

**Old Harbor, Alaska—Small Boat Harbor Replacement & New City Dock Design
Project Progress Report for URS Job # 26220230**

DATE: March 24, 2009

LAST REPORT: December 18, 2008

PURPOSE:

The purpose of this report is to provide the City of Old Harbor (City) and the Old Harbor Native Corporation (OHNC) with a brief status update for the Old Harbor Small Boat Harbor Replacement and New City Dock Design (Job # 26220230).

SUMMARY OF WORK COMPLETED THIS PERIOD:

- Task1: Project Management:
 - Budget and schedule tracking, client communications, invoicing, quality assurance, etc. is covered by this task. Specific items to note are:
 - Project meeting held at OHNC on 1/12/09. Presented Dock drawings and costs for six alternative dock layout design concepts. Tentatively approved Alt. #6 for proceeding with 65% design, awaiting Rick Berns approval. Later, Rick Berns reviewed and approved the Alt#6 with the exception that a fill abutment be added to the start of the trestle. Also, if possible they would like to design the dock for future ability to support a crane.
 - Processed a Change Order to add Dock fuel system header and piping design to the contract. PDC will be completing this task.
 - On 3/16/09, submitted a letter to the City to estimate percentages of labor spent on the Dock vs. the Harbor project. Also, set up tasks within URS accounting system to accurately track and invoice these separately in the future.
 - On 3/23/09 held a meeting at URS to review the 65% submittal with Rick Berns, Duncan Fields, and Cynthia Berns.
- Task 2: Field Investigation:
 - Shannon & Wilson (S&W) completed Draft Geotechnical report on 2/12/09.
 - Held meeting with S&W on 2/27/09 to discuss comments and needed considerations and revisions for the final report, which is due on 4/1/09.
- Task 3: Permitting:
 - **Harbor:** Initial permit applications submitted to the USACE and ADNR on 12/3/08. On 12/19/08 the USACE requested additional information, which was prepared and submitted to them on 1/2/09. Additional information related to wetlands jurisdictional determination was also requested, and as a result additional information and a revised permit application package was submitted on 1/13/09. The Public Notice was issued by USACE on 2/3/09. Proposed ACMP Consistency Response was issued by ADNR on 3/20/09. Final response is expected 3/26/09.
 - **Dock:** The dock permit application was completed and submitted on 3/18/09. The Public Notice has not yet been issued by USACE.
 - **Both Projects:** On 1/27/09 we were advised by DNR of potential issues associated with the tidelands ownership. We met with DNR on 2/2/09 and apparently the conveyance of the tidelands was started years ago but never completed. They never received the necessary metes and bounds description. We worked with Duncan Fields and DNR to prepare drawings and provide the needed description to complete

that process. They think this will be completed prior to the scheduled construction start date; however, Duncan Fields has also completed an application for a lease to cover the project in case the conveyance is delayed.

- Task 4: Preliminary Design:
 - **Harbor:** Completed. Phase 1 work to fit into the available funds was developed as a layout and utilized as a basis for permitting.
 - **Dock:** Worked up two additional concepts; Alt. #5 and Alt #6 concepts designs for review. These were presented/discussed at 1/12/09 meeting. Alt#6 was approved with the exception that a fill abutment should be added to the start of the trestle to allow for turnaround and backreach working space in that area. A new concept was developed (Alt6 revised) and used as the basis for permitting.
 - Results from the Geotech study have found that socketing piles may be necessary due to shallow bedrock along the coast. Research and discussions with geotechnical engineers and local contractors are being conducted to determine the most cost-effective approach for completing this and achieving the desired dock layout. It may be necessary to reduce the scope of work to keep within the budget.
- Task 5: Public Meetings: Not started. Meeting would incorporate both harbor and dock layout concepts and would be conducted to provide the community with “Project Update” so they are informed about what and when these projects will occur. This should be scheduled before the Harbor project is awarded to a contractor.
- Task 6: 65% Design:
 - **Harbor:** Submitted 65% Design to the City and OHNC on 3/20/09. Held a meeting at URS on 3/23/09 to go over the plans and cost estimate to discuss issues and receive comments.
 - **Dock:** Not started.
- Task 7: Final Design: Begin work on final design today, based on yesterday’s discussions.
- Task 8: Bid Support: Not started.
- Task 9: Construction Administration: Not started.

WORK PLANNED FOR NEXT PERIOD:

- Task1: Project Management:
 - Continue project meetings, schedule and budget tracking, and progress reports as needed.
- Task 2: Field Investigation:
 - Shannon & Wilson will work on preparing a Final Report summarizing the geotechnical investigation and recommendations. Report is due 4/1/09 and should include recommendations for socketing piles and other considerations as discussed previously.
- Task 3: Permitting:
 - **Harbor:** Continue communications and working with the agencies and the City to provide necessary documentation in support of the Harbor permit applications.
 - **Dock:** Continue communications and working with the agencies and the City to provide necessary documentation in support of the Dock permit applications, as needed.
- Task 4: Preliminary Design:

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- **Harbor:** Completed.
- **Dock:** Continue work on optimizing dock type and layout to minimize costs. Following receipt of Final Geotechnical report from S&W, the preliminary design with an associated cost estimate will be completed for review. An interim budgetary cost estimate will be provided to the City to help you decide on priorities for the Base Bid items that will fit within the existing budget.
- Task 6: 65% Design:
 - **Harbor:** Completed.
 - **Dock:** Details associated with “known” elements of the design are being developed. Upon receipt of input from S&W on the geotechnical issues, the 65% design will be further developed.
- Task 7: Final Design:
 - **Harbor:** Final design is underway based on comments received on 65% design.
 - **Dock:** N/A.
- Task 8: Bid Support: N/A.
- Task 9: Construction Administration: N/A.

SCHEDULE UPDATE:

Small Boat Harbor Schedule

<u>Task</u>	<u>Date</u>
Harbor: Final Design	10 April 2009
Owner Review Complete	17 April 2009
Bid Advertising	24 April 2009
Bid Opening	28 May 2009
Contract Award	11 June 2009
Float Fabrication Complete/materials On Site	15 September 2009
Mobilize to Site	15 September 2009
Site Prep & Demolition Work	Late September
Utilities/Uplands work	Late September
Pile Driving/Float Install	October
Trestle/Gangway Install	October thru November
Project closeout	January 2010.

City Dock Schedule

<u>Task</u>	<u>Date</u>
Complete 65% Design	May 15, 2009
Owner Review Complete	May 22, 2009
Complete Final Design	May 29, 2009
Owner Review Complete	June 5, 2009
Advertise for Bid	June 19, 2009
Open Bids	July 30, 2009
Award Contract	August 15, 2009
Mobilization	August 30 th , 2009
Materials Arrive Old Harbor	November 1, 2009
Complete Construction	??? By April to July, 2010

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URS SCOPE CHANGES THIS PERIOD:

- Four additional concept designs and associated cost estimates (3 were planned) were developed for the Dock layout.
- Excessive requests by the Corps of Engineers to submit additional information associated with the Harbor permit application resulted in the need to completely resubmit that permit application package.
- Client has approved a change order to complete fuel system design for the Dock.
- Geotechnical investigation results indicate that shallow bedrock will require special design considerations for the dock, which may include costly socketing of piles. This will be designed for accordingly. The scope of work for the dock may need to be reduced in order to remain within the construction budget. Additive Alternates could be used to ensure the project is maximized if additional funding is realized in the interim.
- The project has been separated into Dock and Harbor project, for all future labor charge tracking and invoices.

INPUT NEEDED FROM THE CLIENT:

- Decision for priority of Additive Alternates for the Small Boat Harbor project. This will be needed prior to finalizing the Bid Set. Also need to set a date for bid advertising and bid opening. Check with funding agencies to ensure their bid procedures are followed.
- Consideration for minimizing the scope of work on the dock to accommodate the budget.