

Memorandum

To: Steve Giesbrecht, Borough Manager
From: Glo Wollen, Harbormaster
Date: 2/25/2014
Re: Drive Down Bulkhead

At the February Harbor Board meeting discussion occurred concerning moving forward with the construction of a portion of the originally conceptually designed 350 foot Bulkhead and adding it back into the recently awarded Drive Down Facility Project. The Harbor Board voted by unanimous consent to request the Assembly approve a change order inserting the engineering and construction of 120 feet of a Bulkhead located at Drive Down upland staging area into the ongoing project.

Attached is the original Concept No. 5 Site Plan with the 350 foot Sheet Pile Bulkhead listed as Phase 3 as well as a conceptual scaled down version of a 120 foot Bulkhead along with an engineer's cost estimate. The size and scope of this smaller version is in-line with the amount of funding available (\$1.9 million) given to the City of Petersburg in three Legislative Grants totaling \$10.8 million for construction of the Petersburg Drive Down Facility. To date, approximately \$1.1 million has been spent in contract with PND Engineers Inc. for design, engineering, construction admin and inspection and \$7.8 million was awarded to Tamico Inc. for work that includes AFS Dock demo and construction of a staging area, approach dock, transfer bridge and drive down float.

The Harbor Board and staff realize there are savings to the Borough that could occur by advancing this phase of the project now rather than postponing to garner more funding to build the entire 350 foot Bulkhead sometime in the future. These savings include that by installing the sheetpile early on about 1,200 CY of armor rock can be eliminated during the initial construction of the staging area at a savings of around \$40,000. Another \$55,000 of the mobilization/demobilization costs of line item #1 of the attached bulkhead conceptual estimate could also be saved through a change order.

It is the Harbor Board and my position, that even though reduced in scope and scale, this bulkhead is an economically critical part to the Drive Down Facility overall design. This bulkhead will allow a portion of our fleet to use the staging area for storage of equipment too large and cumbersome to transit the highway. Last year's failure to purchase Reid's Marine Property for future storage requirements combined with knowledge of Piston and Rudder's plans of growing their facility and ultimate need to absorb the existing Borough marine storage area causes the Board and staff to realize the necessity for moving forward on this project. Numerous examples of early conceptual designs and cost estimates have not been included in this request but I can certainly make them available for you to look through as needed.

In 1994 when planning began for the Petersburg Drive Down Facility through to the current Concept 5 Plan a bulkhead loading/unloading dock has been part of the overall site design. In the late 90's when discussion of placement of a community cold storage facility occurred, the location it now sits on was picked in large part for its accessibility to this planned bulkhead and loading/unloading dock to support that facilities usage.

The Harbor Board and I recommend that this discussion should occur soon in order to capitalize upon the opportunities afforded us during the mobilization phase of the existing project. We hope you will forward it to the Borough Assembly for consideration at their next regular meeting on March 3rd, 2014.

Thank you. Glo