

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Thorne Bay****Federal Tax ID: 92-0088485****Project Title:****Project Type: New Construction and Land Acquisition****Thorne Bay - Davidson Landing Improvements****State Funding Requested: \$110,000****House District: 1 / A**

Future Funding May Be Requested

**Brief Project Description:**

Phase II construction of harbor facility at Davidson Land to service South Thorne Bay Subdivision residents.

**Funding Plan:**

Total Project Cost:	\$2,119,573
Funding Already Secured:	(\$1,378,000)
FY2013 State Funding Request:	(\$110,000)
Project Deficit:	\$631,573

*Funding Details:**FY09 ADOT&PF Municipal Harbor Grant - \$166,000**FY10 ADF&G Sportfishing Restoration Grant request \$417,973 pending**FY11 Denali Commission Grant \$455,000**FY12 Legislative Grant \$250,000***Detailed Project Description and Justification:**

As South Thorne Bay has consistently grown in population over the past ten years, the use of the Davidson Landing dock has also increased. There are now more residents with more children living on South Thorne Bay than ever before. Many children growing up in Thorne Bay must rely on boat or skiff mode of transportation to and from school, the post office, market, or various other developed areas in North Thorne Bay. Most children in Thorne Bay are raised with the knowledge of navigating the bay waters that connect South and North Thorne Bay. They are taught at an early age how to operate a marine vessel. All residents will benefit from this much-needed upgrade to Davidson Landing.

This is also the first harbor boaters come to when traveling from Meyers Chuck and crossing the open waters of Clarence Strait. Thousands of fishermen pass through Chatham and Clarence Straits annually. Many times they must seek a safe harbor, due to marginal weather and rough waters. With the proposed upgrades, Davidson Landing can provide that safe harbor.

The objective of the project is to improve facility safety, increase moorage capacity, improve year-round commuting opportunities for South Thorne Bay Subdivision residents, and provide additional revenue for the City. Public review and final design and engineering are complete. All required permits, ROWs, easements and environmental documents have been received and Phase I is three-quarters complete.

Davidson Landing was constructed in the 1980s. The City Council condemned the facility as "use at your own risk" in 2007.

## Total Project Snapshot Report

2012 Legislature

TPS Report 53239v1

Phases II and III of construction will provide additional moorage for 35 vessels up to 50', electricity, a concrete boat launch ramp and pile-supported walkway, fish cleaning station, and an airplane float.

### TOTAL PROJECT COST:

- Pre-construction Phase / Phase I Preliminary Construction - \$673,000.00
- Phase I completion / Phase II - \$818,367.00 (\$562,761 Denali Comm. and \$250,000 FY10 SOA Leg)
- Phase III - \$628,206 (\$417,973 ADF&G grant)

= \$2,119,573.00 (\$215,839.00 unfunded)

The City of Thorne Bay Harbor Department will be responsible for ongoing upkeep and maintenance of the facility upon completion.

### Project Timeline:

FY2012-2013

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

City of Thorne Bay

### Grant Recipient Contact Information:

Name: Wayne Benner  
Title: City Administrator  
Address: PO Box 19110  
Thorne Bay, Alaska 99919  
Phone Number: (907)828-3380  
Email: administrator@thornebay-ak.gov

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

# City of Thorne Bay Project Priority # 1

## Funding Request: \$250,000.00

### Construct Davidson Landing Harbor

*Davidson Landing Harbor Construction, South Thorne Bay Subdivision*

*City of Thorne Bay, Alaska*

*EIN: 92-0088485*

Project is listed as #1 Transportation project on the City's FY10 Strategic Plan. Public review and final design and engineering complete, all required permits, ROWs, easements and environmental documents received and Phase I is under construction.

Davidson Landing was previously constructed in the 1980s using ~600' of log stiff-leg walkways and a handful of moorage floats (~10 vessel capacity). The City Council condemned the facility as "use at your own risk" during 2007. Phase I improvements include: ACOE-approved boat launch ramp, 40' x 250' rock-filled approach, 14' x 25' wooden pier, 6' x 75' aluminum walkway, 30' x 30' landing float, 10' x 200' walkway float (with moorage for ~15 vessels), 25' x 100' skiff float to provide "dry dock" parking for commuters, and all associated new steel pilings. Phases II and III will provide additional moorage for 35 vessels up to 50', electricity, a concrete boat launch ramp and pile-supported walkway, fish cleaning station and an airplane float. The objective of the project is to improve facility safety, increase moorage capacity, improve year-round commuting opportunities for South Thorne Bay Subdivision residents and provide additional revenue for the City.

A - Total Project Cost		<b>Phase I</b> - Partially funded and will be near completion in the Fall / Winter of 2009.
	<b>\$2,119,573.00</b>	<b>Phases II and III</b> - Unfunded
B - Secured Funding		<ul style="list-style-type: none"><li>• FY07 Legislative Grant - \$73,000.00</li><li>• FY08 Denali Commission Grant - \$100,000.00</li><li>• FY08 Denali Commission City Match (cash) - \$168,000.00</li><li>• FY09 AK DOTPF Grant - \$166,000.00</li><li>• FY09 AK DOTPF City Match (cash) - \$166,000.00</li></ul>
	<b>\$673,000.00</b>	
C - SOA Funding Request	<b>\$250,000.00</b>	
D - Other Funding Sources		Denali Commission - \$562,761.00 (application pending) ADF&G - \$417,973.00 (application pending)
	<b>\$980,734.00</b>	
E - Unsecured Funding		
	<b>\$215,839.00</b>	

#### Potential Additional State Funding Requests:

The City of Thorne Bay may be requesting additional funding requests during FY11 and FY12 depending on the success of additional grant funding applications.

#### Top Level Project Timeline:

**FY09** (Fall 2008 – Spring 2009) - all uplands construction, securing of all final design and engineering documents, permits and project planning, boat launch ramp construction, “shore-to-sea” construction (pilings, wooden pier, landing float, aluminum gangway, etc).

**FY10** (Fall / Winter 2009) – Phase I completion, exhaustion of remaining program funds

**FY10** (Winter / Spring 2009) – Additional Phase II and III funding needs addressed through SOA Legislative requests, Denali Commission, DOTPF and ADF&G grants

**FY11** (Spring / Summer / Fall 2010) Phase II and III completion (*funding dependent*)

**Detailed Project Funding Data:**

The project began with ~\$673,000 in funding (\$100,000 FY07 Legislative, \$166,000 ADOTPF grant with a \$166,000 cash match, \$100,000 Denali Commission grant and a \$168,000 cash match). DOTPF and City matching funds were used exclusively for “large-item” material purchases in accordance with the grant requirements (wooden pier, pilings and pile driver contractual services, Phase I deliverables, walkways, floatation, etc. Denali Commission and City match funds were used to cover all heavy equipment, excavation, rock-fill construction, project management, and design & engineering expenses. The FY07 Legislative grant has been utilized for all other “incidentals” including fuel, “small-item” materials purchases, force-account labor, etc. To date, Denali Commission funds and required City cash matching funds were fully exhausted in the Spring of 2009. ADOTPF funds and City match funds are ~ 60% exhausted and will be fully exhausted prior to October 31, 2009. The FY07 Legislative appropriation is ~60% exhausted and will be used for final construction of Phase I and should be fully exhausted by Fall / Winter 2009.

\$562,761.00 *pending* Denali Commission application was submitted for an entire Phase I construction funding package in accordance with the ADOTPF construction estimate dated May 2009. We were unsure of how far remaining funds would stretch last spring to complete the project through Phase I. If received, the “overflow” funds will be utilized for Phase II construction.

\$417,973.00 *pending* ADF&G application was submitted to complete a concrete boat launch ramp, pile-supported walkway and fish cleaning station in accordance with an in-house construction estimate dated September 2009 for Phase III (airplane float, electricity and project management not included).

**TOTAL PROJECT COST:**

- Pre-construction Phase / Phase I Preliminary Construction - \$673,000.00
- Phase I completion / Phase II - \$818,367.00 (\$562,761 Denali Comm. and \$250,000 FY10 SOA Leg)
- Phase III - \$628,206 (\$417,973 ADF&G grant)  
= \$2,119,573.00 (\$215,839.00 unfunded)

FY10 Legislative funds will be utilized in conjunction with *pending* Denali Commission funds to construct Phase II. The City of Thorne Bay Harbor Department will be responsible for on-going upkeep and maintenance of the facility upon completion, The City is now operating its harbors as a profitable enterprise, accounting for asset depreciation for future capital replacement and has recently updated its Harbor Maintenance Manual.

**Primary Contact:**

Justin Sornsins, City Administrator  
[administrator@thornebay-ak.gov](mailto:administrator@thornebay-ak.gov)  
(907) 254-0007

# HARBORS

## DAVIDSON LANDING

**Problem:** Unsafe, inadequate harbor facility in South Thorne Bay.

**Solution:** The City began construction on Phases I of a new 58-slip facility in September 2008.

### Phase I Improvements Complete:

- 40' x 250' rock-fill approach
- 25' x 10' wood pier
- 6' x 75' aluminum gangway
- 30' x 30' landing float
- 30' x 200' rock-fill boat ramp

### Phase I Improvements Remaining:

- 25' x 100' skiff & walkway float
- 10' x 200' mooring float
- 5: 3' x 20' stall floats

### Phase II Improvements Remaining:

- 10' x 200' mooring float
- 7: 5' x 30' stall floats
- 25' x 100' skiff & walkway float
- 10' x 100' mooring float
- 5: 3' x 20' stall floats

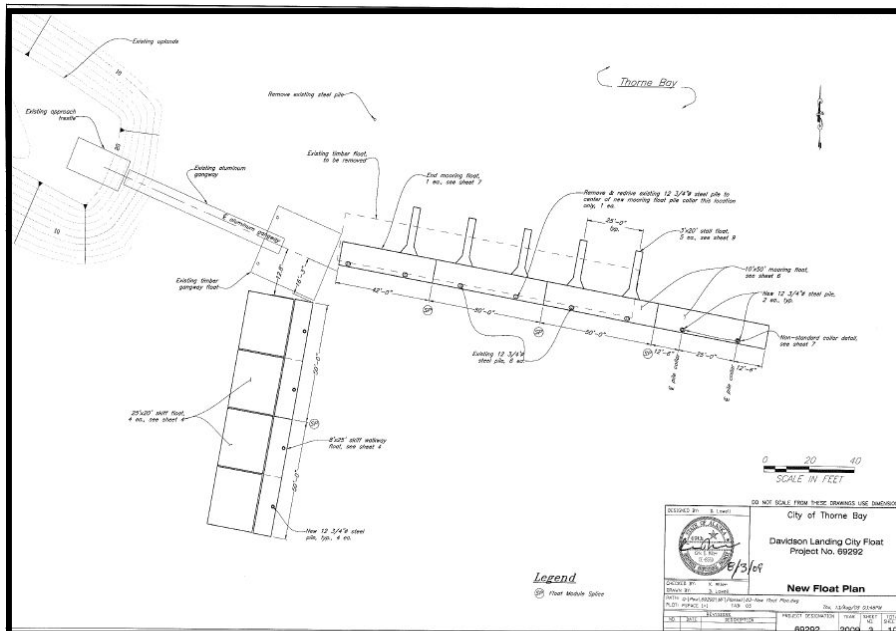
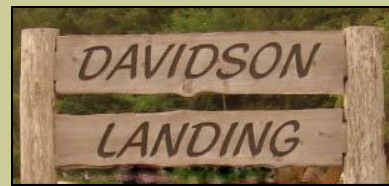
### Phase III Improvements Remaining:

- 40' x 40' airplane float
- Electrical pedestals

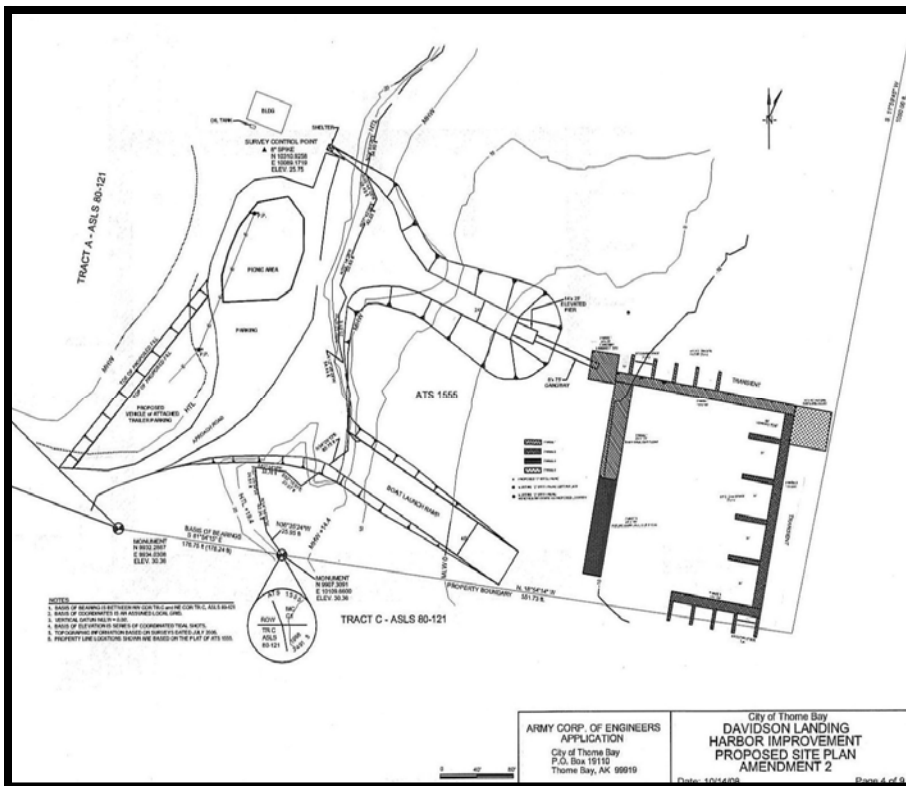


**Opportunity:** Provide a safe harbor facility, water access for Southside residents, and increase revenue.

**Phase I Mooring Floats**  
**Funding Needed: \$562,761.00**



Phase I Design and Engineering



Davidson Landing Phases I, II and III Design and Engineering

Current Davidson Landing Harbor





**Davidson Landing Harbor Pre-Construction**

<b>ENGINEERS 'S ESTIMATE</b>  <b>State of Alaska</b> <b>Department of Transportation</b> <b>&amp; Public Facilities</b> <b>Southeast Region</b>	Davidson Landing Harbor Phase II, Estimate Preliminary Estimate AKSAS No.: Federal No.: Version ID: 35881 Printed: 12/21/2011 9:32:10 AM
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**Basic Bid**

Item Number	Description	Quantity	Unit	Unit Price	Amount
202 (1)	Relocate Existing Floats	All required	Lump Sum	10,000.00	10,000.00
504 (1A)	Aluminum Transition Plates	3	Each	5,000.00	15,000.00
505 (1A)	12.75" Dia x 1/2" Wall Pipe Piles, Furnished	540	Linear Foot	75.00	40,500.00
505 (2A)	12.75" Dia x 1/2" Wall Pipe Piles, Driven	8	Each	2,500.00	20,000.00
505 (3)	16" Dia x 1/2" Wall Pipe Piles, Furnished	430	Linear Foot	90.00	38,700.00
505 (4)	16" Dia x 1/2" Wall Pipe Piles, Driven	6	Each	2,500.00	15,000.00
505 (5A)	100 lb, Pile Anode	14	Each	1,750.00	24,500.00
506 (1)	10' x 20' Timber Mooring Float	All required	Lump Sum	11,000.00	11,000.00
506 (2)	10' x 25' Timber Mooring Float	All required	Lump Sum	14,000.00	14,000.00
506 (3)	Existing Timber Float Modifications	All required	Lump Sum	4,000.00	4,000.00
506 (4)	10' x 150' Timber Mooring Float	All required	Lump Sum	85,000.00	85,000.00
506 (8A)	Leveling Flotation Billet, 5"x20"x4'-6"L, Furnished	8	Each	150.00	1,200.00
506 (9A)	Leveling Flotation Billet, Installed	8	Each	250.00	2,000.00
506 (10A)	Fire Extinguisher Station	4	Each	1,500.00	6,000.00
506 (11A)	Life Ring Station	4	Each	1,500.00	6,000.00
615 (7)	Harbor Signs	All required	Lump Sum	2,500.00	2,500.00
640 (1)	Mobilization & Demobilization	All required	Lump Sum	75,000.00	75,000.00
642 (1)	Construction Surveying	All required	Lump Sum	5,000.00	5,000.00
Basic Bid Summary	Pay Items:	18 Items		Subtotal:	375,400.00
	Construction Engineering (Percentage)	10%		CENG Subtotal	37,540.00
	Indirect Cost Allocation Plan (ICAP)	0%			0.00
	TOTAL PARTICIPATING				412,940.00
	ADDED COSTS (Not part of the Contract)				
	BASIC BID TOTAL				412,940.00

<p align="center"><b>ENGINEERS 'S ESTIMATE</b></p> <p align="center"><b>State of Alaska</b>  <b>Department of Transportation</b>  <b>&amp; Public Facilities</b>  <b>Southeast Region</b></p>	<p>Davidson Landing Harbor Phase II, Estimate  Preliminary Estimate  AKSAS No.:  Federal No.:  Version ID: 35881  Printed: 12/21/2011 9:32:10 AM</p>
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**Alternate 1**

Item Number	Description	Quantity	Unit	Unit Price	Amount
501 (1C)	12.75" Dia x 1/2" Wall Pipe Piles, Furnished	275	Linear Foot	75.00	20,625.00
505 (2C)	12.75" Dia x 1/2" Wall Pipe Piles, Driven	4	Each	2,500.00	10,000.00
505 (5B)	100 lb Pile Anode	4	Each	1,750.00	7,000.00
506 (5A)	5'x40' Stall Float	4	Each	11,000.00	44,000.00
506 (5B)	3'x20' Stall Float	1	Each	4,000.00	4,000.00
Alternate 1 Summary	Pay Items:	5 Items		Subtotal:	85,625.00
	Construction Engineering (Percentage)	10%		CENG Subtotal	8,562.50
	Indirect Cost Allocation Plan (ICAP)	0%			0.00
	TOTAL PARTICIPATING				94,187.50
	ADDED COSTS (Not part of the Contract)				
	ALTERNATE 1 TOTAL				94,187.50

**Alternate 2**

Item Number	Description	Quantity	Unit	Unit Price	Amount
504 (1B)	Aluminum Transition Plates	1	Each	5,000.00	5,000.00
505 (1B)	12.75" Dia x 1/2" Wall Pipe Piles, Furnished	250	Linear Foot	75.00	18,750.00
505 (2B)	12.75" Dia x 1/2" Wall Pipe Piles, Driven	4	Each	2,500.00	10,000.00
505 (5C)	100 lb Pile Anode	4	Each	1,750.00	7,000.00
506 (6)	8' x 100' Walkway Float	All required	Lump Sum	45,000.00	45,000.00
506 (7)	25' x 20' Skiff Float	4	Each	30,000.00	120,000.00
506 (8B)	Leveling Flotation Billet, 5"x20"x4'-6"L, Furnished	4	Each	150.00	600.00
506 (9B)	Leveling Flotation Billet, Installed	4	Each	250.00	1,000.00
506 (10B)	Fire Extinguisher Station	1	Each	1,500.00	1,500.00
506 (11B)	Life Ring Station	1	Each	1,500.00	1,500.00
Alternate 2 Summary	Pay Items:	10 Items		Subtotal:	210,350.00
	Construction Engineering (Percentage)	10%		CENG Subtotal	21,035.00
	Indirect Cost Allocation Plan (ICAP)	0%			0.00
	TOTAL PARTICIPATING				231,385.00
	ADDED COSTS (Not part of the Contract)				
	ALTERNATE 2 TOTAL				231,385.00



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**Project Total**

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PROJECT Summary	Pay Items:	33 Items		Subtotal:	671,375.00
	Construction Engineering (Fixed Amount)			CENG	67,137.50
				Subtotal+CENG	738,512.50
	Indirect Cost Allocation Plan (ICAP)				0.00
	TOTAL PARTICIPATING				738,512.50
	ADDED COSTS (Not part of the Contract)				
	PROJECT TOTAL				738,512.50

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