

Questions and Answers - Lutak Dock Replacement Project

The following are questions prior to the February 8th townhall and February 9th Planning Commission meeting:

- Isn't 2024 a self-imposed deadline? Doesn't the Borough have until 2029 to finalize dock construction? **There are two deadlines for the RAISE grant. Per MARAD, the project must be fully defined by September 30, 2024. This means in the Borough's process, that the Assembly has accepted the project at 95% design by September 30, 2024. Then, we have until September 30, 2029 to expend all of the federal dollars allocated to the project (\$20.0 million).**
- Is the Borough on the hook for the \$5.6 million in addition to the federal \$20.0 million RAISE grant? **The Borough received \$3.2 million from the State of Alaska in 2022 to finalize the match requirement of this project. The Borough had already set aside \$2.4 million from the Lutak Dock Enterprise Fund (paid for by users of the dock).**
- Are current user fees enough to pay for future maintenance? **The Ports and Harbors Committee is reviewing the port tariff schedule and this will be one of the considerations. The expectation is that the maintenance costs will be less than they are now, due to new construction. It will be incumbent on the Borough to ensure needed maintenance is accomplished over time.**

The following are questions from the November 3, 2022 Ports and Harbors Advisory meeting:

- *Has the Turnagain proposal been presented to the Alaska Marine Highway System for comment on any possible problems with ferry docking due to the Lutak dock face being pushed seaward 10-15 feet? What does AML think about the need to reorient the RORO freight barge dock to accommodate the rebuilt Lutak dock?*
Details on how this will look and how much, if at all, there will be any impact to the AMHS have not been flushed out yet. Turnagain and the Haines Borough are committed to engaging with all the users of the Dock to mitigate disruptions to their operations. All users will have ample time to comment on the design during the public engagement and design process.
- *R&M's estimate for the borough's expected Lutak Dock maintenance costs in the Raise grant BCA calculate to be \$3.75M every 10 years. Has Turnagain*

presented maintenance cost estimates for their new design,? No, this will be a part of the final design process. How does the borough plan to pay for millions of dollars in maintenance costs if user fees don't cover the costs? Lutak Dock is an Enterprise fund that requires user fees to cover the costs of routine maintenance of the facility. If there is a deficit, the Haines Borough has the ability to raise user fees to cover costs.

- *If contamination is found within or near the dock, how does that affect design plans and building schedules? Is Turnagain going to test for contaminated soils in the dock? How, exactly, will encapsulation prevent the leaching of contaminants below the new dock face and into the marine environment? If moderate levels of contamination are discovered inside the dock fill it is not expected that the design or schedule would be impacted. Turnagain will hire a testing firm to sample and analyze the soil for contamination. A specific mitigation plan will be developed if contaminants are discovered. Through the introduction of a new steel curtain and clean compacted fill, the Turnagain plan reduces the ability for sediments, clean or contaminated, to enter the waters of the United States*
- *The tie-backs will be attached to "pre-cast anchors behind existing cells." To what will the pre-cast anchors be attached given that there may be structural problems with the existing cells? R&M's design called for demolishing the existing cells due to poor-quality fill. Why does Turnagain think they can do what R&M could not?*

It is anticipated that the tie-back anchors will be secured to pre-cast concrete dead men. Turnagain will compact the existing fill to eliminate voids and settlement. During the compaction effort, high-quality structural fill will be used to fill the voids created by probing. The compaction plan will be designed and performed under the supervision of a qualified professional engineer.

The following are questions posted to the Lynn Canal Conservation website regarding Lutak Dock Replacement Project.

- *What are the maintenance costs associated with Turnagain's new design?*

Maintenance costs for the Lutak Dock have not been determined; this will be a part of the discussions between the Haines Borough and the Design Build Team as a part of design process.

- *The steel pilings Turnagain's using for the new wall aren't galvanized. Sacrificial anodes will be the primary corrosion protection system. How long can we expect those to last, and how expensive are they to replace?*

The steel pilings will not be raw steel, exposed to corrosion, but will be galvanized or epoxy coated and expected to last 7-15 years which will be the primary corrosion protection system. The anodes are secondary corrosion protection. They will delay corrosion for an additional 15- 20 years, depending on size and number before they need a replacement; however, the actual costs and the number of anodes utilized will be determined during the design process.

- *What do the dock's current two customers, Alaska Marine Lines (AML) and Alaska Marine Highway System think about Turnagain's new design, which would push the dock face out, potentially interfering with ferry operations and forcing the relocation of AML's new RO/RO?*

Details on how this will look and how much, if at all, there will be any impact to the AMHS or the Alaska Marine Lines have not been flushed out yet. Turnagain and the Haines Borough are committed to engaging with all the users and neighbors of the Dock to mitigate disruptions to their operations. All users will have ample time to comment on the design during the public engagement and design process.

- *Why has Turnagain said that the drop-dead deadline for completion of this project is December 2024? That's not the grant deadline, so who's deadline is it?*

December 2024 was the soft target date utilized for the RFP and RFQ Process. It is important to note that the RAISE Grant award documents will have a period of execution once the grant is obligated, but grant documents have not been created yet. The NEPA process and Permitting must be completed before this can take place. According to the NOFO for FY 21 Raise Grant, grant funds must be fully obligated by September 30, 2024, and all grant funds must be expended by September 30, 2029. The Lutak Dock Replacement Project timeline anticipates project completion well ahead of federal deadlines.

- *Why wasn't the Lutak Dock listed as critical infrastructure in the HB's 2009 or 2015 Hazard Mitigation Plan?*

While we can't speak to the previous documents, Lutak Dock is listed as a critical infrastructure in the 2022 HMP on page 80. The State of Alaska Hazard Mitigation Plan considers all ports and harbors to be critical.

- *The Borough's RAISE grant application lists key contributors, including Constantine Metal Resources. Who are the stakeholders of this project?*

A stakeholder is one that has a stake in an enterprise, and is involved in or affected by a course of action. All community members are stakeholders but so are specific users of the dock itself.

- *Are electrical costs included in Turnagain's cost estimate?* **Yes**