

From: [Weishahn](#)
To: [Gabe Thomas](#); [Debra Schnabel](#); [Cheryl Stickler](#); [Paul Rogers](#); [Tyler Huling](#); [Jerry Lapp](#); [Douglas Olerud](#)
Cc: [Alekka Fullerton](#); [Annette Kreitzer](#)
Subject: Comments on RESOLUTION 22-09-996
Date: Wednesday, September 21, 2022 4:29:37 PM

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Hello Assembly Members and Mayor,

While I appreciate that the assembly postponed voting on Resolution 22-09-996, I ask that this resolution be tabled until more town halls and COW meetings are held to allow dialog with the public about this resolution.

If there is "misunderstanding" about what is in the contract, it's because there has been a lack of town halls and/or COW meetings to discuss the design-build contract for Turnagain and the new design Turnagain has proposed. The progressive design-build process for construction is new to the borough and town halls or COW meetings should be held before any vote is taken on this resolution.

I have some questions and comments about the resolution.

The resolution isn't clear what the \$310,000 pays for. Does this pay for Phase 1, Phase 2, or both of the design-build process? The resolution should be amended to identify exactly what the \$310,000 covers.

HAINES BOROUGH, ALASKA
RESOLUTION 22-09-996
A Resolution of the Haines Borough Assembly authorizing the Borough Manager to execute a contract with Turnagain Marine Construction, for the Progressive Design-Build of the Lutak Dock Replacement Project for an amount not-to-exceed \$310,000.00.

.....

WHEREAS, in the PDB option, there are two phases of the Design-Build agreement, one for Phase I to perform permitting and design of the project, and Phase 2 to agree on the Guaranteed Maximum Price (GMP) for the construction of the dock; the Design-Build team is selected based upon qualifications in addition to cost; and

.....

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly authorizes the Borough Manager to execute a contract with Turnagain Marine Construction for an amount not to exceed \$310,000.00.

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Has the borough provided Turnagain with a list of the types of vessels to design for as requested by Turnagain?

Again, the community should be involved in developing the list of types of vessels anticipated to utilize Lutak dock. The types of vessels that Lutak dock can accommodate will have far-reaching impacts on the whole borough.

From Turnagain's response to the RFP:

**FENDERING**

Turnagain will reach out to the Borough for a list of vessels that will utilize the facility. After review of the vessels, Turnagain will develop a fendering system that caters to all vessels at

different locations along the face of the dock.  
The properly designed and spaced fender system will encourage use of the dock by a number of different vessels and industries.

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Below is the initial basis of design from the Turnagain contract document.

How was this list arrived at?

The harbor crane and mobile harbor crane would be capable of loading ore vessels. Loading ore concentrate at Lutak dock should be vetted by the community before planning for Handymax vessels.

BASIS OF DESIGN

DESIGN LIFE = 50 YEARS

LOADING REQUIREMENTS:

UNIFORM LIVE LOAD = 2,000 PSF

DESIGN VEHICLE (UNRESTRICTED) = MANITOWOC 4000W

DESIGN VEHICLE (RESTRICTED) = LHM 420 MOBILE HARBOR CRANE
USE OF CRANE MATS REQUIRED FOR MOBILE HARBOR CRANE

DESIGN VESSEL CARGO = 60,000 TON MAX DISPLACEMENT
110 FT X 630 FT

DESIGN VESSEL CRUISE SHIP = 75,000 TON MAX DISPLACEMENT
155 FT X 1050 FT

MOORING BOLLARDS = 150 TONS

BERTHING FENDERS = 1435 KIP-FT / 534 KIP

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Exhibit D, OWNER'S PROGRAM, HAINES BOROUGH, LUTAK DOCK REPLACEMENT, describes a different design from Phases 1-3 which were vetted by the community through the Planning Commission, Ports and Harbors Committee, and approved by the borough assembly.

On April 12, 2022, the borough assembly approved the new Phases 1-3 and "abandoned" the old Phase 3 concept.

If Resolution 22-09-996 is adopted, does this mean the assembly is abandoning the design for Phases 1-3 that it approved on April 12, 2022, without a formal public process?

Please table RESOLUTION 22-09-996 to allow time for the assembly and community to have a dialog in a more informal setting about the resolution, not just one way 3-minute comments during an assembly meeting. Any work on Lutak dock will have far-reaching impacts to our community.

Thank you for your service,

Cary Weishahn