

MEMORANDUM

TO: Borough Manager

FR: Liz Cabrera, Community & Economic Development Director

CC: PEDC Board of Directors

DATE: June 26, 2025

RE: Scow Bay Haul-out Project

This memorandum is divided into sections on design, funding, environmental permitting, and project timeline. Pages 1-2 are brief summaries or tables while pages 3-5 provide in-depth information on each topic. Attached exhibits are the most recent design, conceptual operational plan, and cost estimate.

A. Design

The borough contracted with PND Engineers to bring the project design to 65% complete. This phase is nearly complete and includes utility and electrical engineering details, and a revised ramp that can accommodate a 150-ton submersible lift. The 65% work also includes a conceptual operational plan with 22 work sites and three long-term lease lots. This design work is funded by the Denali Commission grant. See Exhibit A attached.

B. Available Funding and Cost Estimate

Source	Amount	Status
CDS/Denali	\$4,116,279	Grant agreement signed.
RAISE/BUILD	\$8,880,791	Awarded
Local Funds	\$866,210	FY26 Budget
Fisheries Disaster Funds	\$216,210	FY26 Budget
DEC Loan	\$3,527,804	Voter approved.
TOTAL	\$16,741,734	
Use		
Cost Estimate	\$13,645,126	May 2025 estimate
with added alternative (boarding float)	\$14,823,919	

- Note: includes 10% contingency
- Detailed cost estimate attached.

C. Status of Environmental Permits and Approvals

Permit/Approval	Status		Permit/Approval	Status
USACE	In progress		Sea Star Consult	Complete
Essential Fish Habitat	Consult Complete		Bald Eagle Take (if necessary)	Under Contract
Wetlands Mitigation	Consult Complete		NEPA EA	In progress
ADEC Section 401	Permit Issued		State Fire Marshal Plan Review	Under Contract
Floodplain Development	Permit Issued		Water/Wastewater System Plan Review	Under Contract
Fish Habit Permit	No Permit Required		ADEC Multi-Sector Permit	Under Contract
DNR Tidelands Conveyance	In progress		Stormwater Pollution Prevention Plan	Under Contract

D. Timeline

DATE		ACTION
May 2024	X	DNR Conveyance submitted.
September 2024	X	Environmental Permits submitted.
November 2024	X	ADEC Loan application submitted.
December 2024	X	USACE permit public notice issued.
January 2025	X	NEPA EA Contract with PND. (PEDC)
January 2025	?	Welcome webinar RAISE/BUILD - postponed
February 2025	X	65% design contract with PND (Borough)
May 2025	X	Grant agreement with Denali Commission signed.
May 2025	X	Revised USACE permit public notice issued.
August 2025		Grant manager assigned for RAISE/BUILD award
September 2025		65% design completed
October 2025		Draft NEPA EA document complete
December 2025		Earliest DNR entry approval. Environmental Permits issued.
January 2026		NEPA Determination and SHPO consultation complete
February 2026		Grant Agreement with MARAD signed
March 2026		Final design and bid documents contract.

DESIGN BACKGROUND

For several years, the borough has been working from a 35% design drawing for the project that was developed through PEDC. Once grant funding was in place, the Borough entered into a contract agreement with PND Engineers to complete a 65% design.

In January, one of the service providers currently operating at Scow Bay showed us a submersible boat hoist in use at Allen Marine in Sitka (see [video](#) or [photo](#)). The hoist is used on a ramp and can haul up to 150-tons. After doing some research, it turns out the manufacturer is the same company that manufactured the travel lifts in use in Wrangell. We worked with PND to revise the ramp design so that it still works for the existing trailer used by Island Ventures but can also accommodate an amphibious 150-ton lift. The revised design requires a wider and thicker ramp and maintaining the shallow grade for the Island Ventures trailer requires it to be quite long, so accommodating both elements increased the project costs a bit.

The conceptual operational plan includes 20 work sites and three long-term lease sites. The new configuration likely necessitates relocating most of the existing leases at the turnaround. It also necessitates relocating the Fire Department's training site. The FD is researching potential locations that meet their needs for a new training area.

Prior to 65% design process completion, we're planning a public meeting. We'll be waiting to engage with the funding agency to complete the final design and contract documents.

FUNDING BACKGROUND

CDS/DENALI: The FY24 Consolidated Appropriations Act included \$4.1 million for the Scow Bay project. These funds were reapportioned to the Denali Commission for direct granting to the borough. In May 2025, the Commission executed a grant agreement obligating the full amount for the project. These funds can be used to complete the design process, for construction, and can also be used as a local match for a federal award.

RAISE/BUILD: In January 2025, the USDOT awarded the borough an \$8.8 million RAISE grant. The USDOT has a backlog of awards to administer, which has caused significant delays. We are still waiting to be assigned a grant manager for our project. We recently learned the Secretary of Transportation is coming to Alaska in August and the hope is he will clear Alaska projects prior to his arrival.

LOCAL FUNDS: The borough has \$866,210 for this project. \$650,000 is from the economic fund and includes \$500,000 voter-approved appropriation. The borough also has an

additional \$216,000 from fisheries disaster funds. All funds are included in the borough's FY26 approved budget.

ADEC LOAN: In October 2024, voters approved borrowing up to \$3.5 million for the State Revolving Loan fund to extend water and sewer infrastructure to the haul out facility. The loan term is 20 years at 1.5% interest. The Borough Assembly previously approved the loan application and executing loan documents. The intent is to repay the loan using proceeds from the economic fund. The loan funds are available if necessary but obviously prefer not to have to use them.

ENVIRONMENTAL PERMITTING

The PEDC has contracted with PND Engineers to lead the permitting effort, which is broken up into four different tasks:

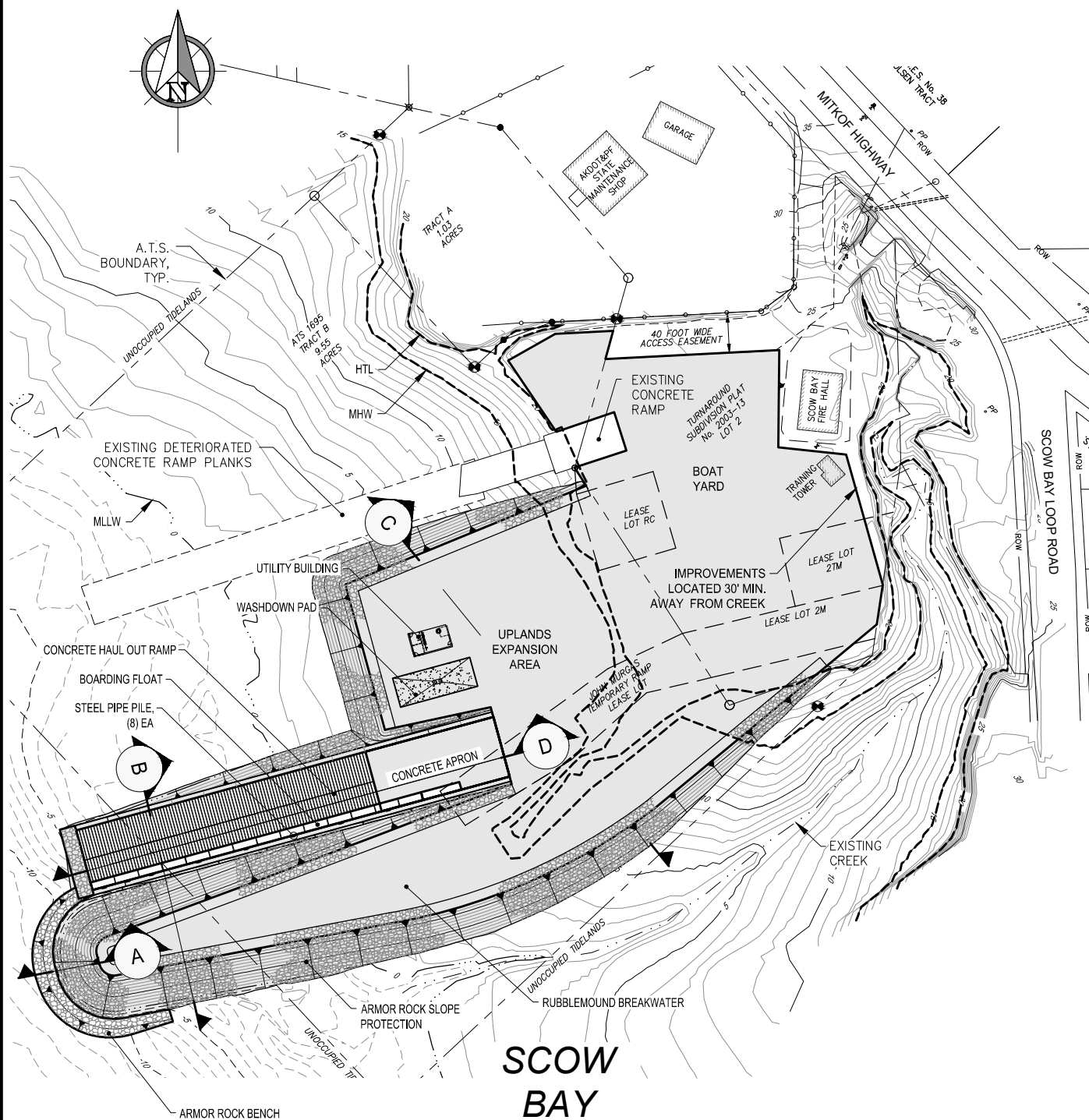
USACE/CLEAN WATER/EFH: There are several wetland/clean water/habitat/endangered species approvals and permits that need to be obtained as part of the environmental regulatory review process. PND has been working with the US Army Corps of Engineers (USACE) to determine necessary compensatory mitigation for filling wetlands and for impacting essential fish habitat (EFH). Most recently, we met with NMFS and secured their approval to use the same wetlands mitigation credits we're using for the USACE to offset impacts to the EFH. Following this approval, we have placed a hold on the credits and are ready to purchase once the Corps issue a permit.

NEPA EA: Federal agency funds cannot be obligated on a project until the agency determines there is no significant environmental impact. The Scow Bay project is large enough that it requires an environmental analysis (EA) to inform the decision making. The lead federal agency for the environmental review is the Maritime Administration at US DOT (MARAD). The NEPA process also includes a consultation process with the State Historic Preservation Office. Due to delay in federal funding/grant processing, MARAD has not yet engaged with us in this effort. It is likely we will have a draft EA complete and ready for MARAD review when they initiate contact.

SUNFLOWER SEA STAR: The National Marine Fisheries Service review included conservation recommendations for the Sunflower Sea Star. In essence, if a sea star entered the project area during construction, all activity would need to stop until the sea star voluntarily relocated. For the contractor to relocate the sea star, we must obtain an incidental take permit under the Endangered Species Act. This requires a formal consultation process with NMFS.

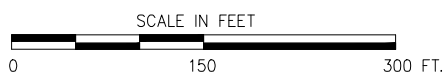
TIDELAND CONVEYANCE: A portion of the proposed breakwater extends slightly beyond borough property. We've submitted a request to transfer additional state tidelands to the borough. We've requested an area large enough to not only accommodate the breakwater but also a possible future boat harbor at the Scow Bay location. It is our understanding that the DNR is in the process of drafting the preliminary decision authorizing the conveyance.

EXHIBIT A



SCOW BAY

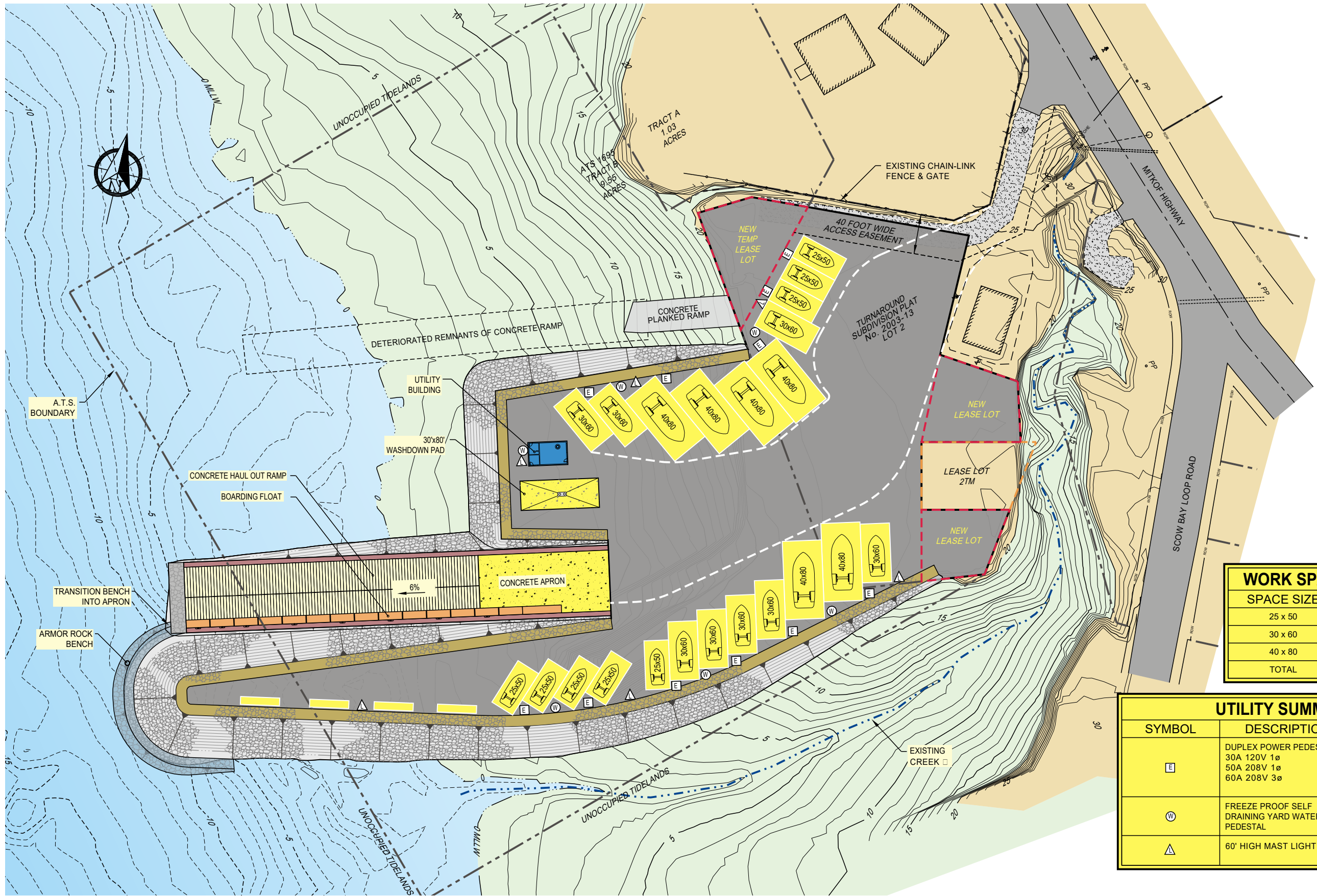
SITE PLAN



SCOW BAY VESSEL HAULOUT

APPLICANT: PETERSBURG BOROUGH
 FILE NO.: POA-2010-00163
 WATERWAY: WRANGELL NARROWS/SCOW BAY
 PROPOSED ACTIVITY: VESSEL HAULOUT FACILITY CONSTRUCTION
 SEC. 4 T. 59S R. 79E M COPPER RIVER MERIDIAN
 LAT.: 56.7801°N LONG.: 132.9728°W
 DATE: MAY 2025

PND#: 162046



WORK SPACE SUMMARY	
SPACE SIZE	QUANTITY
25 x 50	8
30 x 60	8
40 x 80	6
TOTAL	22

UTILITY SUMMARY		
SYMBOL	DESCRIPTION	QUANTITY
E	DUPLEX POWER PEDESTAL 30A 120V 1ø 50A 208V 1ø 60A 208V 3ø	11
W	FREEZE PROOF SELF DRAINING YARD WATER PEDESTAL	6
A	60' HIGH MAST LIGHT POLE	6



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P

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ENGINEERS, INC.

9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: CRS CHECKED: CRS
DRAWN: PJD APPROVED: CRS

SCALE: SCALE IN FEET
0 50 100 FT.

65%
DESIGN
DEVELOPMENT
SUBMITTAL

DATE: MAY 2025

PETERSBURG BOROUGH
SCOW BAY BOAT HAUL OUT

SHEET TITLE:
OPERATIONAL WORK SPACE LAYOUT

PND PROJECT NO.:162046.01 C.A.N. NO.:AECC250

C1.01

PETERSBURG BOROUGH
SCOW BAY BOAT HAULOUT - SITE IMPROVEMENTS
PND PROJECT 162046.08

PRELIMINARY COST ESTIMATE - PRE 65% DESIGN COMPLETION

PREPARED BY: PND ENGINEERS, INC.

Prepared on: May 19, 2025

BASE BID

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Reqd	8%	\$832,652
2060.1	Demolition and Disposal	LS	All Reqd	\$40,000	\$40,000
2202.1	Usable Excavation	CY	5,000	\$22	\$110,000
2202.2	Class A Shot Rock Borrow	CY	10,400	\$36	\$374,400
2202.3	Class B Shot Rock Borrow	CY	79,800	\$32	\$2,553,600
2204.1	Base Course, Grading A	CY	1,330	\$65	\$86,450
2204.2	Base Course, Grading C-1	CY	3,700	\$65	\$240,500
2205.1	Salvage and Place Existing Armor Rock	CY	1,500	\$50	\$75,000
2205.2	Armor Rock	CY	15,180	\$85	\$1,290,300
2205.3	Underlayer Rock	CY	8,040	\$85	\$683,400
2501.1	Storm Drainage Improvements w/ BMP's	LS	All Reqd	\$200,000	\$200,000
2601.1	Water and Sewer Services	LF	2,500	\$100	\$250,000
2601.2	Sewer Lift Station	LS	All Reqd	\$125,000	\$125,000
2702.1	Construction Surveying	LS	All Reqd	\$75,000	\$75,000
2714.1	Geotextile Fabric	SY	2,000	\$10	\$20,000
3305.1	Concrete Abutment	CY	20	\$2,500	\$50,000
3305.2	CIP Concrete Apron	CY	320	\$1,750	\$560,000
3305.3	Precast Concrete Ramp Planks	CY	916	\$2,000	\$1,832,000
3306.1	Concrete Wash Down Pad w/ Hydronic Piping	CY	125	\$2,500	\$312,500
11000.1	Grit Chamber, O/W Separator, Filter Vault	LS	All Reqd	\$150,000	\$150,000
13000.1	Utility Building w/ Electric Hydronic Boiler	SF	960	\$500	\$480,000
16000.1	Power and Lighting	LS	All Reqd	\$900,000	\$900,000
ESTIMATED CONSTRUCTION BID PRICE					\$11,240,802
Contingency (10%)					\$1,124,080
Environmental Permitting /Compensatory Mitigation					\$150,000
Final Design & Contract Documents					\$264,000
Contract Administration and Construction Inspection					\$618,244
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$13,397,126

ADD ALT 1

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Reqd	8%	\$75,600
2893.1	Timber Boarding Float	SF	2,750	\$300	\$825,000
2896.1	Furnish and Install Steel Pipe Pile	EA	8	\$15,000	\$120,000
ESTIMATED CONSTRUCTION BID PRICE					\$1,020,600
Contingency (10%)					\$102,060
Contract Administration and Construction Inspection					\$56,133
					\$1,178,793

Note: This estimate does not include costs for the 100 ton hydraulic trailer or the 150 ton amphibious boat hoist.

