



Haines Borough  
Planning Commission  
SPECIAL Meeting Agenda

COMMISSIONERS:

DIANA LAPHAM – CHAIR,  
ZACK FERRIN – VICE CHAIR,  
ROB GOLDBERG,  
JERRY LAPP,  
JUSTIN MITMAN,  
DON TURNER, JR  
NIKOLAS LACROIX.

Thursday, April 7 2022 - 6:30 p.m. Assembly Chambers, 213 Haines Hwy. (ZOOM)

Page 1 of 1

1. CALL TO ORDER / PLEDGE TO THE FLAG

2. ROLL CALL

3. APPROVAL OF SPECIAL MEETING AGENDA

[The following consent agenda items are indicated by an asterisk (\*) and will be enacted by the motion to approve the agenda. There will be no separate discussion of these items unless a commissioner or other person so requests, in which event the asterisk will be removed and that item will be considered by the planning commission on the regular agenda.]

**Motion:** Approve the special meeting agenda

4. MANAGER COMMENTS:

5. PUBLIC HEARING ITEMS:

A. Lutak Dock Design Plans Phases I – III R & M Consultants, Inc dated 2-2022

*DESCRIPTION OF THE PROJECT: The Lutak Dock is a deep-water port located in Haines, Alaska. The dock is 1,100 feet long and includes 15 cellular structures, closure arcs, and a concrete cap. The United States Army Corps of Engineers (USACE) designed Lutak Dock and completed its construction in 1953. The Lutak Dock regularly accommodates regularly scheduled shipments of fuel and freight, both of which support consumer and industrial activities in the region. The dock utilizes a closed-cell bulkhead configuration, with closure arcs to prevent loss of fill. The entire Lutak Dock Replacement contains three distinct construction phases; however, this project will provide Engineering, design, and permitting for all three phases of the project; and construction for phases I and II. Permitting for the project will require U. S. Army Corps of Engineers (USACE) Section 10/404 Permitting, National Marine Fisheries (NMFS) Incidental Harassment Authorization (IHA) Permitting, and NEPA Compliance. The Borough Assembly seeks Planning Commission review and approval of the combined Phases I – III plans. The Borough hopes to realize significant cost savings by designing, engineering and permitting all three phases at one time. The estimated cost savings could be up to \$2,400,000 if all phases are completed at one time.*

**Public Hearing Comments: (Public hearing comments will be limited to 3 minutes per speaker)**

**Motion:** Approve the combined three phase plans of the conceptual design as represented on the Lutak Dock R & M Consultants, Inc. 2/2022 design documents and bring back the plans at the 35% design level.

6. PUBLIC COMMENTS

7. COMMISSION COMMENTS

8. ADJOURNMENT

**Comparison of Cost Estimates - Haines Borough Lutak Dock project**

**March 30, 2022**

Comparing separate vs. combined construction of phases I- III

**Summary of estimated costs Lutak Dock construction in separate phases June 2021**

NO.	PAY ITEM DESCRIPTION	AMOUNT
1	DESIGN FIELD WORK	\$322,000
2	PERMITTING	\$275,000
3	PHASE 1 - UPLANDS + LAUNCH RAMP	\$1,695,000
4	PHASE 2 - DOCK DEMO + PARTIAL BULKHEAD	\$21,749,000
5	PHASE 1 & 2 - DOCK DEMO + PARTIAL BULKHEAD + UPLANDS + LAUNCH RAMP	\$23,205,000
6	PHASE 3 - EXTEND BULKHEAD TO FERRY TERMINAL	\$10,977,000
7	PHASE 1-3 - ENTIRE PROJECT	<b>\$27,948,000</b>

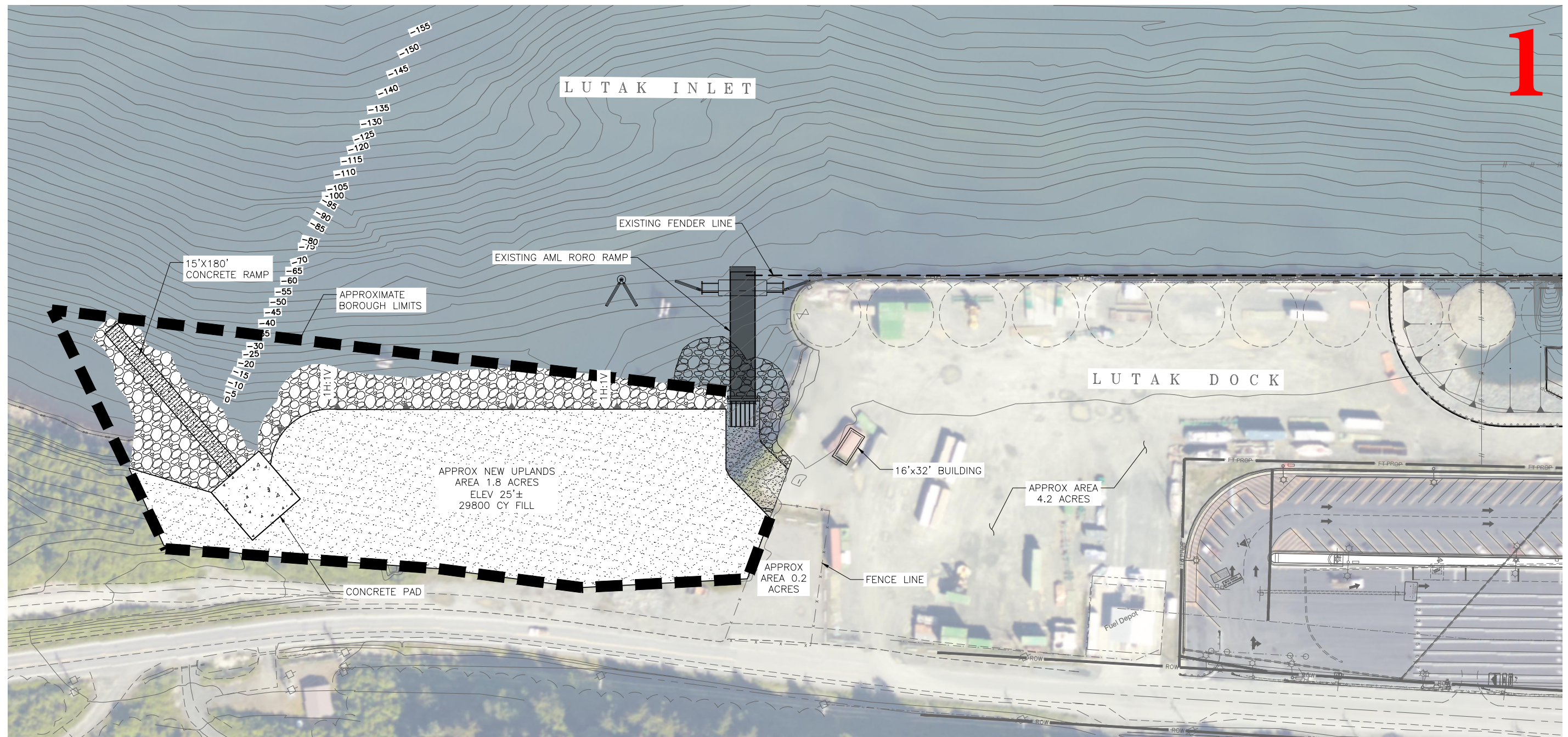
**Summary of Estimated Costs to combine completion Phases I- III February 2022**

**R & M Consulting Design and Development Concepts 2-2022 Estimated total \$ 25,779,157.00**  
**(Permitting, construction, and design for Phases I- III combined)**

**Estimated/Potential cost savings by combining phases I - III \$ 2,168,843.00**

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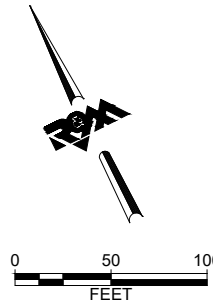
1

PROGRESS SET  
NOT FOR  
CONSTRUCTION

**R&M CONSULTANTS, INC.**  
 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
 rmconsult.com • email@rmconsult.com  
 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER AEC011

**Haines Borough**  
**LUTAK DOCK STUDY**

① PHASE 1 SITE PLAN Scale: 1" = 50'



# 6/2021 Design Plans

No.	Description	Date

Drawn by: JVC      Checked by: JCD  
 Date: JUNE 2021  
 Project: PRELIMINARY  
 Project No.: 2898.01  
 SHEET TITLE: PHASE 1 SITE PLAN  
 SHEET NO.: C1.0

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**ESTIMATED COST**  
**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASE 1**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION)	LS	1	\$47,102	\$47,102
2	CONSTRUCTION SURVEY	LS	1	\$50,000	\$50,000
3	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
4	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
<b>SUB TOTAL MOB AND DEMOB</b>					<b>\$263,477</b>
5	DEMOLITION OF EXISTING LAUNCH RAMP PLANKS	LS	1	\$25,000	\$25,000
<b>SUB TOTAL DEMOLITION</b>					<b>\$25,000</b>
6	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	1,220	\$115	\$140,300
7	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	2,735	\$125	\$341,875
8	FURNISH AND INSTALL BULK FILL	CY	25,700	\$15	\$385,500
9	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	1,620	\$22	\$35,640
10	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	3,300	\$28	\$92,400
11	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
<b>SUB TOTAL NEW UPLAND AREA</b>					<b>\$546,540</b>
12	SUBGRADE FOR BOAT LAUNCH RAMP	SF	2,700	\$15	\$40,500
13	FURNISH AND INSTALL CONCRETE PLANKS	CY	150	\$2,000	\$300,000
14	FURNISH AND INSTALL CONCRETE PAD	CY	25	\$1,200	\$30,000
15	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	40	\$115	\$4,600
16	<b>SUB TOTAL NEW LAUNCH RAMP</b>				<b>\$370,500</b>
<b>TOTAL CONSTRUCTION</b>					<b>\$942,040</b>

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$94,204	\$94,204
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$56,522	\$56,522
<b>SUB TOTAL ENGINEERING AND ADMIN</b>					<b>\$150,726</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$1,356,243  
**25% CONTINGENCY:** \$339,061  
**TOTAL:** \$1,695,000

**ESTIMATED COST**  
**HAINES LUTAK DOCK - 2021 SITE PLAN - DESIGN FIELD WORK**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN UPLAND SURVEY	LS	1	\$60,500	\$60,500
B	DESIGN HYDROGRAPHIC SURVEY	LS	1	\$22,000	\$22,000
C	DESIGN GEOTECH PROGRAM	LS	1	\$175,000	\$175,000

**TOTAL CONSTRUCTION COST:** \$257,500  
**25% CONTINGENCY:** \$64,375  
**TOTAL:** \$322,000

**ESTIMATED COST**  
**HAINES LUTAK DOCK - 2021 SITE PLAN - PERMITTING**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	PERMITTING CLEAN WATER ACT SECTION 10 AND 404	LS	1	\$22,000	\$22,000
B	PERMITTING NMFS IHA	LS	1	\$88,000	\$88,000
C	PERMITTING NEPA	LS	1	\$110,000	\$110,000

**TOTAL PERMITTING COST:** \$220,000  
**25% CONTINGENCY:** \$55,000  
**TOTAL:** \$275,000

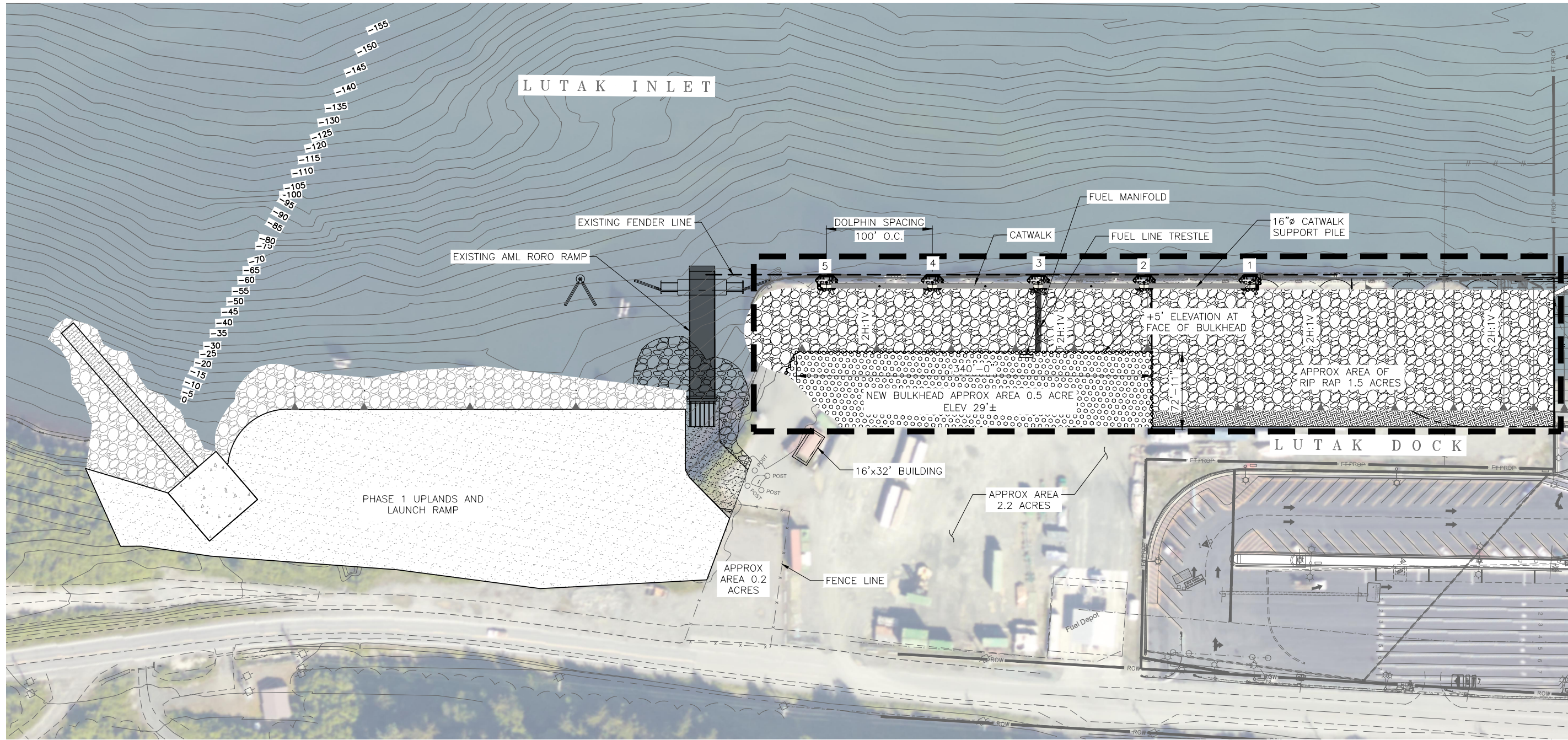


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 CORPORATE AUTHORIZATION NUMBER: AEC011

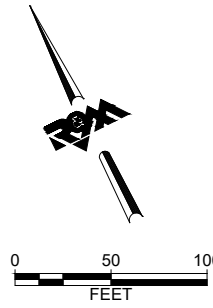
*Haines Borough*  
**LUTAK DOCK STUDY**

No.	Description	Date

Drawn by: JVC    Checked by: JCD  
 Date: JUNE 2021  
 Title: PRELIMINARY  
 Project No.: 2898.01  
 SHEET TITLE: COST ESTIMATE 1 - PHASE 1  
 SHEET NO.: **C1.1**



1 PHASE 2 SITE PLAN  
Scale: 1" = 50'



PROGRESS SET  
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CONSTRUCTION

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CORPORATE AUTHORIZATION NUMBER AECG111

Haines Borough  
 LUTAK DOCK STUDY

No.	Description	Date

Drawn By: JVC  
 Checked By: JCD

Date: JUNE 2021

Phase: PRELIMINARY

Project No: 2898.01

SHEET TITLE: PHASE 2 SITE PLAN

SHEET NO:

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASE 2**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,142,583	\$2,142,583
2	CONSTRUCTION SURVEY	LS	1	\$50,000	\$50,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,490,958</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
9	DEMOLISH EXISTING FENDERS	EA	11	\$2,200	\$24,200
10	DEMOLISH EXISTING FENDER PILES	EA	22	\$2,750	\$60,500
11	EXCAVATION AND DISPOSAL OF EXISTING FILL	CY	72.157	\$17	\$1,226,669
12	DREDGING AND DISPOSAL	CY	34,369	\$26	\$893,594
	<b>SUB TOTAL DEMOLITION</b>				<b>\$2,966,933</b>
13	FURNISH NZ-19 SHEET PILING	LF	6,160	\$110	\$677,600
14	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	59	\$2,500	\$147,500
15	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	3,840	\$392	\$1,505,280
16	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	60	\$7,500	\$450,000
17	FURNISH AND INSTALL 200lb ANODES	EA	60	\$1,200	\$72,000
18	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	9,510	\$115	\$1,093,650
19	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	12,050	\$125	\$1,506,250
20	FURNISH AND INSTALL SALVAGED BULK FILL	CY	97,500	\$15	\$1,462,500

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
21	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	14,500	\$22	\$319,000
22	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	2,170	\$28	\$60,760
23	FURNISH AND INSTALL LEVELING COURSE D-1	CY	480	\$44	\$21,120
	<b>SUB TOTAL BULKHEAD</b>				<b>\$7,315,660</b>
24	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	550	\$748	\$411,400
25	INSTALL 36" DIAMETER X 1" WALL KING PILING IN ROCK SOCKET	EA	5	\$25,000	\$125,000
26	FURNISH 30" DIAMETER X .625" WALL BATTER PILING	LF	1,120	\$392	\$439,040
27	INSTALL 30" DIAMETER X .625" WALL BATTER PILING IN ROCK SOCKET	EA	10	\$25,000	\$250,000
28	FURNISH AND INSTALL FENDER PANEL	EA	5	\$20,000	\$100,000
29	FURNISH 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	LF	360	\$232	\$83,520
30	INSTALL 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	EA	6	\$4,000	\$24,000
31	FURNISH AND INSTALL CATWALKS	LF	475	\$1,250	\$593,750
32	FURNISH AND INSTALL 200lb ANODES	EA	65	\$1,200	\$78,000
	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$2,026,710</b>
33	MODIFICATIONS TO FUEL SYSTEM	LS	1	\$50,000	\$50,000
34	FURNISH AND INSTALL LIFE RINGS	EA	5	\$1,320	\$6,600
35	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	5	\$1,320	\$6,600
36	FURNISH AND INSTALL FIRE STANDPIPE	LF	1,000	\$132	\$132,000
37	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$12,851,663</b>

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,285,166	\$1,285,166
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$771,100	\$771,100
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,056,266</b>


**TOTAL CONSTRUCTION & ENGINEERING COST:** \$17,398,887  
**25% CONTINGENCY:** \$4,349,722  
**TOTAL:** \$21,749,000

PROGRESS SET  
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 CORPORATE AUTHORIZATION NUMBER: AECCL11



*Haines Borough*  
 LUTAK DOCK STUDY



No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: JUNE 2021  
 Phase: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE:  
 COST ESTIMATE 2 - PHASE 2  
 SHEET NO:

**C2.1**

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**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PHASES 1 AND 2**

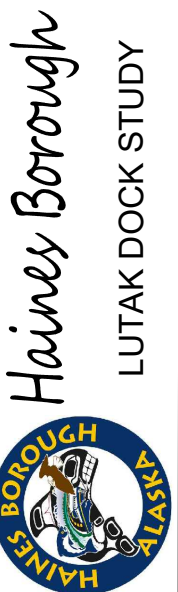
NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,189,685	\$2,189,685
2	CONSTRUCTION SURVEY	LS	1	\$75,000	\$75,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,563,060</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
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12	EXCAVATION AND DISPOSAL OF EXISTING FILL	CY	72,157	\$17	\$1,226,669
13	DREDGING AND DISPOSAL	CY	34,369	\$26	\$893,594
	<b>SUB TOTAL DEMOLITION</b>				<b>\$2,991,933</b>
14	FURNISH NZ-19 SHEET PILING	LF	6,160	\$110	\$677,600
15	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	59	\$2,500	\$147,500
16	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	3,840	\$392	\$1,505,280
17	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	60	\$7,500	\$450,000
18	FURNISH AND INSTALL 200lb ANODES	EA	60	\$1,200	\$72,000
19	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	9,510	\$115	\$1,093,650
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22	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	14,500	\$22	\$319,000
23	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	2,170	\$28	\$60,760
24	FURNISH AND INSTALL LEVELING COURSE D-1	CY	480	\$44	\$21,120
	<b>SUB TOTAL BULKHEAD</b>				<b>\$7,315,660</b>
25	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	550	\$748	\$411,400
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27	FURNISH 30" DIAMETER X .625" WALL BATTER PILING	LF	1,120	\$392	\$439,040
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32	FURNISH AND INSTALL CATWALKS	LF	475	\$1,250	\$593,750
33	FURNISH AND INSTALL 200lb ANODES	EA	65	\$1,200	\$78,000
	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$2,026,710</b>
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37	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	1,620	\$22	\$35,640
38	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	3,300	\$28	\$92,400
39	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
	<b>SUB TOTAL NEW UPLAND AREA</b>				<b>\$546,540</b>

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
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42	FURNISH AND INSTALL CONCRETE PAD	CY	25	\$1,200	\$30,000
41	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	40	\$115	\$4,600
42	<b>SUB TOTAL NEW LAUNCH RAMP</b>				<b>\$370,500</b>
43	MODIFICATIONS TO FUEL SYSTEM	LS	1	\$50,000	\$50,000
44	FURNISH AND INSTALL LIFE RINGS	EA	5	\$1,320	\$6,600
45	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	5	\$1,320	\$6,600
46	FURNISH AND INSTALL FIRE STANDPIPE	LF	1,000	\$132	\$132,000
47	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$13,793,703</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,379,370	\$1,379,370
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$827,622	\$827,622
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,206,992</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$18,563,756  
**25% CONTINGENCY:** \$4,640,939  
**TOTAL:** \$23,205,000

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**



No.	Description	Date

Drawn By: JVC, Checked By: JCD  
 Date: JUNE 2021  
 Project: PRELIMINARY  
 Project No.: 2898.01  
 SHEET TITLE: COST ESTIMATE 3 - PHASE 1 AND 2  
 SHEET NO: C3.1

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PROGRESS SET  
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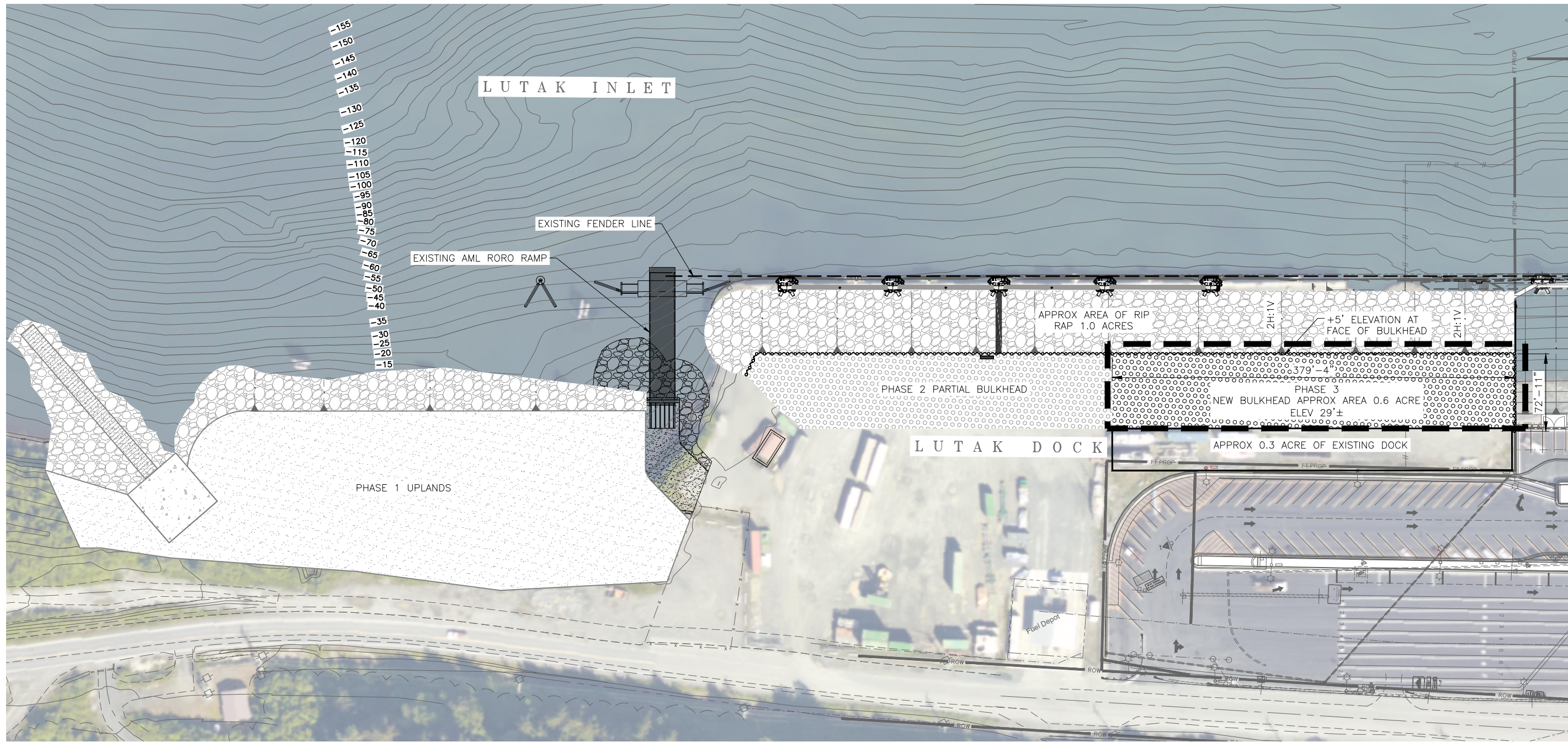
R&M CONSULTANTS, INC.  
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Anchorage, Alaska 99507  
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phone: 907.522.1707 • fax: 907.522.3403  
CORPORATE AUTHORIZATION NUMBER AEC0111

Haines Borough  
LUTAK DOCK STUDY

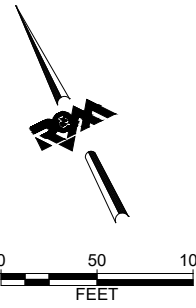


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Plotted 6/3/2021 12:47 PM by Jean Cumlat



① PHASE 3 SITE PLAN  
Scale: 1" = 50'



No.	Description	Date

Drawn By: JVC      Checked By: JCD

Date: JUNE 2021

Phase: PRELIMINARY

Project No: 2898.01

SHEET TITLE: PHASE 3 SITE PLAN

SHEET NO:

C4.0

PROGRESS SET  
NOT FOR  
CONSTRUCTION

**ESTIMATED COST  
HAINES LUTAK DOCK - 2021 SITE PLAN - PHASE 3**


NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$1,786,509	\$1,786,509
2	CONSTRUCTION SURVEY	LS	1	\$50,000	\$50,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,134,884</b>
6	FURNISH NZ-19 SHEET PILING	LF	6,475	\$110	\$712,250
7	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	62	\$2,500	\$155,000
8	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	3,840	\$392	\$1,505,280
9	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	62	\$7,500	\$465,000
10	FURNISH AND INSTALL 200lb ANODES	EA	62	\$1,200	\$74,400
11	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	5,130	\$115	\$589,950
12	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	6,500	\$125	\$812,500
13	FURNISH AND INSTALL SALVAGED BULK FILL	CY	78,600	\$15	\$1,179,000
14	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	7,800	\$22	\$171,600
15	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	1,700	\$28	\$47,600
16	FURNISH AND INSTALL LEVELING COURSE D-1	CY	400	\$44	\$17,600
	<b>SUB TOTAL BULKHEAD</b>				<b>\$5,730,180</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$5,730,180</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$573,018	\$573,018
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$343,811	\$343,811
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$916,829</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$8,781,893  
**25% CONTINGENCY:** \$2,195,473  
**TOTAL:** \$10,977,000

**R&M CONSULTANTS, INC.**  
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 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER: AECC111



*Haines Borough*  
**LUTAK DOCK STUDY**



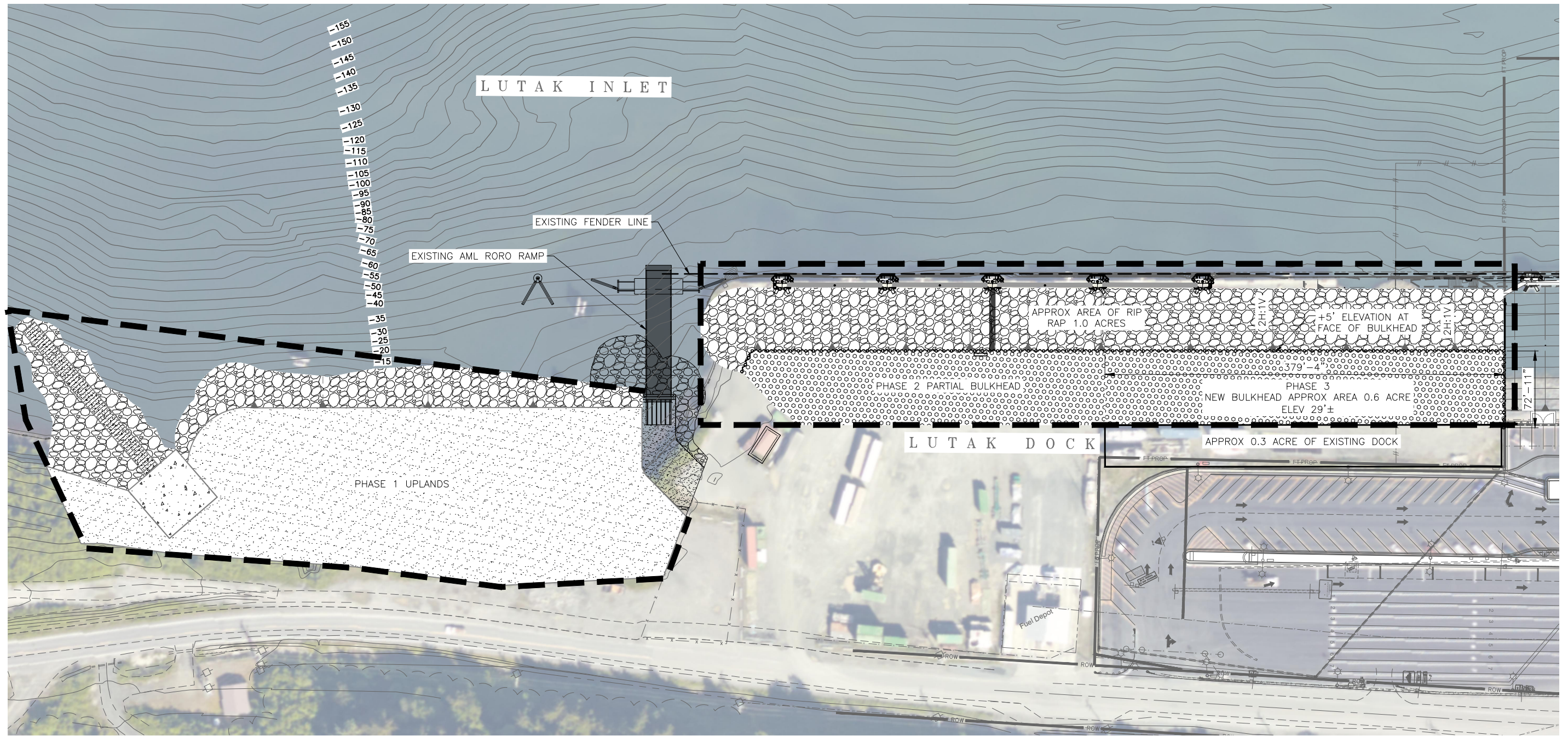
No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: JUNE 2021  
 Phase: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE:  
 COST ESTIMATE 4 - PHASE 1-3  
 SHEET NO:

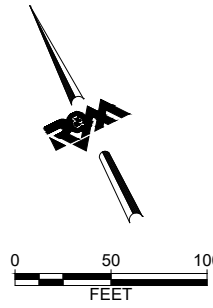
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Plotted 6/3/2021 12:47 PM by Jean Cumlat



1 PHASES 1-3 SITE PLAN  
Scale: 1" = 50'



PROGRESS SET  
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CONSTRUCTION

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CORPORATE AUTHORIZATION NUMBER AECC111

Haines Borough  
LUTAK DOCK STUDY

No.	Description	Date

Drawn By: JVC      Checkd By: JCD  
Date: JUNE 2021  
Phase: PRELIMINARY  
Project No.: 2898.01  
SHEET TITLE: PHASE 1-3 SITE PLAN  
SHEET NO:   
  
C5.0

ESTIMATED COST

HAINES LUTAK DOCK - 2021 SITE PLAN - PHASES 1-3

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,345,442	\$2,345,442
2	CONSTRUCTION SURVEY	LS	1	\$100,000	\$100,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,743,817</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
9	DEMOLISH EXISTING FENDERS	EA	11	\$2,200	\$24,200
10	DEMOLISH EXISTING FENDER PILES	EA	22	\$2,750	\$60,500
11	DEMOLITION OF EXISTING LAUNCH RAMP PLANKS	LS	1	\$25,000	\$25,000
12	EXCAVATION AND DISPOSAL OF EXISTING FILL	CY	72,157	\$17	\$1,226,669
13	DREDGING AND DISPOSAL	CY	34,369	\$26	\$893,594
	<b>SUB TOTAL DEMOLITION</b>				<b>\$2,991,933</b>
14	FURNISH NZ-19 SHEET PILING	LF	12,600	\$110	\$1,386,000
15	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	121	\$2,500	\$302,500
16	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	7,800	\$392	\$3,057,600
17	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	122	\$7,500	\$915,000
18	FURNISH AND INSTALL 200lb ANODES	EA	122	\$1,200	\$146,400
19	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	8,500	\$115	\$977,500
20	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	10,800	\$125	\$1,350,000

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
21	FURNISH AND INSTALL SALVAGED BULK FILL	CY	127,000	\$15	\$1,905,000
22	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	12,900	\$22	\$283,800
23	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	2,800	\$28	\$78,400
24	FURNISH AND INSTALL LEVELING COURSE D-1	CY	650	\$44	\$28,600
	<b>SUB TOTAL BULKHEAD</b>				<b>\$10,430,800</b>
25	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	550	\$748	\$411,400
26	INSTALL 36" DIAMETER X 1" WALL KING PILING IN ROCK SOCKET	EA	5	\$25,000	\$125,000
27	FURNISH 30" DIAMETER X .625" WALL BATTER PILING	LF	1,120	\$392	\$439,040
28	INSTALL 30" DIAMETER X .625" WALL BATTER PILING IN ROCK SOCKET	EA	10	\$25,000	\$250,000
29	FURNISH AND INSTALL FENDER PANEL	EA	5	\$20,000	\$100,000
30	FURNISH 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	LF	360	\$232	\$83,520
31	INSTALL 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	EA	6	\$4,000	\$24,000
32	FURNISH AND INSTALL CATWALKS	LF	475	\$1,250	\$593,750
33	FURNISH AND INSTALL 200lb ANODES	EA	65	\$1,200	\$78,000
	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$2,026,710</b>
34	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	1,220	\$115	\$140,300
35	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	2,735	\$125	\$341,875
36	FURNISH AND INSTALL BULK FILL	CY	25,700	\$15	\$385,500
37	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	1,620	\$22	\$35,640
38	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	3,300	\$28	\$92,400
39	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
	<b>SUB TOTAL NEW UPLAND AREA</b>				<b>\$546,540</b>

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
40	SUBGRADE FOR BOAT LAUNCH RAMP	SF	2,700	\$15	\$40,500
41	FURNISH AND INSTALL CONCRETE PLANKS	CY	150	\$2,000	\$300,000
42	FURNISH AND INSTALL CONCRETE PAD	CY	25	\$1,200	\$30,000
41	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	40	\$115	\$4,600
42	<b>SUB TOTAL NEW LAUNCH RAMP</b>				<b>\$370,500</b>
43	MODIFICATIONS TO FUEL SYSTEM	LS	1	\$50,000	\$50,000
44	FURNISH AND INSTALL LIFE RINGS	EA	5	\$1,320	\$6,600
45	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	5	\$1,320	\$6,600
46	FURNISH AND INSTALL FIRE STANDPIPE	LF	1,000	\$132	\$132,000
47	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$16,908,843</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,690,884	\$1,690,884
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$1,014,531	\$1,014,531
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,705,415</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$22,358,075  
**25% CONTINGENCY:** \$5,589,519  
**TOTAL:** \$27,948,000

**PROGRESS SET NOT FOR CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
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 CORPORATE AUTHORIZATION NUMBER AEC111

*Haines Borough*  
**LUTAK DOCK STUDY**

No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: JUNE 2021  
 Project: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE:  
 COST ESTIMATE 5 - PHASE 1-3

SHEET NO:  
**C5.1**

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# LUTAK DOCK

## DESIGN & DEVELOPMENT CONCEPTS

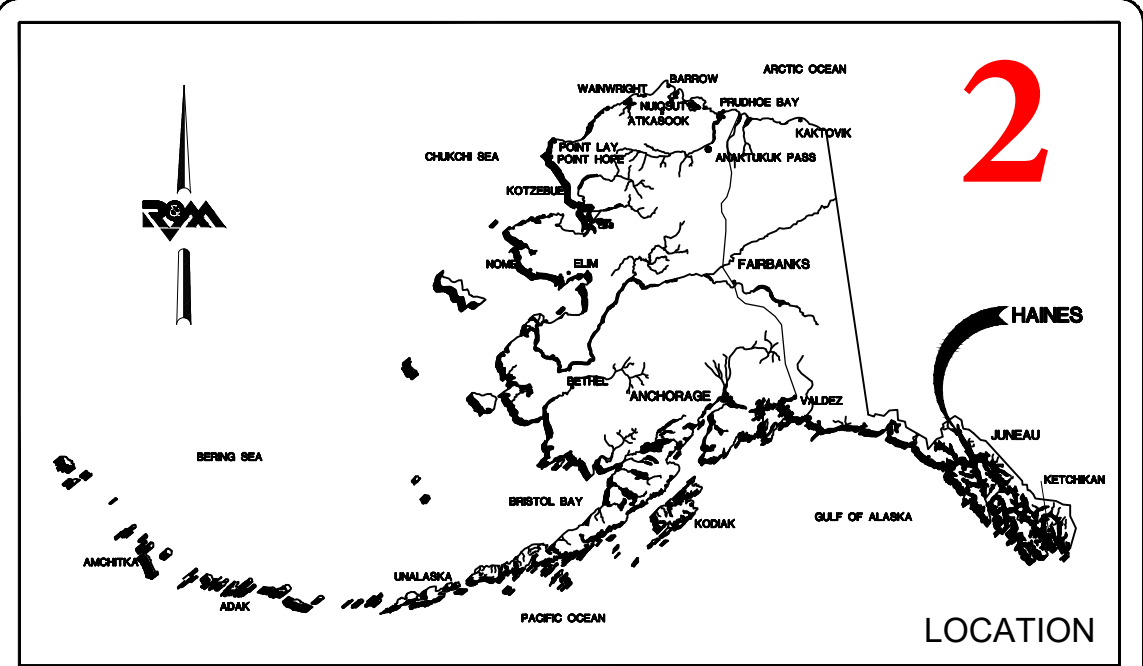
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### FEBRUARY 2022

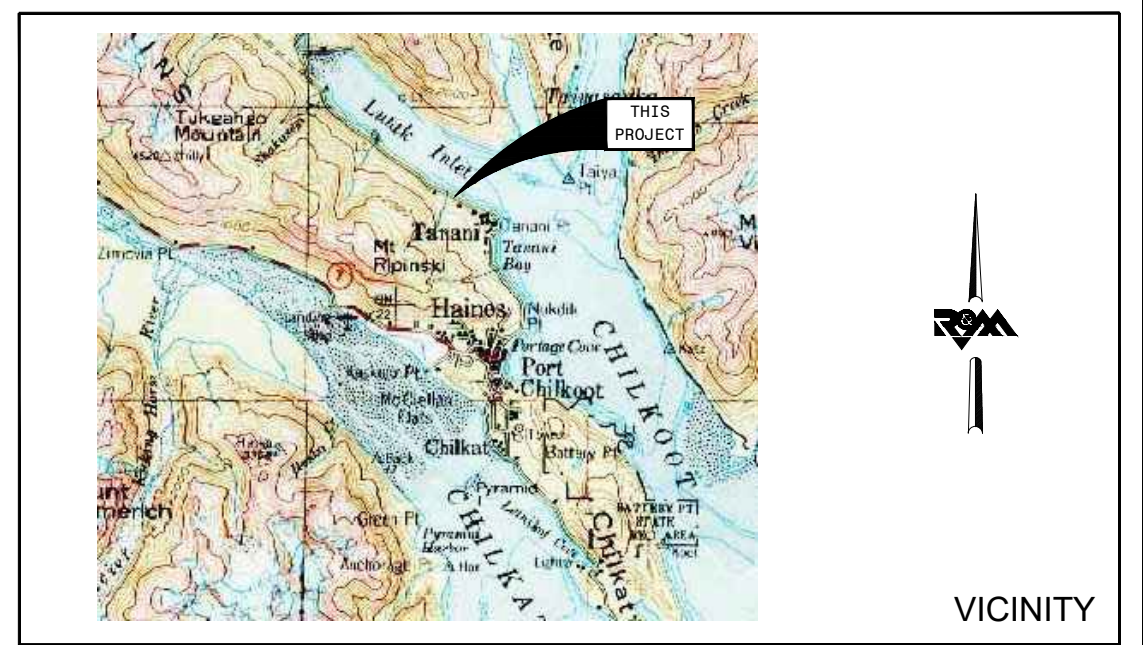
Mayor  
Douglas Olerud  
Director of Public Facilities  
Ed Coffland  
Harbormaster  
Shawn Bell



Designed By:



LOCATION



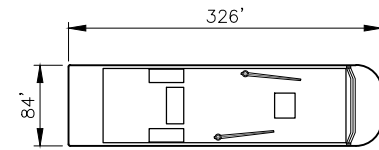
VICINITY

#### INDEX OF DRAWINGS

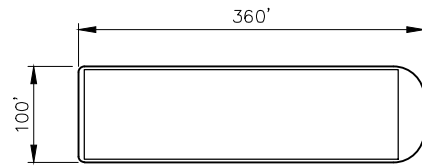
SHT	TITLE
G1.0	COVER
G2.0	DESIGN VESSELS AND VEHICLES
G3.0	EXISTING SITE PLAN
G3.1	EXISTING WHARF DETAILS
C1.0	PHASE 1-3 SITE PLAN
C1.1	COST ESTIMATE FOR PHASE 1-3
S1.0	PILE DOCK PLAN AND ELEVATION

# 2/2022 Plans

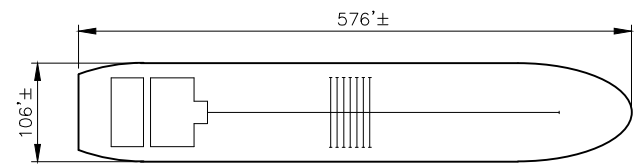
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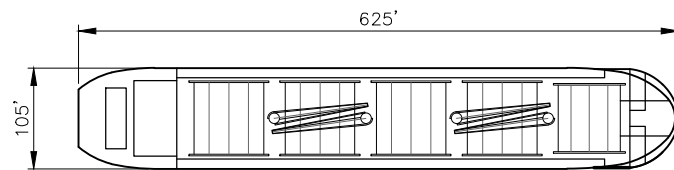
**FUEL BARGE**  
1.) MAXIMUM DRAFT: 19'  
2.) DISPLACEMENT: 15,000 SHORT TON



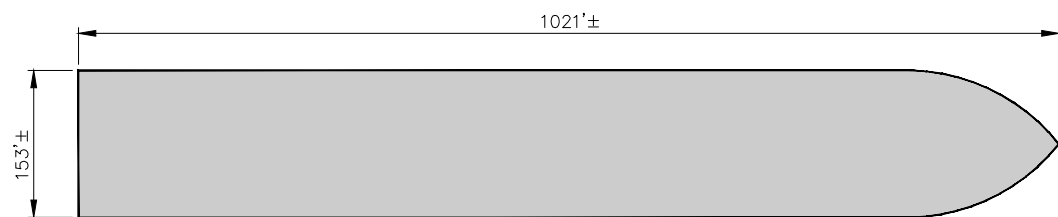
**CARGO BARGE**  
1.) MAXIMUM DRAFT: 22'  
2.) DISPLACEMENT: 23,000 SHORT TON



**HMI CAPE LOOKOUT SHOALS (BULK TANKER)**  
1.) MAXIMUM DRAFT: 37'  
2.) DISPLACEMENT: 54,000 SHORT TON

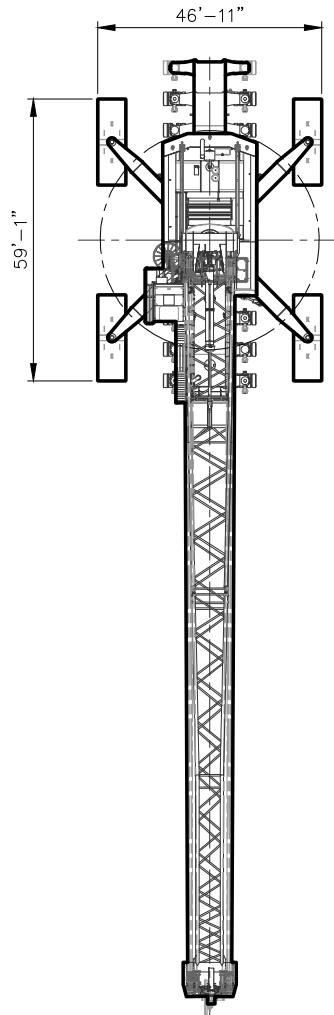


**HANDY MAX (BULK CARGO)**  
1.) MAXIMUM DRAFT: 40'  
2.) DISPLACEMENT: 40,000-50,000 SHORT TON

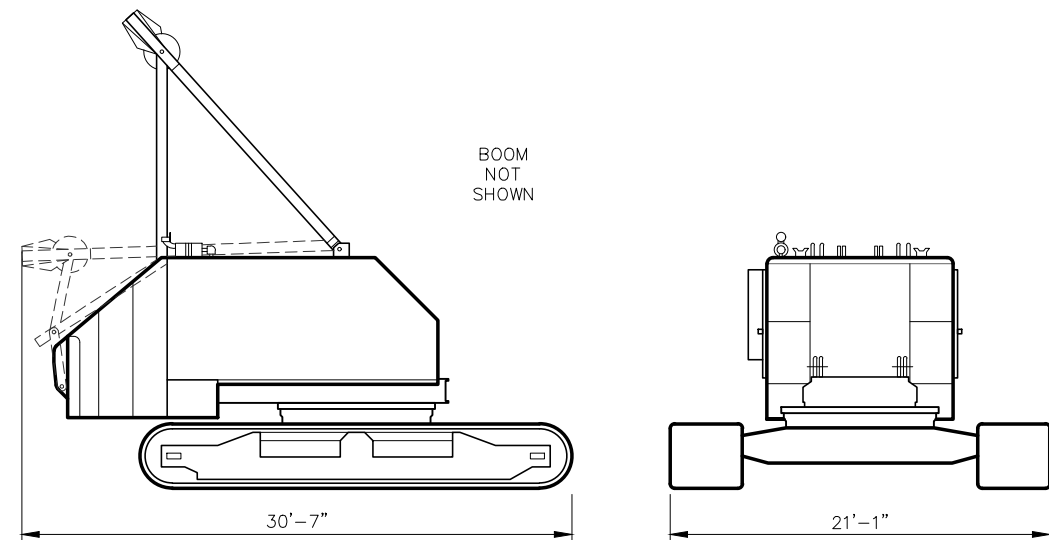


**PASSENGER CRUISE LINER**  
1.) MAXIMUM DRAFT: 29'  
2.) DISPLACEMENT: 64,474 SHORT TON

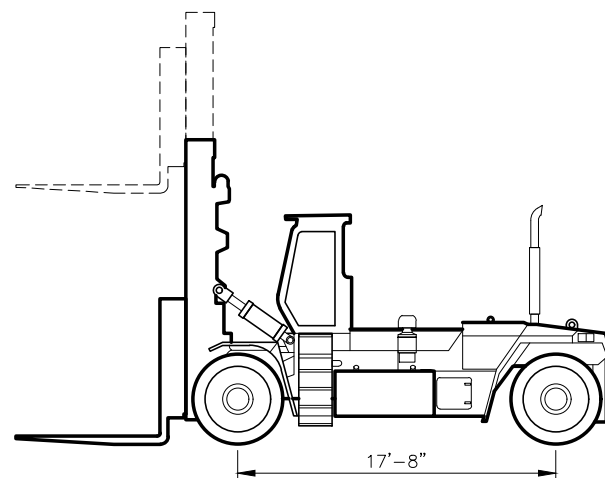
**1 DESIGN VESSELS**  
Scale: 1:100



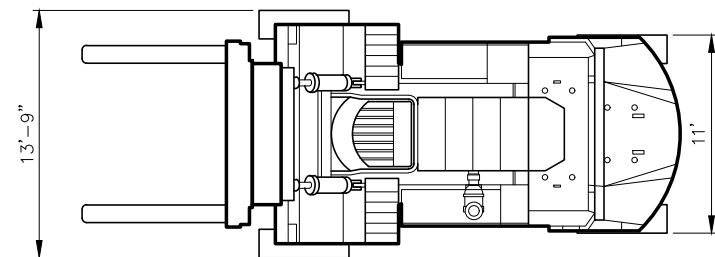
**2 LHM 420 - MOBILE HARBOR CRANE**  
Scale: 1/16" = 1'-0"



**3 MANITOWOC 4000 W**  
Scale: 1/4" = 1'-0"



**4 HYSTER H800-1050HD/S FORKLIFT**  
Scale: 3/16" = 1'-0"



**PROGRESS SET  
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CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
9101 Vanguard Drive  
Anchorage, Alaska 99507  
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phone: 907.522.1707 • fax: 907.522.3403  
CORPORATE AUTHORIZATION NUMBER AEGC111

**Haines Borough**  
LUTAK DOCK STUDY



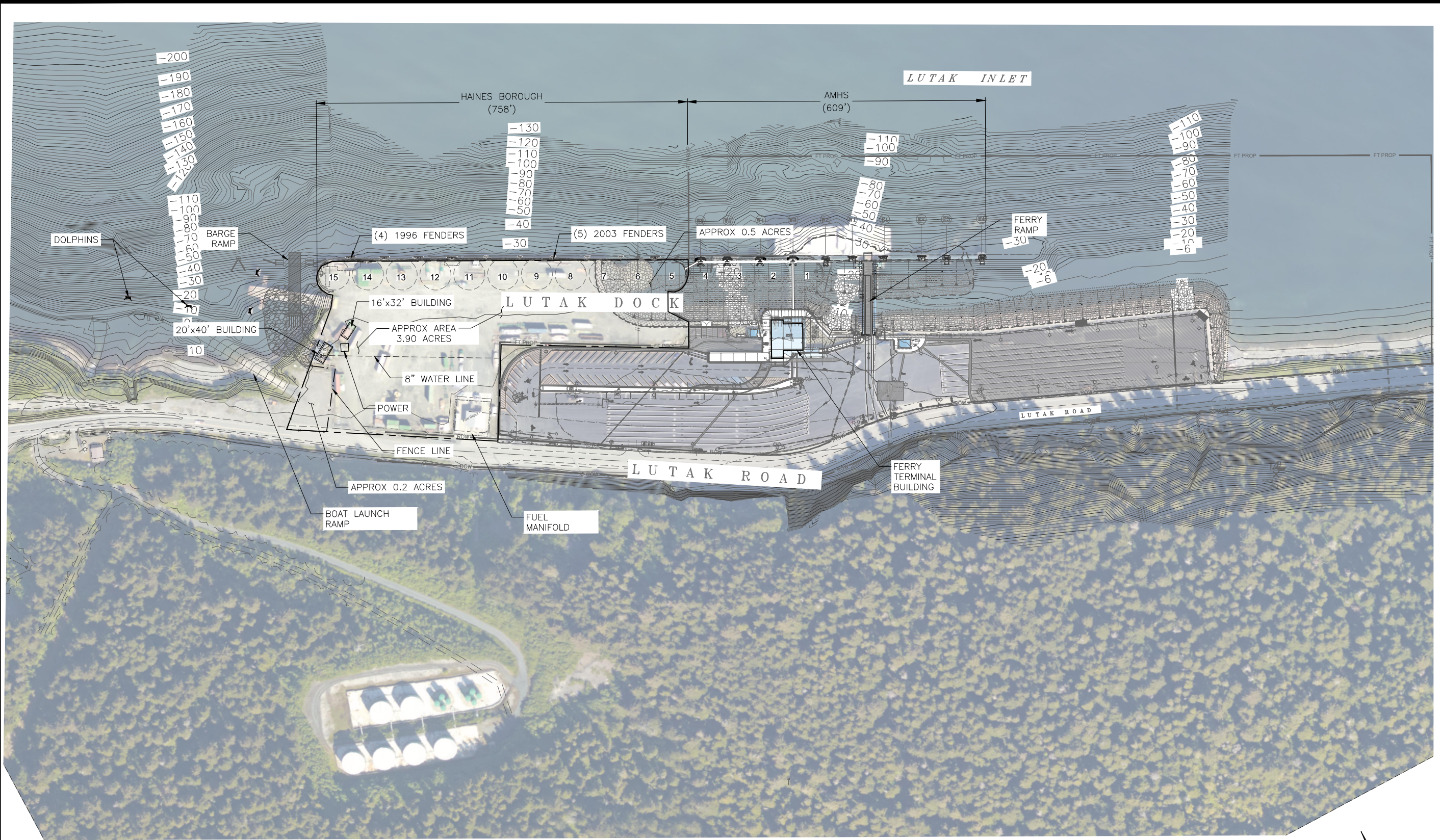
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Date: FEBRUARY 2022  
Type: PRELIMINARY  
Project No: 2898.01  
SHEET TITLE:  
**DESIGN VESSELS AND VEHICLES**

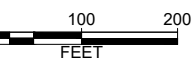
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**G2.0**

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 Plotted 2/8/2022 2:35 PM by Jean Cumlat




**1 EXISTING SITE PLAN**  
 Scale: 1" = 100'



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 9101 Vanquard Drive  
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 CORPORATE AUTHORIZATION NUMBER: AEGC111

*Haines Borough*  
**LUTAK DOCK STUDY**



No.	Description	Date

Drawn by: JVC      Check by: JCD  
 Date: FEBRUARY 2022  
 Phase: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE: EXISTING SITE PLAN

SHEET NO:  
**G3.0**

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Haines Borough  
LUTAK DOCK STUDY

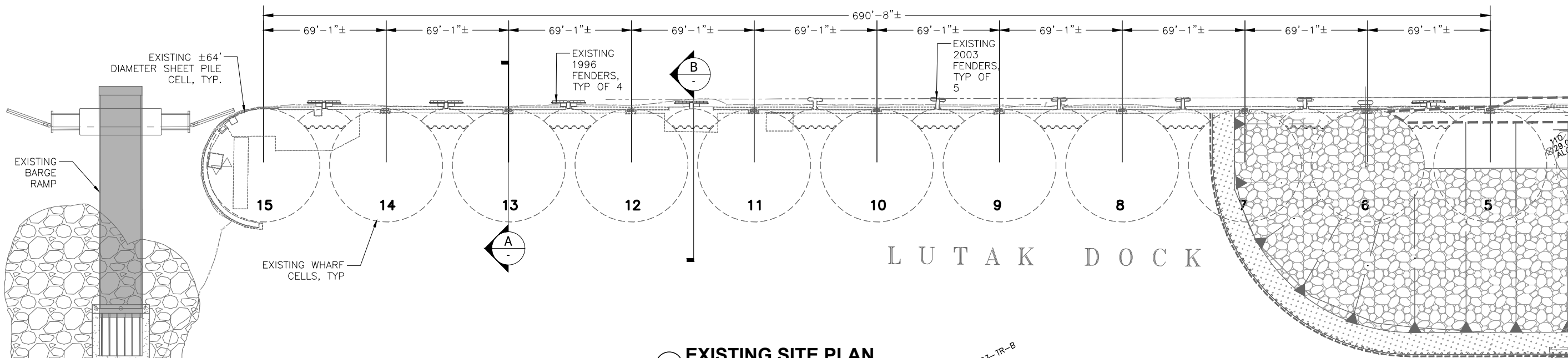
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Drawn by: JVC    Checked by: JCD

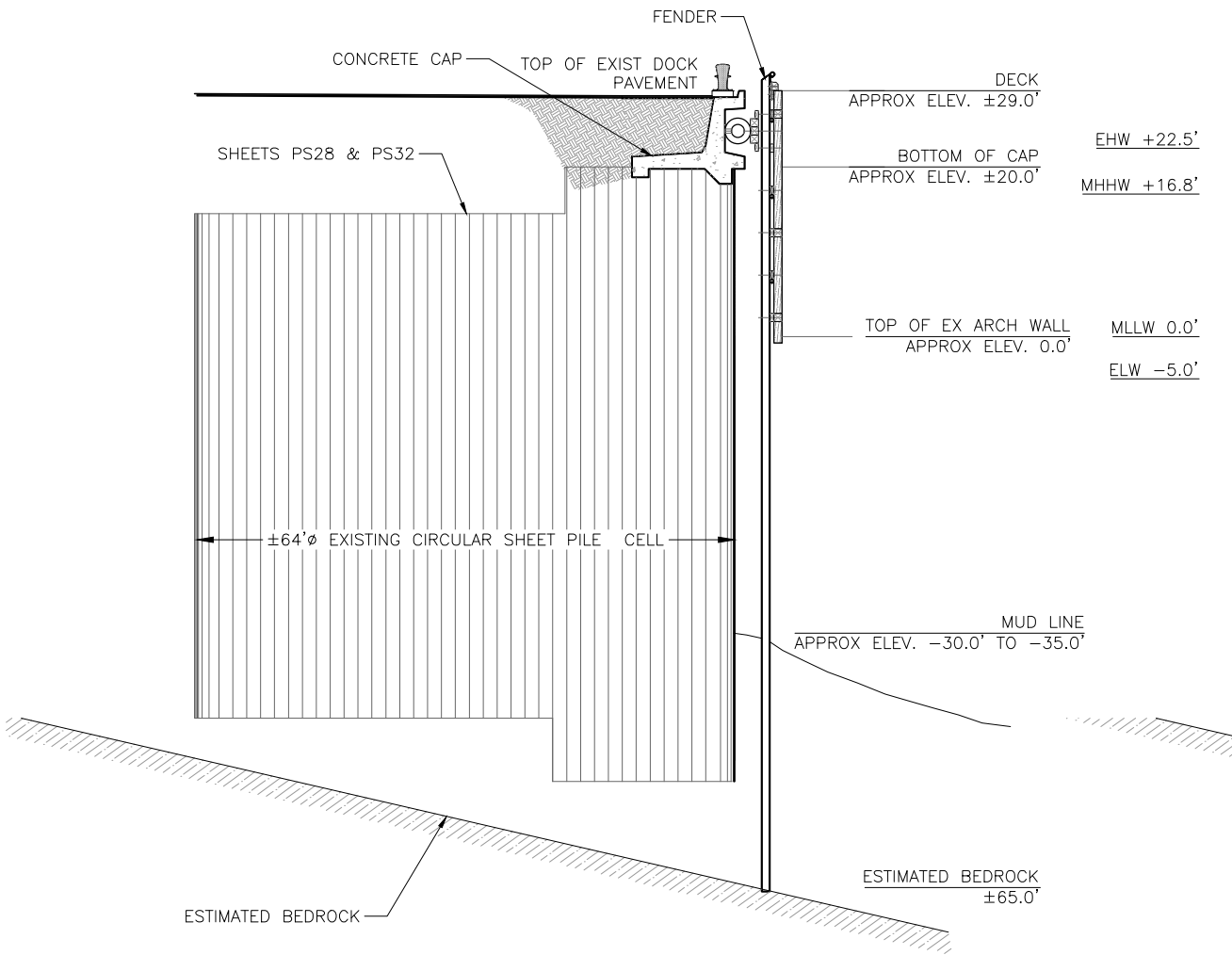
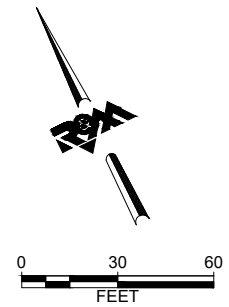
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Project No: 2898.01  
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SHEET NO:

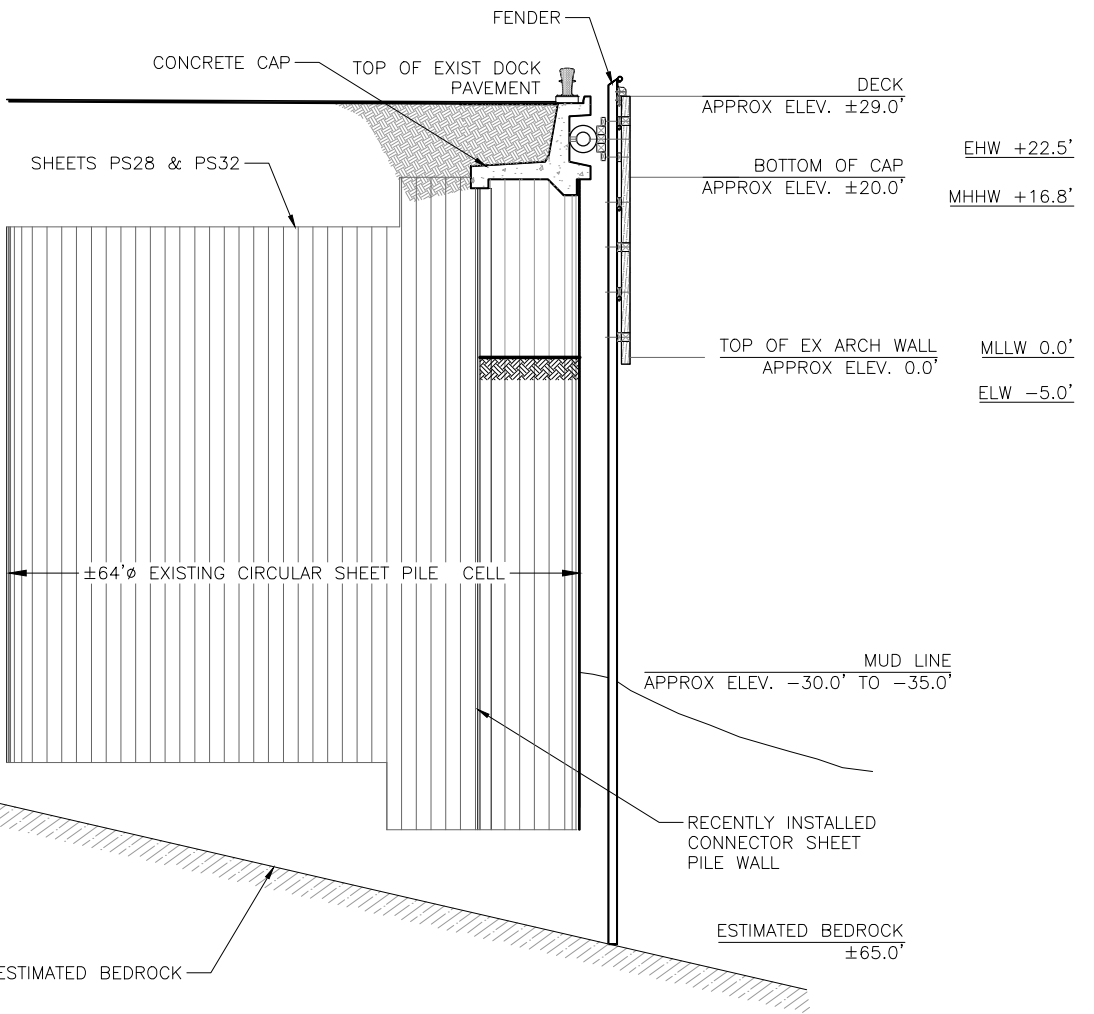
**G3.1**



1 EXISTING SITE PLAN  
Scale: 1" = 30'



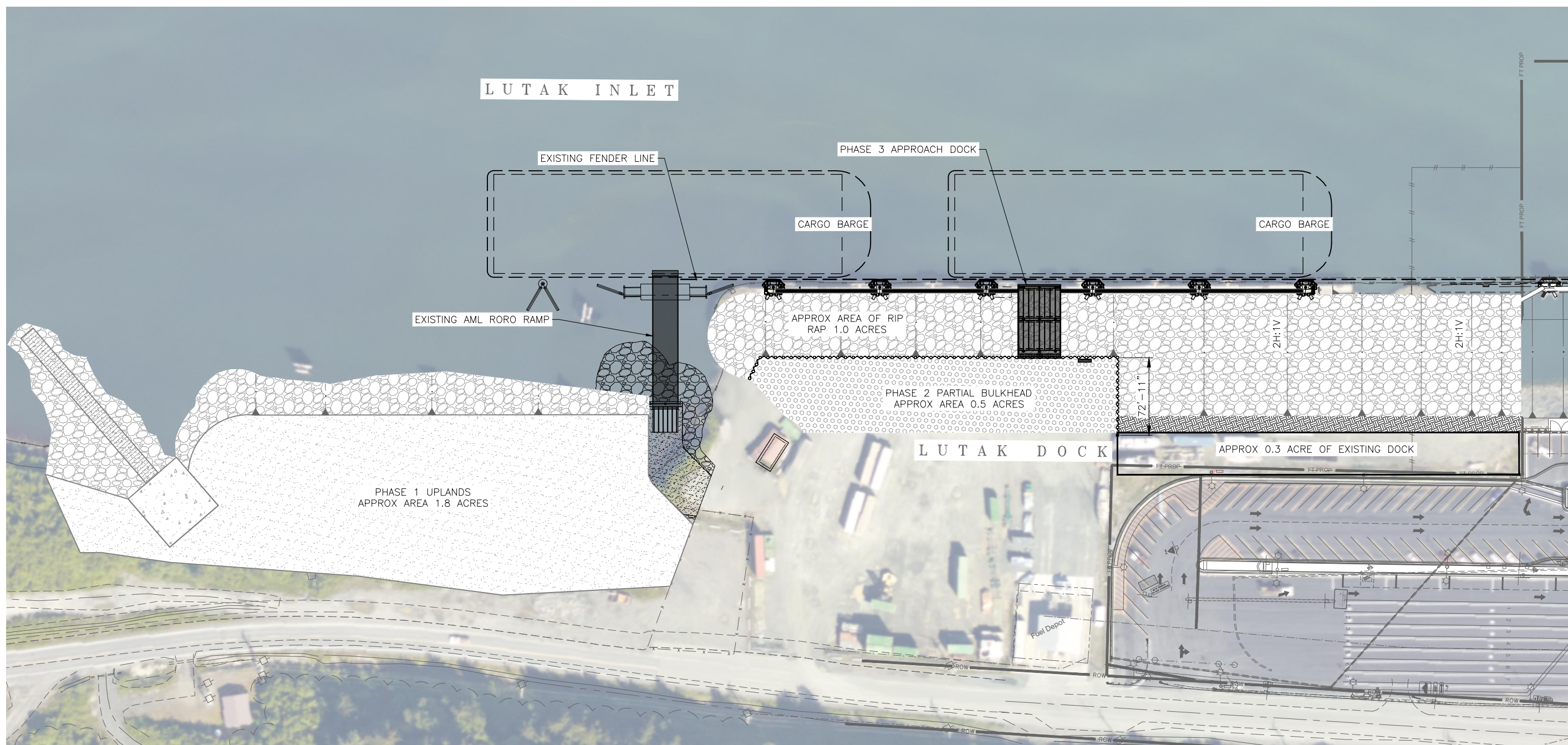
A EXISTING WHARF AT CENTER OF CELL  
Scale: 3/32" = 1'-0"



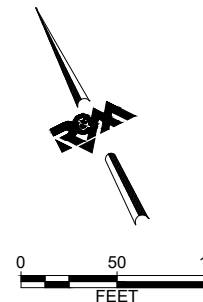
B EXISTING WHARF SECTION AT CLOSURE ARC  
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Plotted 2/8/2022 2:36 PM by Jean Cumlat





① PHASES 1-3 SITE PLAN  
Scale: 1" = 50'



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Haines Borough  
LUTAK DOCK STUDY

No.	Description	Date

Drawn by: JVC      Checked by: JCD  
Date: FEBRUARY 2022  
Phase: PRELIMINARY  
Project No.: 2898.01  
SHEET TITLE: PHASE 1-3 SITE PLAN  
SHEET NO:

C1.0

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2022 SITE PLAN - PHASES 1-3**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	MOB AND DEMOB (5% CONSTRUCTION + BARGE)	LS	1	\$2,254,208	\$2,254,208
2	CONSTRUCTION SURVEY	LS	1	\$75,000	\$75,000
3	PROTECTED SPECIES OBSERVER	LS	1	\$132,000	\$132,000
4	EROSION AND POLLUTION CONTROL	LS	1	\$34,375	\$34,375
5	SILT CURTAIN - BOOM	LS	1	\$132,000	\$132,000
	<b>SUB TOTAL MOB AND DEMOB</b>				<b>\$2,627,583</b>
6	DEMOLITION OF PILE CAPS AND MISC STRUCTURE	LF	770	\$561	\$431,970
7	DEMOLITION OF EXISTING DOLPHINS	LS	1	\$55,000	\$55,000
8	DEMOLITION OF CLOSURE ARCS	EA	10	\$27,500	\$275,000
9	DEMOLISH EXISTING FENDERS	EA	11	\$2,200	\$24,200
10	DEMOLISH EXISTING FENDER PILES	EA	22	\$2,750	\$60,500
11	DEMOLITION OF EXISTING LAUNCH RAMP PLANKS	LS	1	\$25,000	\$25,000
12	EXCAVATION AND DISPOSAL OF EXISTING FILL	CY	72,157	\$17	\$1,226,669
13	DREDGING AND DISPOSAL	CY	34,369	\$26	\$893,594
	<b>SUB TOTAL DEMOLITION</b>				<b>\$2,991,933</b>
14	FURNISH NZ-19 SHEET PILING	LF	6,160	\$123	\$757,680
15	INSTALL NZ-19 SHEET PILING, PER PAIR	EA	59	\$2,500	\$147,500
16	FURNISH 30" DIAMETER x 5/8" WALL KING PILING	LF	3,840	\$235	\$902,400
17	INSTALL 30" DIAMETER x 5/8" WALL KING PILING	EA	60	\$7,500	\$450,000
18	FURNISH AND INSTALL 200lb ANODES	EA	60	\$1,200	\$72,000
19	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	9,510	\$115	\$1,093,650
20	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	12,050	\$125	\$1,506,250

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - DESIGN FIELD WORK**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	DESIGN UPLAND SURVEY	LS	1	\$60,500	\$60,500
B	DESIGN HYDROGRAPHIC SURVEY	LS	1	\$22,000	\$22,000
C	DESIGN GEOTECH PROGRAM	LS	1	\$175,000	\$175,000

**TOTAL CONSTRUCTION COST:** \$257,500  
**25% CONTINGENCY:** \$64,375  
**TOTAL:** \$322,000

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
21	FURNISH AND INSTALL SALVAGED BULK FILL	CY	97,500	\$15	\$1,462,500
22	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	14,500	\$22	\$319,000
23	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	2,170	\$28	\$60,760
24	FURNISH AND INSTALL LEVELING COURSE D-1	CY	480	\$44	\$21,120
	<b>SUB TOTAL BULKHEAD</b>				<b>\$6,792,860</b>
25	FURNISH 30" DIAMETER x 80' LONG PIPE PILES	LF	774	\$235	\$181,890
26	INSTALL 30" DIAMETER PILING IN ROCK SOCKET	EA	9	\$25,000	\$225,000
27	FURNISH AND INSTALL GRATE / EXPANSION JOINT	LF	40	\$750	\$30,000
28	FURNISH AND INSTALL CONCRETE GRADE BEAM	LF	40	\$1,500	\$60,000
29	FURNISH AND INSTALL PLATFORM DOCK ABUTMENT PILE CAP	LF	40	\$2,000	\$80,000
30	FURNISH AND INSTALL DOCK PILE CAPS	LF	40	\$1,500	\$60,000
31	FURNISH AND INSTALL DECK PANELS	SF	2,240	\$250	\$560,000
32	FURNISH AND INSTALL FACE BEAM	LF	40	\$3,000	\$120,000
33	FURNISH AND INSTALL BOLLARDS	EA	2	\$10,000	\$20,000
34	FURNISH AND INSTALL LIFE RINGS	EA	1	\$1,500	\$1,500
35	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	1	\$1,500	\$1,500
36	FURNISH AND INSTALL 150# ANODES	EA	36	\$1,500	\$54,000
37	FURNISH AND INSTALL STEEL BULLRAIL	LF	170	\$75	\$12,750
	<b>SUB TOTAL APPROACH DOCK</b>				<b>\$1,406,640</b>
38	FURNISH 36" DIAMETER X 1" WALL KING PILING	LF	660	\$450	\$297,000
39	INSTALL 36" DIAMETER X 1" WALL KING PILING IN ROCK SOCKET	EA	6	\$25,000	\$150,000
40	FURNISH 30" DIAMETER X .625" WALL BATTER PILING	LF	1,400	\$235	\$329,000

**ESTIMATED COST**

**HAINES LUTAK DOCK - 2021 SITE PLAN - PERMITTING**

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
A	PERMITTING CLEAN WATER ACT SECTION 10 AND 404	LS	1	\$22,000	\$22,000
B	PERMITTING NMFS IHA	LS	1	\$88,000	\$88,000
C	PERMITTING NEPA	LS	1	\$110,000	\$110,000

**TOTAL PERMITTING COST:** \$220,000  
**25% CONTINGENCY:** \$55,000  
**TOTAL:** \$275,000

NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
41	INSTALL 30" DIAMETER X .625" WALL BATTER PILING IN ROCK SOCKET	EA	12	\$25,000	\$300,000
42	FURNISH AND INSTALL FENDER PANEL	EA	6	\$20,000	\$120,000
43	FURNISH 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	LF	420	\$140	\$58,800
44	INSTALL 18" DIAMETER CATWALK SUPPORT AND ABUTMENT PILING	EA	5	\$4,000	\$20,000
45	FURNISH AND INSTALL CATWALKS	LF	475	\$1,250	\$593,750
46	FURNISH AND INSTALL 200lb ANODES	EA	65	\$1,200	\$78,000
	<b>SUB TOTAL DOLPHINS AND CATWALKS</b>				<b>\$1,946,550</b>
47	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	1,220	\$115	\$140,300
48	FURNISH AND INSTALL CLASS IV RIP RAP SLOPE PROTECTION	CY	2,735	\$125	\$341,875
49	FURNISH AND INSTALL BULK FILL	CY	25,700	\$15	\$385,500
50	FURNISH AND INSTALL SELECT MATERIAL TYPE A	CY	1,620	\$22	\$35,640
51	FURNISH AND INSTALL SUBBASE GRADING TYPE B	CY	3,300	\$28	\$92,400
52	FURNISH AND INSTALL LEVELING COURSE D-1	CY	750	\$44	\$33,000
	<b>SUB TOTAL NEW UPLAND AREA</b>				<b>\$1,028,715</b>
53	SUBGRADE FOR BOAT LAUNCH RAMP	SF	2,700	\$15	\$40,500
54	FURNISH AND INSTALL CONCRETE PLANKS	CY	150	\$2,000	\$300,000
55	FURNISH AND INSTALL CONCRETE PAD	CY	25	\$1,200	\$30,000
56	FURNISH AND INSTALL CLASS I RIP RAP SLOPE PROTECTION	CY	40	\$115	\$4,600
	<b>SUB TOTAL NEW LAUNCH RAMP</b>				<b>\$375,100</b>
58	MODIFICATIONS TO FUEL SYSTEM	LS	1	\$50,000	\$50,000
59	FURNISH AND INSTALL LIFE RINGS	EA	5	\$1,320	\$6,600


NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
60	FURNISH AND INSTALL FIRE EXTINGUISHERS	EA	5	\$1,320	\$6,600
61	FURNISH AND INSTALL FIRE STANDPIPE	LF	1,000	\$132	\$132,000
62	ELECTRICAL AND LIGHTING	LS	1	\$347,160	\$347,160
	<b>SUB TOTAL MISC CONSTRUCTION</b>				<b>\$542,360</b>
	<b>TOTAL CONSTRUCTION</b>				<b>\$15,084,158</b>
A	DESIGN (10% OF CONSTRUCTION)	LS	1	\$1,508,416	\$1,508,416
B	CONSTRUCTION ADMINISTRATION (6% OF CONSTRUCTION)	LS	1	\$905,049	\$905,049
	<b>SUB TOTAL ENGINEERING AND ADMIN</b>				<b>\$2,413,465</b>

**TOTAL CONSTRUCTION & ENGINEERING COST:** \$20,125,206  
**25% CONTINGENCY:** \$5,031,302  
**TOTAL:** \$25,157,000

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**R&M CONSULTANTS, INC.**  
 9101 Vanquard Drive  
 Anchorage, Alaska 99507  
 rmconsult.com • email@rmconsult.com  
 phone: 907.522.1707 • fax: 907.522.3403  
 CORPORATE AUTHORIZATION NUMBER AECG111

**Haines Borough**  
 LUTAK DOCK STUDY



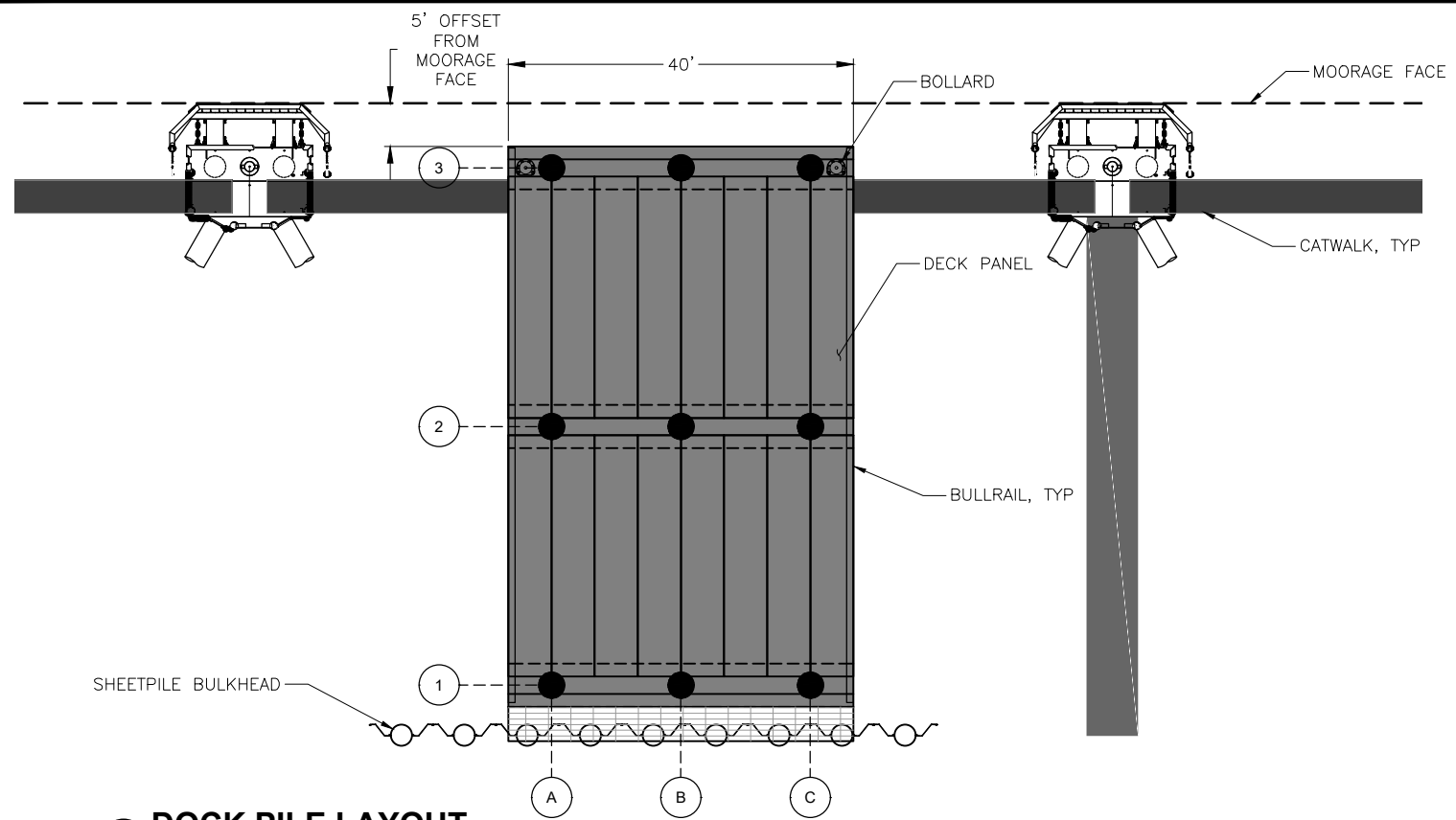
No.	Description	Date

Drawn by: JVC      Checked by: JCD  
 Date: FEBRUARY 2022  
 Title: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE:  
 COST ESTIMATE FOR PHASE 1-3

SHEET NO:  
**C1.1**

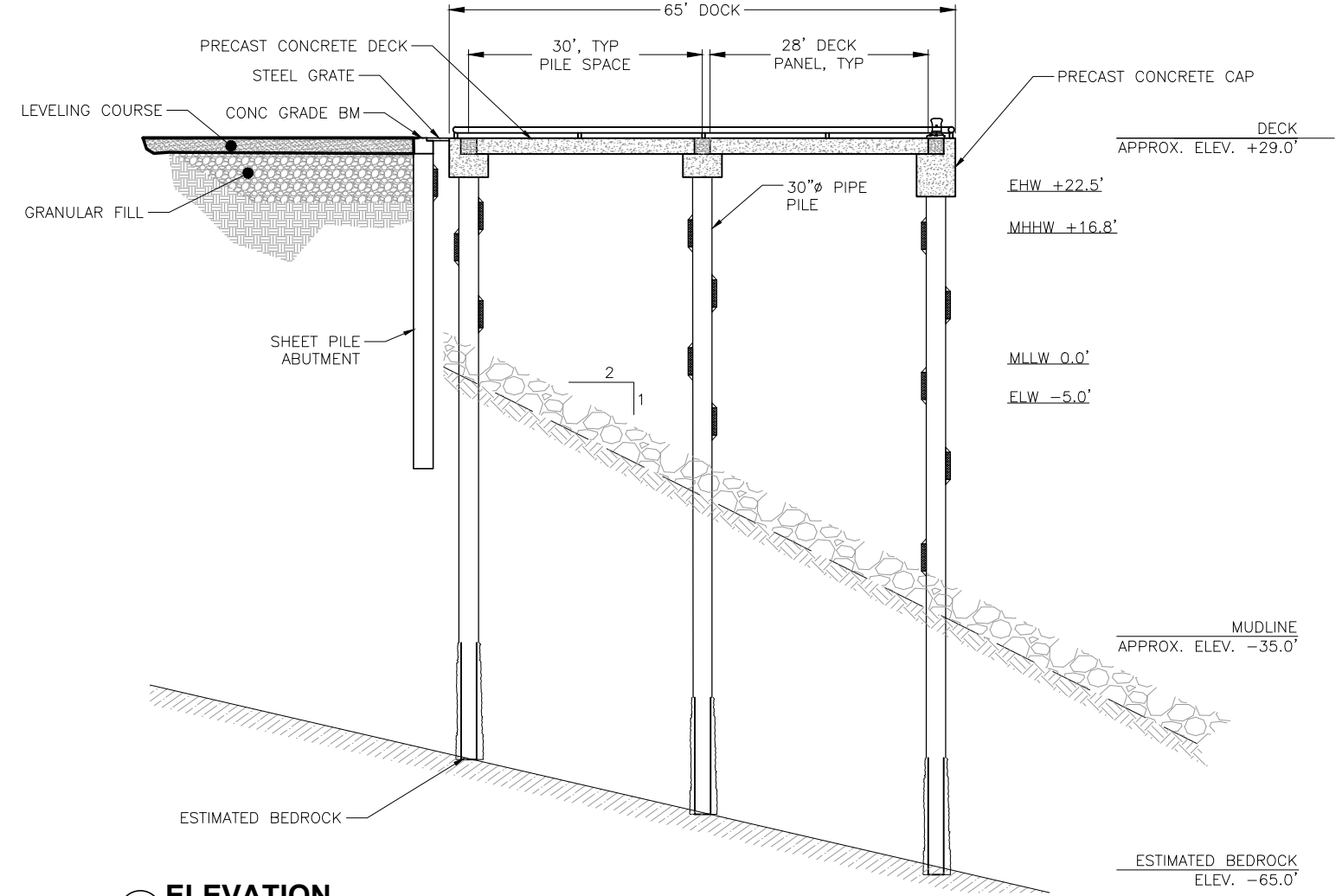
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 Plotted 2/8/2022 2:41 PM by Jean Cumlat



1 DOCK PILE LAYOUT

Scale: 3/32" = 1'-0"



2 ELEVATION

Scale: 3/32" = 1'-0"

PROGRESS SET  
NOT FOR  
CONSTRUCTION

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 9101 Vanguard Drive  
 Anchorage, Alaska 99507  
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 CORPORATE AUTHORIZATION NUMBER AECC111

*Haines Borough*  
 LUTAK DOCK STUDY

No.	Description	Date

Drawn By: JVC      Checked By: JCD  
 Date: FEBRUARY 2022  
 Phase: PRELIMINARY  
 Project No: 2898.01  
 SHEET TITLE:  
 PILE DOCK PLAN AND ELEVATION

SHEET NO:  
**S1.0**