

Please be advised that the Department of Transportation and Public Facilities has transferred all State interests in Juneau Harbors to the City and Borough of Juneau. Enclosed for your information is the Bill of Sale with exhibits and related U.S. Army Corps of Engineers Construction permits from our files.

Please feel free to call me at (907) 465-3979 if you have any questions.

Sincerely,



Victor Winters, P.E.
State Harbors Engineer

Enclosures

1. Bill of Sale with exhibits
2. Inventory of USACE Construction permits
3. USACE Construction permits

cc: John Stone, Port Director, City and Borough of Juneau, 155 S. Seward St., Juneau, AK 99801
w/ enclosures

BILL OF SALE

THIS SALE, is made this 28 day of MARCH 2003, by and between the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, hereinafter referred to as the STATE, whose mailing address is 6860 Glacier Avenue, Juneau AK 99801, and the City and Borough of Juneau, a Municipal Corporation, incorporated under A.S. 29.05.011 et seq., hereinafter referred to as the Municipality, whose mailing address is 155 South Seward Street, Juneau, AK 99801.

NOW THEREFORE, in consideration of one dollar (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, the STATE does hereby sell, transfer and deliver to the MUNICIPALITY, for continued use as a public facility, all the STATE'S interest, if any, in the following personal property:

ANY and ALL personal property that the STATE owns or has interest in including, but not limited to docks, flotation devices, dolphins, piers, approaches and approach ramps, gridirons, launching ramps, bulkheads, walkways, and any and all other related personal property whatsoever located in: the Harris Small Boat Harbor, excluding the Fish & Game Dock, all within Alaska Tidelands Survey 3, located within the exterior boundaries of Section 22, Township 41 South, Range 67 East, Copper River Meridian, Juneau Recording District, 1st Judicial District, Alaska; the Aurora Small Boat Harbor, all within Alaska Tidelands Survey 180, located within the exterior boundaries of Section 22, Township 41 South, Range 67 East, Copper River Meridian, Juneau Recording District, 1st Judicial District, Alaska; the Douglas City Dock and Douglas Small Boat Harbor, all within Alaska Tidelands Survey 14, located within the exterior boundaries of Section 36, Township 41 South, Range 67 East, Copper River Meridian, Juneau Recording District, 1st Judicial District, Alaska; the Don Statter Small Boat Harbor, all within Alaska Tidelands Survey 1251 and Alaska Tidelands Survey 739, within the exterior boundaries of Sections 22 & 23, Township 40 South, Range 65 East, Copper River Meridian, Juneau Recording District, 1st Judicial District, Alaska; the Taku Harbor Dock, all within Alaska Tidelands Survey 682, within the exterior boundaries of Section 8, Township 44 South, Range 70 East, Copper River Meridian, Juneau Recording District, 1st Judicial District, Alaska; the North Douglas Launching Ramp, all within unsurveyed tidelands, within the exterior boundaries of Section 9, Township 41 South, Range 66 East, Copper River Meridian, Juneau Recording District, 1st Judicial District, Alaska ("the harbor facilities"), as shown on Attachments A thru G:

TO HAVE, and to hold all the facilities and aforesaid items to the MUNICIPALITY, its executors, administrators, heirs and assigns to its use and administration as a public facility forever.

The STATE makes no covenant, representation, or warrantee as to the suitability of the personal property or as to the physical condition of the personal property for any purpose. The MUNICIPALITY acknowledges that it has inspected the property, observed its physical characteristics and existing conditions, and has been afforded the opportunity to conduct such investigation and study on and of the personal property as it deems necessary for the purpose of acquiring the personal property for the MUNICIPALITY'S intended use. The MUNICIPALITY hereby waives all objections to or claims with respect to the physical characteristics and existing conditions of the personal property including hazardous materials in, at, on or under or related to the personal property. The MUNICIPALITY further acknowledges and agrees that the personal property is sold and conveyed to, and purchased and accepted by, the MUNICIPALITY in its present condition "as is" with all its faults, and the MUNICIPALITY hereby assumes the risk that

an adverse past, present, or future physical characteristics and conditions may not have been revealed by the MUNICIPALITY'S inspection or investigation. The MUNICIPALITY shall indemnify and hold harmless the STATE from and against all claims, damages, or liabilities (whether or not caused by negligence), including civil or criminal fines, arising out of or relating to the physical characteristics and existing conditions of the personal property from the date of the sale forward.

All terms and conditions contained in the cooperative agreements between the City and Borough of Juneau and the Alaska Department of Fish & Game (ADF&G Coop 01-018 - Douglas Harbor Ramp Facility, ADF&G Coop 92-040 - North Douglas Ramp Improvements) remain in full effect and are not changed by this bill of sale.

STATE OF ALASKA Department of
Transportation and Public Facilities

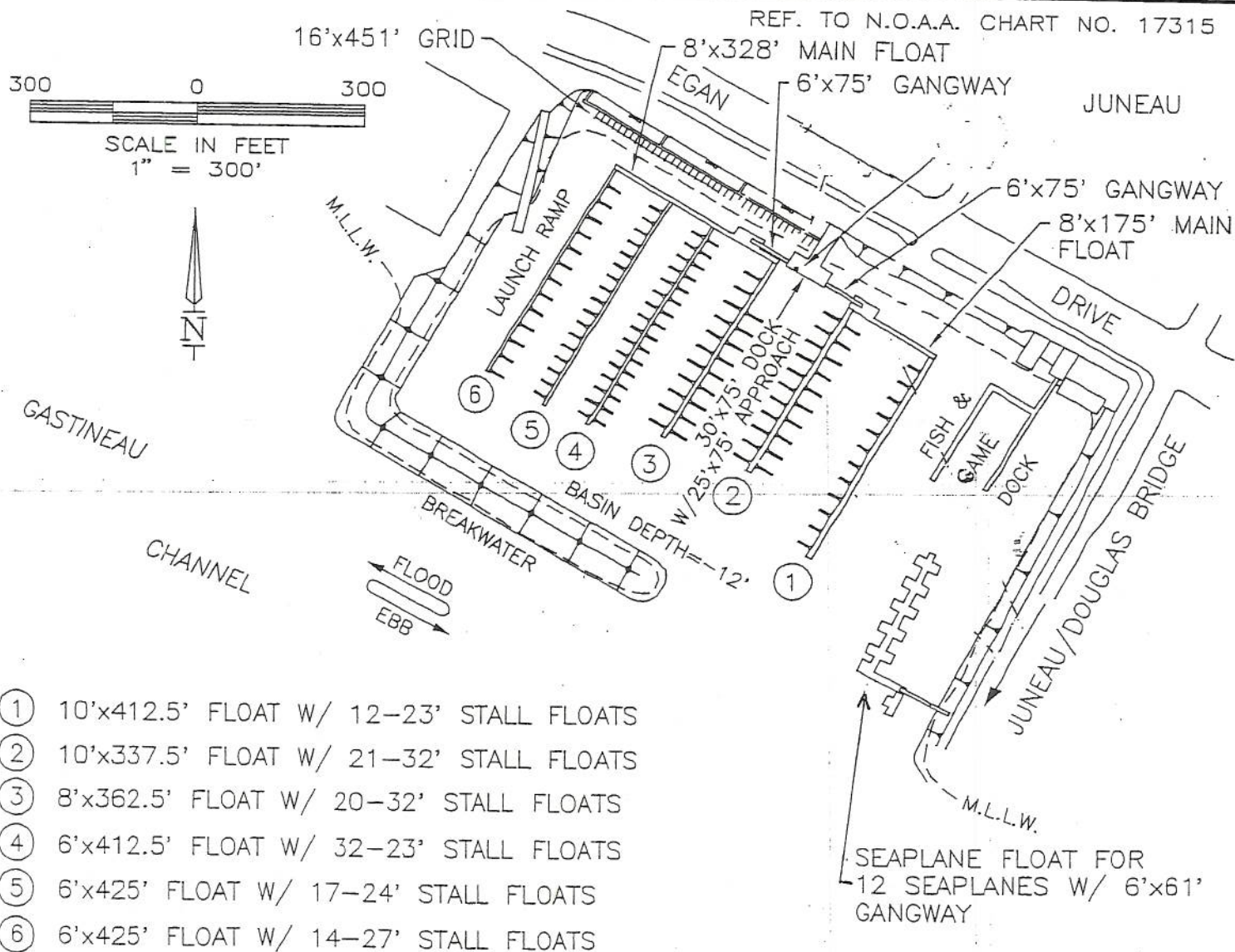
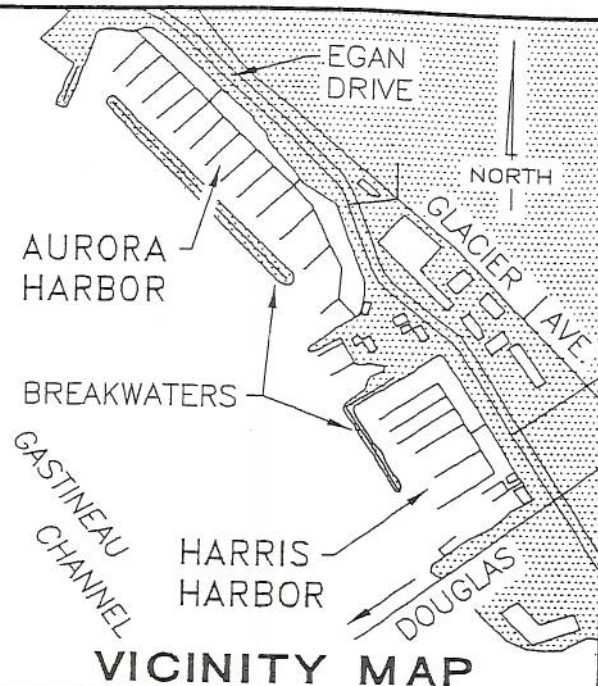
By: [Signature]
Title: DIR., S.E. REGION
Date: 4/2/03

ACCEPTED By

[Signature]
For the MUNICIPALITY

Title: PORT DIRECTOR
Date: MARCH 20, 2003

OPERATED BY: CITY AND BOROUGH OF JUNEAU
HARBORMASTER: MONITOR CHANNEL 16 VHF, WORKING CHANNEL 73 VHF,
PHONE 586-5255
DISTANCE FROM CITY CENTER: 1 MILE
BERTHING FEES: CONTACT HARBORMASTER FOR FEE SCHEDULE
TRANSIENT MOORAGE: FEE REQUIRED, NO TIME LIMIT
LIGHTING ON FLOAT: YES
POWER ON FLOAT: YES, 110 V METERED
POTABLE WATER ON FLOAT: YES, YEAR ROUND SERVICE
GRID FACILITIES: MAXIMUM ALLOWABLE LOAD = 5 TON PER BENT
GRID BENT SPACING = 8'-0" ON CENTER
MARINE WAYS: CRANE AND TRAVEL LIFT HAUL OUT AVAILABLE IN THE
JUNEAU AREA. TRAILER LAUNCH RAMP ALSO AVAILABLE.
REPAIR FACILITIES: SHIPWRIGHT, WELDING, MACHINE SHOPS, AND LIGHT
MARINE REPAIR AVAILABLE IN THE JUNEAU AREA.
LODGING AVAILABLE: YES, HOTELS AND MOTELS IN JUNEAU AREA
GROCERY/RESTAURANT: GROCERY-6 BLOCKS, RESTAURANT-3 BLOCKS
FUEL AVAILABLE: ALL TYPES AT AURORA FUEL DOCK
COMMUNICATIONS: TELEPHONES AT GANGWAYS
REMARKS: NIGHT EMERGENCIES PHONE 586-5334, QUARANTINE: LOCAL,
1 TON HOIST AVAILABLE AT PIER, CAPACITY: 275 VESSELS



HARRIS HARBOR

300 0 300

SCALE IN FEET

1" = 300'



PARKING

12'x80' APPROACH

6'x50' GANGWAY

8'x542' MAIN FLOAT (M)

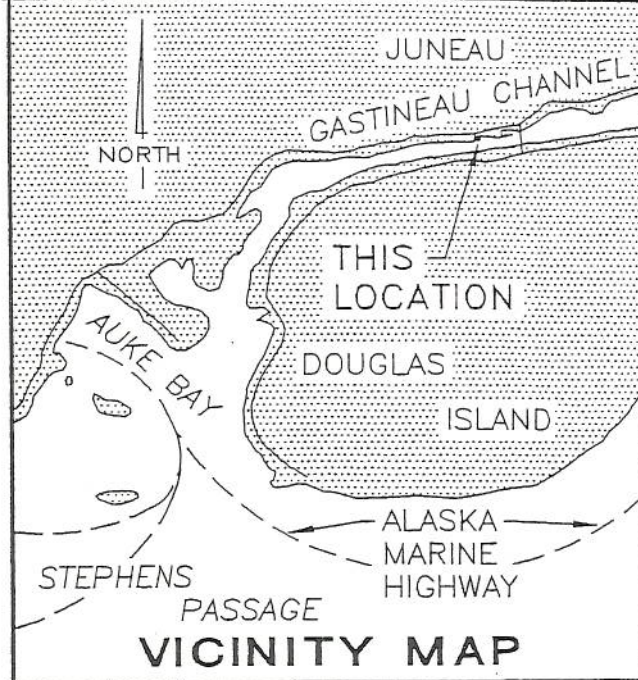
6'x67' APPROACH

6'x50' GANGWAY

PARKING

-14

GASTINEAU CHANNEL



VICINITY MAP

REF. TO N.O.A.A. CHART NO. 17315

10'x872' MAIN FLOAT (M)

6'x50' GANGWAY

12'x31' APPROACH

10'x425' MAIN FLOAT

BREAKWATER

M.L.L.W.

- (A) 10'x212' FLOAT W/4-62' STALLS, 2-87' STALLS, & 1-36' STALL FLOAT W/ DOLPHIN
- (B) 10'x275' FLOAT W/6-42' STALLS & 5-62' STALL FLOATS
- (C) 10'x287' FLOAT W/12-42' STALLS
- (D) 10'x287' FLOAT W/16-36' STALLS
- (E) 10'x287' FLOAT W/8-34' STALLS & 8-BOAT SHELTERS
- (F) 10'x287' FLOAT W/8-34' STALLS & 7-BOAT SHELTERS
- (G) 10'x287' FLOAT W/9-32' STALLS & 6-BOAT SHELTERS
- (H) 8'x275' FLOAT W/18-32' STALLS
- (J) 6'x272' FLOAT W/22-24' STALLS
- (K) 6'x272' FLOAT W/22-24' STALLS
- (L) 6'x272' FLOAT W/22-24' STALLS
- (N) 6'x272' FLOAT W/22-24' STALLS

FLOOD
EBB

10'x150' MAIN FLOAT
6'x150' GANGWAYS

STD. OIL FUEL DOCK

20'x140' APPROACH

HARBOR MASTER'S OFFICE



GASTINEAU CHANNEL

AURORA HARBOR