

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Sitka****Federal Tax ID: 92-0041163****Project Title:****Project Type: Maintenance and Repairs**

# Sitka - Baranof Warm Springs Dock Improvements and Ownership Transfer

**State Funding Requested: \$1,900,000****House District: 2 / A**

One-Time Need

**Brief Project Description:**

The City and Borough of Sitka (CBS) requests DOT&PF either replace the dock and then transfer the upgraded facility to CBS, or budget \$1,900,000 for CBS to remove the old dock and construct a new one. The City will then permanently accept its ownership and maintenance.

**Funding Plan:**

Total Project Cost:	\$1,900,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$1,900,000)</u>
Project Deficit:	\$0

**Detailed Project Description and Justification:**

Baranof Warm Springs is located on the eastern side of Baranof Island, falling under the jurisdiction of the City and Borough of Sitka (CBS). The Baranof Warm Springs State Dock was built over 30 years ago and is at the end of its useful life. It is in need of complete replacement. The dock is used year-round by property owners in the town site. It is also heavily used by commercial seine boats, charter boats, small tour ships, outfitter/guide boats, and many private vessels and aircraft transiting Chatham Strait who want a safe place to moor and go ashore. The users number in the thousands each year. The dock provides the only safe access to the uplands town site, hot springs, and Baranof Lake and is the only public dock for most of the Strait.

The Baranof Warm Springs Dock has a 50-foot galvanized steel ramp to a dock of treated board construction with unprotected foam billets for floatation. The float is 75 feet in length and 12 feet wide and has an attached floating floatplane dock. It also connects to the main dock 254 feet long and 12 feet wide. The dock is held in place by 9 pilings (5 timber, 4 steel). Two additional steel pilings are positioned at the end of the ramp, joined by a steel I-beam which is used to support the ramp should it be pulled up for maintenance. The ramp is of galvanized steel construction with steel grate for decking. The non-skid grating was installed improperly and runs lengthwise down the ramp instead of crosswise. As a result, the ramp is extremely slippery and dangerous, causing several falls and injuries.

The float plane dock sits low in the water and shows signs of floatation failure. The steel hinges attaching it to the dock have failed, and the float is attached only by ropes. The main dock shows signs of extreme wear, with rot in deck boards throughout the entire facility. Windy and surge conditions and the water current from the large adjacent waterfall worsen the impacts. Major damage to the structural integrity of the facility is possible.

The currently estimated cost of replacement of the existing dock is \$1,900,000. CBS requests DOT&PF either replace the dock and then transfer the upgraded facility to CBS, or budget \$1,900,000, adjusted for the steep rise of Alaska construction costs, for CBS to remove the old dock and build a new one in approximately the same footprint. There have been suggestions to relocate the seaplane float, from its current location close to the ramp, to the outer end of the dock further away from the current caused by the waterfall for safer access when the dock is replaced. Once the dock is reconstructed, CBS would permanently accept its ownership and maintenance.

**Project Timeline:**

Design F12, Construction FY13.

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

City and Borough of Sitka

**Grant Recipient Contact Information:**

Name: Marlene Campbell - City and Borough of Sitka  
Title: Govt Relations Director  
Address: 100 Lincoln St.  
Sitka, Alaska 99835  
Phone Number: (907)747-1855  
Email: campbell@cityofsitka.com

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

## FY2013 CBS REQUEST FOR STATE FUNDING FOR STATE FACILITIES

### Project Title: STATE-OWNED BARANOF WARM SPRINGS DOCK RECONSTRUCTION

FY 2013 State Funding Request:

**\$ 1,900,000 (100%) DOTPF**

City and Borough of Sitka Federal Tax ID Number:

**92-0041163**

The Baranof Warm Springs State Dock was built over 30 years ago and is at the end of its useful life. The State Department of Transportation and Public Facilities has not regularly maintained it, and it is in need of complete replacement. The dock is used year-round by property owners in the town site. It is also heavily used by commercial seine boats, charter boats, small tour ships, outfitter/guide boats, and many private vessels and aircraft transiting Chatham Strait who want a safe place to moor and go ashore. The users number in the thousands each year. The dock provides the only safe access to the uplands town site, hot springs, and Baranof Lake and is the only public dock for most of the Strait.

The Baranof Warm Springs Dock has a 50 foot galvanized steel ramp to a dock of treated board construction with unprotected foam billets for floatation. The float is 75 feet in length and 12 feet wide and has an attached floating floatplane dock. It also connects to the main dock 254 feet long and 12 feet wide. The dock is held in place by 9 pilings (5 timber, 4 steel). Two additional steel pilings are positioned at the end of the ramp, joined by a steel I-beam which is used to support the ramp should it be pulled up for maintenance. The ramp is of galvanized steel construction with steel grate for decking. The steel grate has been installed improperly. The non-skid grating runs lengthwise down the ramp instead of crosswise. As a result, the ramp is extremely slippery. The City has advised DOTPF several times about this dangerous condition. Several people have fallen on the ramp, sustaining broken ribs and other serious injuries.

The float plane dock sits low in the water and shows signs of floatation failure. The steel hinges attaching it to the dock have failed, and the float is attached only by ropes. The main dock shows signs of extreme wear, with rot in deck boards throughout the entire facility. There is damage from vessels having hit the dock and from rafting of a number of large boats together which places a huge amount of pressure on the dock. Windy and surge conditions and the current from the large adjacent falls worsen the impacts. Major damage to the structural integrity of the facility is possible.

DOTPF budgeted \$1,300,000 in FY2007 based on 2006 cost to reconstruct the dock and then transfer ownership and maintenance to the City of Sitka. The dock is in critical need of repair and must be reconstructed whether or not the CBS takes it over. The Sitka Assembly approved Resolution 2007-21 to accept ownership and management of the dock if adequate funds are made available to replace it. The Assembly stated the City would only be able to replace that portion of the dock for which funding is available. A \$1,300,000 dock would be too small to serve the property owners and the thousands of other users.

The currently estimated cost of replacement of the existing dock is \$1,900,000. The earliest this project could be constructed is Summer 2013. **The City and Borough of Sitka requests DOTPF either replace the dock and then transfer the upgraded facility to CBS, or budget \$1,900,000, adjusted for the steep rise of Alaska construction costs, for CBS to remove the old dock and build a new one in approximately the same footprint. There have been suggestions to relocate the seaplane float, from its current location close to the ramp, to the outer end of the dock further away from the current caused by the waterfall for safer access when the dock is replaced.**

**Once the dock is reconstructed, City and Borough of Sitka will then permanently accept its ownership and maintenance.** The other option, to do nothing until the dock completely fails or causes further harm and liability is irresponsible, as is using a 2006, rather than 2011 replacement cost estimate not sufficient to replace the entire dock.

**CITY AND BOROUGH OF SITKA**

**RESOLUTION 2011-22**

**A RESOLUTION BY THE CITY AND BOROUGH OF SITKA (CBS)  
SUBMITTING CBS 2013 STATE LEGISLATIVE PRIORITIES  
TO STATE OF ALASKA AND 2012 LEGISLATURE**

**WHEREAS**, the City and Borough of Sitka advocates cooperating and sharing resources with the State of Alaska to maximize public infrastructure and services for the citizens of Alaska in the most efficient, cost effective manner; and

**WHEREAS**, the State of Alaska has inadequately maintained State owned facilities and passed unfunded mandates on to municipalities; and


**WHEREAS**, municipalities have suffered major budget impacts from State management of the PERS/TRS system, State harbors, State roads and utilities, and other State responsibilities which should be compensated.

**NOW, THEREFORE, BE IT RESOLVED** that the Assembly of the City and Borough of Sitka, Alaska, adopts the following FY2013 State Legislative Priorities and urges the Alaska State Legislature to support them to the maximum extent possible:


- **State Revenue Sharing/Local Tax Relief** – The City and Borough of Sitka supports the State Revenue Sharing on a sustainable basis to equitably compensate Alaska communities for providing local services.
- **Education** – State funding should be increased to cover escalating transportation expenses, the rising costs of fuel and energy, and reasonable new costs to improve the quality of education.
- **Local Control and Maximum Local Self-Government Guaranteed by the Alaska Constitution** – The Legislature should defeat any legislation that creates new unfunded mandates or takes away existing powers of local governments. The State should fund existing unfunded State mandates.
- **Deferred Maintenance of Harbors** – The State should fully fund the deferred maintenance of State harbors transferred to local governments. In addition, the State should fully fund the 50 percent matching grants legislated by SB 291, the Municipal Harbor Facility Grant Fund, to assist with future harbor upgrades.

**NOW FURTHER BE IT RESOLVED** that the Assembly submits the enclosed FY2013 City and Borough of Sitka Legislative Priorities, CBS Legislative Capital Project Requests and CBS Requests for State Funding for State Facilities in priority order to the 2012 Session of the Alaska State Legislature and State of Alaska.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska, on this 27<sup>th</sup> day of September, 2011.

  
Cheryl Westover, Mayor

ATTEST:

  
Colleen Ingman, MMC  
Municipal Clerk