

Appendix B

Harbor Construction Report

JANUARY 2019

VALDEZ NEW BOAT HARBOR

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CONSTRUCTION

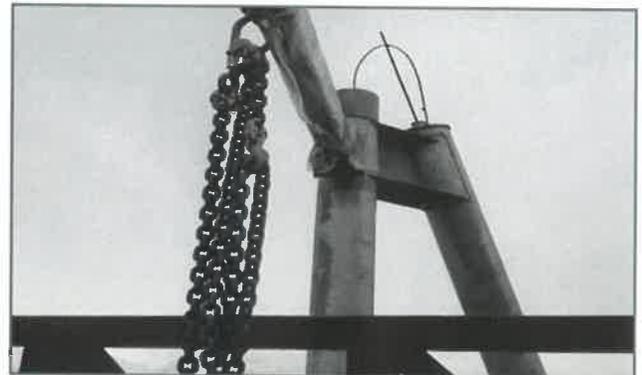
Phase 2 Uplands Facilities and Inner Harbor Facilities

Pacific Pile and Marine (PPM) installed the remaining piles and grouted the rock anchors for the Drive Down (DD) float mooring frame, installed the support pontoon, grating, and bullrail on the transfer bridge, and connected all the modules that make up the 90' X 90' DD float. PPM tested and confirmed the tension of rock anchors in mooring frame piles met the design specifications. The contractor started installing fence on the DD bridge and fenders, bullrails and other appurtenances on the DD float.

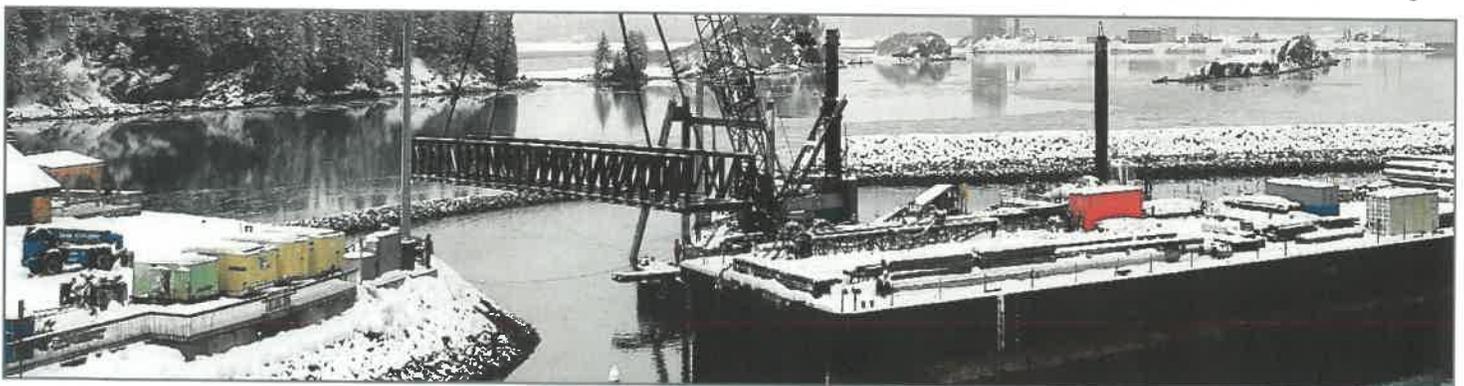
Harris Sand & Gravel (HSG) continued installing pipe for water systems on the Mooring Basin head floats and main floats T to W and started installing insulated "Arctic" pipe on the DD bridge for potable water service to the DD float. Puffin Electric continued pulling electrical cable and installing power pedestals for Mooring Basin floats T to W.

PROJECT ACHIEVEMENTS

- Installed the remaining piling and grouted rock anchors for the DD float mooring frame
- Placed the transfer bridge, support pontoon, DD float and mooring piles
- Installed piling, main and finger floats for S Float and started installing R float



Rigging assembly for temporary suspension to service the bridge



Crane lifting 144' long transfer bridge from barge and swinging to place on abutment bearings at uplands and temporarily suspended with chains from portal frame attached to piles at Drive Down Float (J Talbott, 1-13-19)

JANUARY 2018 PROJECT UPDATE (CONT.)

DESIGN TEAM - CONSTRUCTION SUPPORT

R&M continued reviewing submittals and resubmittals, responded to Requests for Information (RFIs), clarifications of construction documents and evaluated conflicts in the field. R&M also continued inspection of drilling and driving of piling and inspected the grouting and testing of rock anchors.

USACE NAVIGATION IMPROVEMENTS

The contract with USACE is still open and the City anticipates receiving financial information that will lead to closure. The Coast Guard still needs to install the Aids to Navigation features for the new harbor.

FUTURE MILESTONES

- Finish installing electrical and mechanical systems for mooring floats S to W
- Install the piling and floats for Gangway 3 and R-float
- Install electrical and mechanical systems for mooring float R and the DD float
- Closeout City's contract with USACE for the navigation dredging and breakwater work
- Commission and test the Bilge Treatment equipment (after the mooring floats are completed)



Transfer bridge sitting on bearing assemblies at abutment and hanging by heavy chains from portal frame attached to piling at DD Float until the support float is attached under the in-water end of the bridge (B Mullen, 1-13-19)

PROJECT TEAM

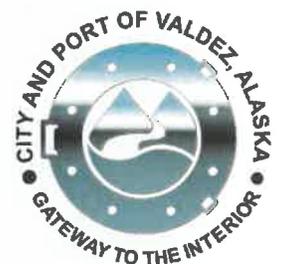
Nate Duval, Capital Facilities Project Manager, City of Valdez || 907.835.5478 ext. 1

Ronnie Barcak, Project Manager, USACE || 907.753.5755

Kim Nielsen, Group Manager, Waterfront Engineering, R&M Consultants || 907.646.9602

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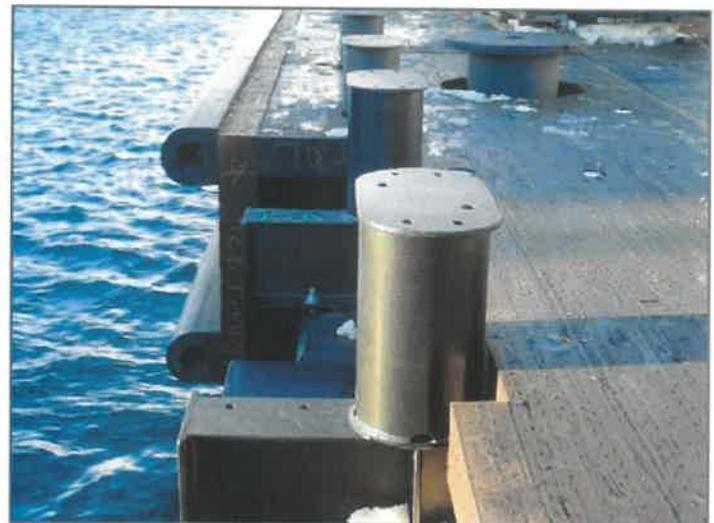
Assembling sections of insulated "Arctic" water pipe



Transfer bridge with deck grating and transition ramp to DD float



Moving a section of insulated "Arctic" water pipe to DDF bridge



Glulam sideboard and fenders installed on DD float



Installing insulated water pipe with heat cables for DD float



Vibratory hammer installing 18" diameter piling for S Float

PROJECT SCHEDULE

Task	2016	2017				2018				2019			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
CITY OF VALDEZ WORK													
Phase 1 Uplands (Civil work except paving)	[Gantt bar: Q4 2016 - Q1 2017]												
Phase 2 *													
Design/Bid/Award/NTP	[Gantt bar: Q4 2016 - Q2 2017]												
Mooring Floats													
Fabrication/Delivery	[Gantt bar: Q3 2017 - Q4 2018]												
On-site Construction	[Gantt bar: Q2 2018 - Q3 2019]												
Drive Down Float													
Fabrication/Delivery	[Gantt bar: Q3 2017 - Q4 2018]												
On-site Construction	[Gantt bar: Q2 2018 - Q3 2019]												
In-water Rock Removal													
West Rock	[Gantt bar: Q2 2018 - Q3 2018]												
East Rock	[Gantt bar: Q2 2018 - Q3 2018]												
Uplands Facilities (Warehouse, East Restroom, Bilge Water Bldg.)													
Fabrication/Delivery	[Gantt bar: Q3 2017 - Q4 2017]												
On-site Construction	[Gantt bar: Q4 2017 - Q1 2018]												
Paving/Landscaping/Site Furnishings	[Gantt bar: Q3 2018 - Q4 2018]												
Master Waterfront Plan (To be determined)													
Phase 3 Future Facilities (To be determined with Master Plan)													
Launch Ramp, Fish Cleaning Station, Wash-Down Pad, W. Restroom	[Gantt bar: Q4 2018 - Q1 2019]												
CORPS OF ENGINEERS (USACE) WORK													
Harbor Dredging and Breakwater Construction**	[Gantt bar: Q4 2016 - Q1 2017]												

*Solid lines reflect PPM's December 2018 schedule and PPM's recent communications about potential changes; PPM's January 2019 update was not available for this report.
 ** WMC contract for dredging and breakwater is complete. *** Contract requires Phase 2 work to be completed by October 1, 2019.

BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Expenditures 12/31/18***	% Spent	Estimate at Completion
DESIGN	\$ 2,451,971	\$ 3,892,420	\$ 3,892,420	\$ 3,495,480	90%	\$ 3,892,420
Design	\$ 1,851,971	\$ 2,215,983	\$ 2,215,983	\$ 2,231,917	101%	\$ 2,231,917
Design Team Services During Construction	\$ 600,000	\$ 1,676,437	\$ 1,676,437	\$ 1,263,562	75%	\$ 1,660,503
PROJECT MANAGEMENT	\$ 2,340,548	\$ 2,929,405	\$ 2,919,405	\$ 2,721,749	93%	\$ 3,100,306
Project Management	\$ 1,740,548	\$ 2,547,868	\$ 2,547,868	\$ 2,350,211	92%	\$ 2,718,769
Inspection/Testing	\$ 600,000	\$ 381,537	\$ 371,537	\$ 371,537	97%	\$ 381,537
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 7,645,453	\$ 7,525,453	\$ 5,141,258	67%	\$ 6,522,845
Initial Basin	\$ 7,145,453	\$ 7,145,453	\$ 7,145,453	\$ 4,761,258	67%	\$ 6,460,980
Other Basin Modifications	\$ 2,200,000	\$ 500,000	\$ 380,000	\$ 380,000	76%	\$ 61,864
CITY CONSTRUCTION	\$ 39,023,904	\$ 44,759,568	\$ 44,682,402	\$ 40,670,204	91%	\$ 44,738,748
Phase 1 Uplands	\$ 19,013,040	\$ 19,191,437	\$ 19,191,437	\$ 19,191,437	100%	\$ 19,191,437
Phase 2 Base/Drivedown Floats, Uplands Fac.	\$ 8,976,100	\$ 25,111,651	\$ 25,111,651	\$ 21,161,555	84%	\$ 25,090,832
Upland Facilities (with Phase 2)	\$ 4,046,643	\$ -	\$ -	\$ -	0%	\$ -
Drive Down Float (with Phase 2)	\$ 4,951,721	\$ -	\$ -	\$ -	0%	\$ -
Drive-Down Float In-water Mods (with Phase 2)	\$ 1,342,500	\$ -	\$ -	\$ -	0%	\$ -
Hotel Hill Clearing	\$ 64,900	\$ 64,900	\$ 64,900	\$ 64,900	100%	\$ 64,900
Fish Cleaning	\$ 324,000	\$ -	\$ -	\$ -	0%	\$ -
Electric Primary	\$ 225,000	\$ 311,579	\$ 311,579	\$ 252,312	81%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
ADMINISTRATION	\$ 60,000	\$ 100,000	\$ 99,245	\$ 92,554	93%	\$ 100,000
FFE	\$ 100,000	\$ 140,000	\$ 100,332	\$ 864	1%	\$ 140,332
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 1,893,311				\$ 2,825,506
TOTAL CITY FUNDED	\$ 61,320,158	\$ 61,360,158	\$ 59,219,257	\$ 52,122,108	85%	\$ 61,320,158
USACE FUNDED**	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 20,558,716	97%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,919	\$ 82,637,919	\$ 80,497,018	\$ 72,680,824	88%	\$ 82,597,919

* Data includes expenses from 5/22/14 which is the start of Bond eligible costs authorized by COV Resolution 14-33. \$254,321.77 in R&M expenses and other costs are not included.
 ** Reconciliation with USACE is in process; updates are anticipated.
 *** Expenses are through 12/31/18.

FEBRUARY 2019

VALDEZ NEW BOAT HARBOR

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CONSTRUCTION

Phase 2 Uplands Facilities and Inner Harbor Facilities

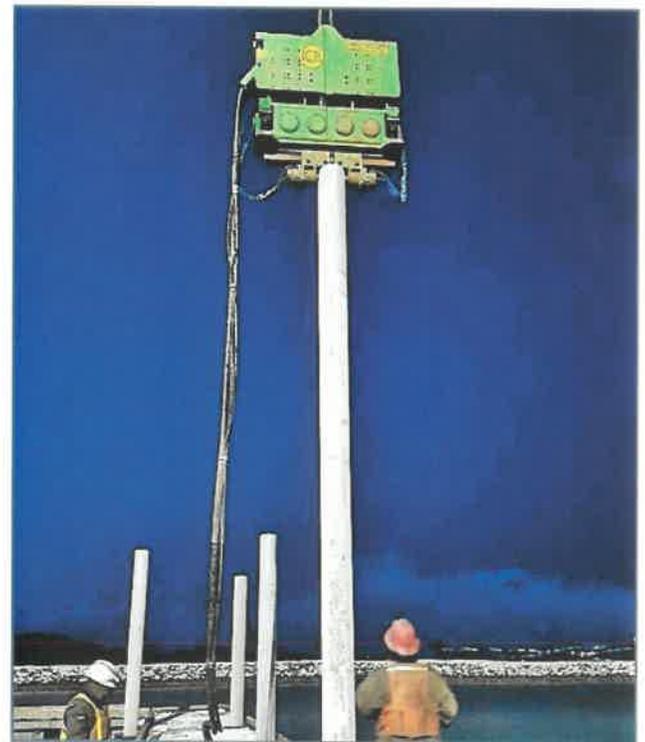
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Harris Sand & Gravel (HSG) finished installing hangers and pipe for potable water, sewer and fire protection systems on the mooring basin floats. They continued installing insulated "Arctic" pipe on the DD transfer bridge and gangways, installed pipe for the fire protection system on the DD float and started installing pumps on the floats for the bilge and sewer systems.

Puffin Electric continued installing power pedestals, pulling and terminating electrical cable at substations being installed on the floats. They also installed light poles at the south end of main floats, lights for the gangways, and pulled conduit to the light poles for fiber optic cable to security cameras.

PROJECT ACHIEVEMENTS

- Installed piling and floats for headwalk floats M21 and M22, Gangway 3 and R-float, and welded anodes on all piling; this completes installation of all piles and floats
- Completed installing the decking, bullrails and fenders on the DD float
- Demobilized the supply barge and most equipment; the pile driving barge and crane remain on site



Driving R-Main float pile RM4 with vibratory hammer

FEBRUARY 2019 PROJECT UPDATE (CONT.)

DESIGN TEAM - CONSTRUCTION SUPPORT

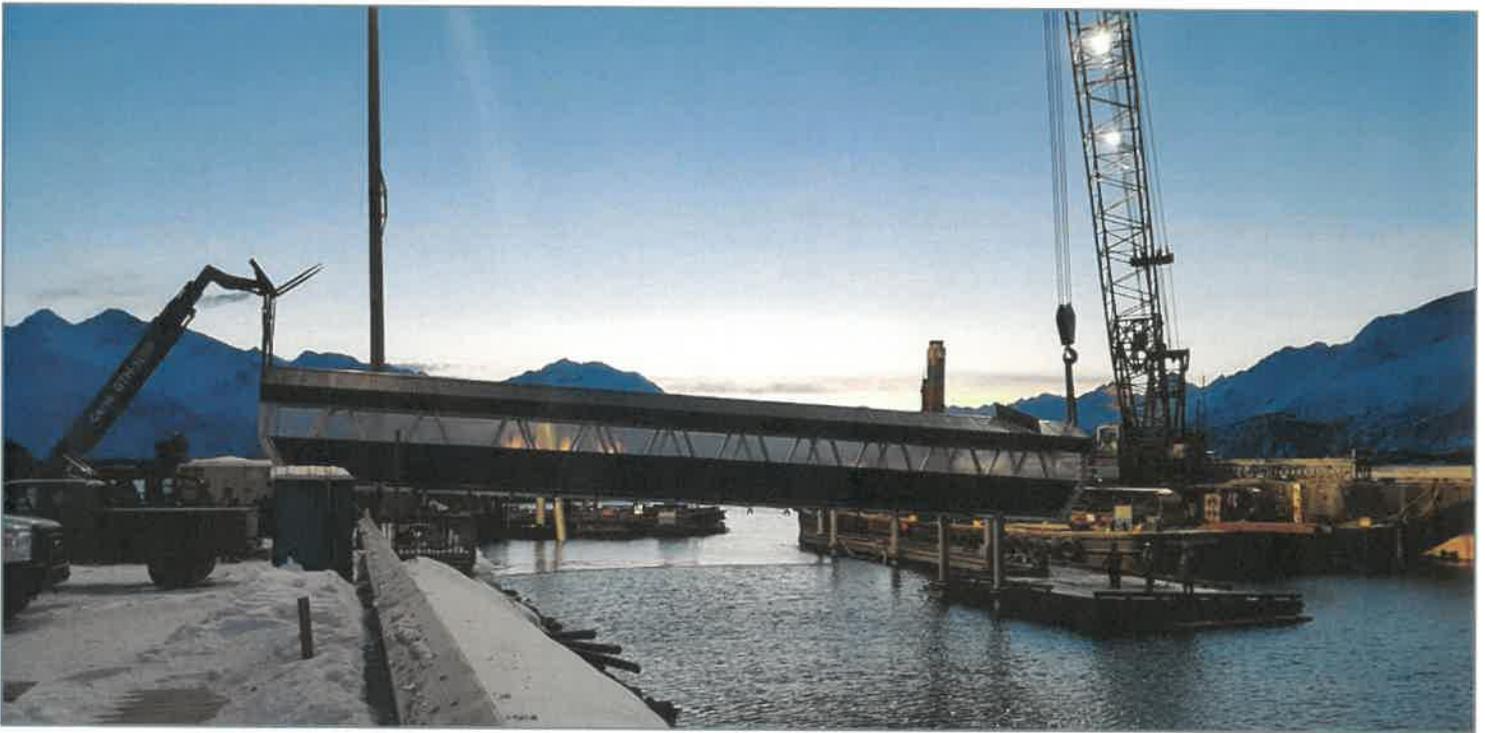
R&M continued processing submittals and resubmittals and responded to questions on design documents from field personnel. R&M also finished inspecting the drilling and driving of piling for mooring basin floats and inspected the above water portions of the drive-down and mooring floats with representatives from the City and PPM.

USACE NAVIGATION IMPROVEMENTS

The contract with USACE is still open and the City anticipates receiving financial information that will lead to closure. The Coast Guard still needs to install the Aids to Navigation features for the new harbor.

FUTURE MILESTONES

- Finish installing electrical and mechanical systems for mooring and drive-down floats
- Start up and test electrical and mechanical systems, including equipment in Bilge Treatment building
- Complete the concrete bridge approach slab for transfer bridge and asphalt paving at east end of site
- Substantial Completion inspections on in-water work and remaining sitework items
- Closeout City's contract with USACE for the navigation dredging and breakwater work



Lifting Gangway 3 into position on shore lug (left) and float landing plate

PROJECT TEAM

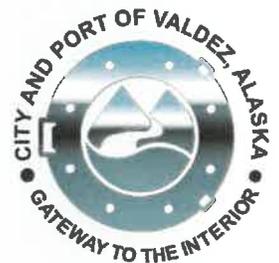
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Installing water pipe and power pedestals



Harris Sand & Gravel installing Arctic pipe on Gangway 3



Puffin terminating conductors on fugs in float power pedestal



Installing bottom tension rods for fence on DD bridge



Drive Down Float decking and bull rails are installed



Installing fender assemblies on DD float

PROJECT SCHEDULE

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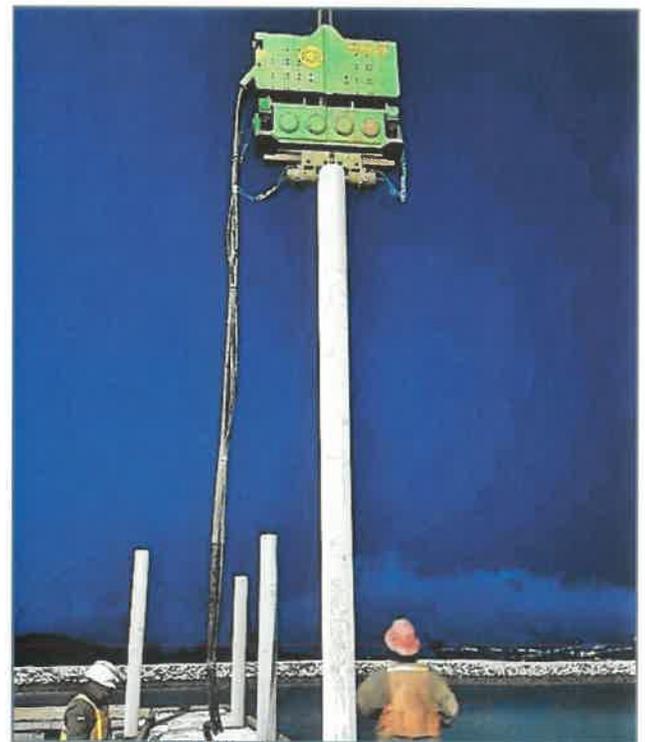
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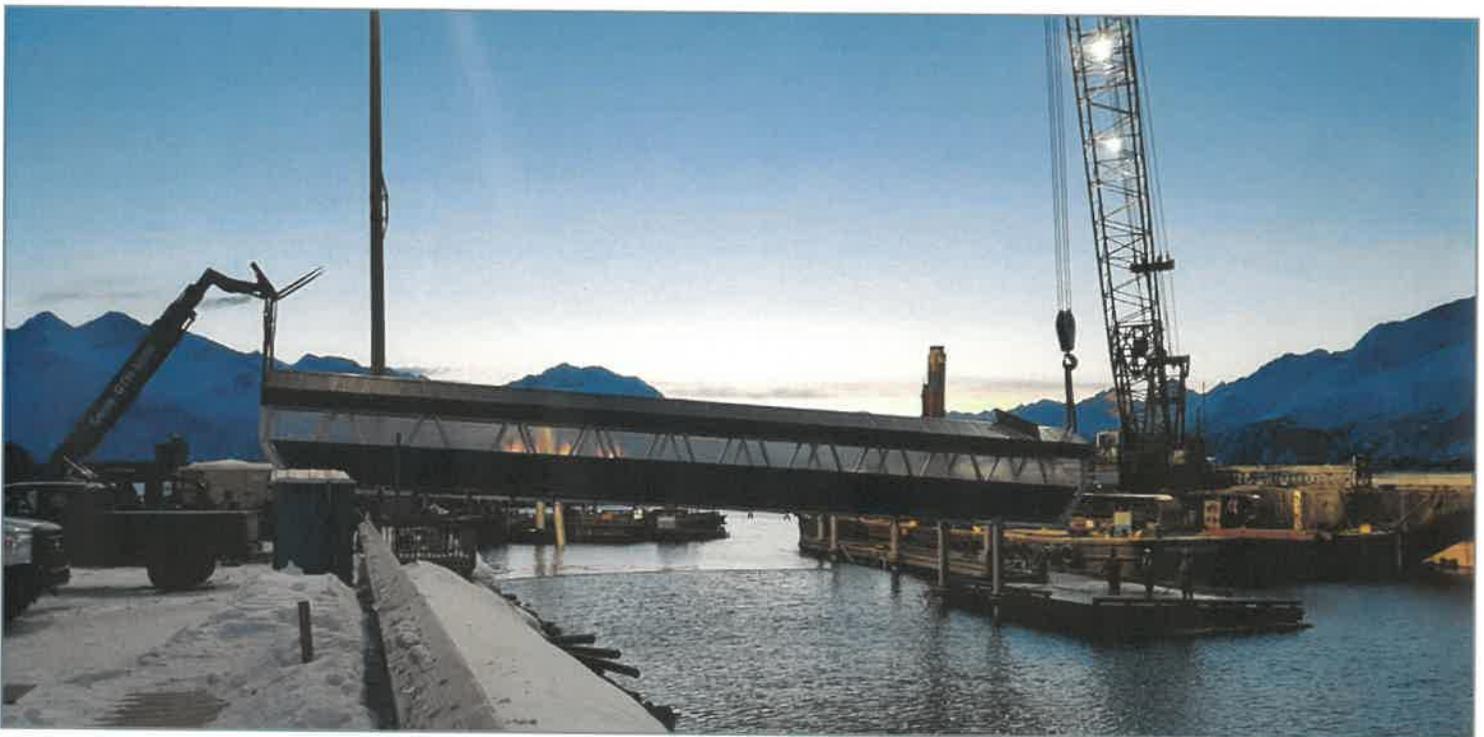
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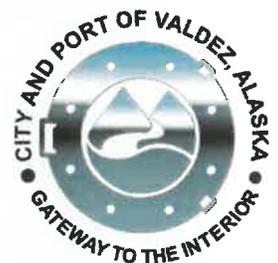
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Project Management	\$ 1,740,548	\$ 2,547,868	\$ 2,547,868	\$ 2,435,482	96%	\$ 2,718,769
Inspection/Testing	\$ 600,000	\$ 381,537	\$ 377,001	\$ 371,537	97%	\$ 381,537
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 7,645,453	\$ 7,525,453	\$ 5,141,258	67%	\$ 6,522,845
Initial Basin	\$ 7,145,453	\$ 7,145,453	\$ 7,145,453	\$ 4,761,258	67%	\$ 6,460,980
Other Basin Modifications	\$ 2,200,000	\$ 500,000	\$ 380,000	\$ 380,000	76%	\$ 61,864
CITY CONSTRUCTION	\$ 39,023,904	\$ 44,759,568	\$ 44,690,529	\$ 42,015,791	94%	\$ 44,738,748
Phase 1 Uplands	\$ 19,013,040	\$ 19,191,437	\$ 19,191,437	\$ 19,191,437	100%	\$ 19,191,437
Phase 2 Base/Drivedown Floats, Uplands Fac.	\$ 8,976,100	\$ 25,111,651	\$ 25,119,778	\$ 22,507,142	90%	\$ 25,090,832
Upland Facilities (with Phase 2)	\$ 4,046,643	\$ -	\$ -	\$ -	0%	\$ -
Drive Down Float (with Phase 2)	\$ 4,951,721	\$ -	\$ -	\$ -	0%	\$ -
Drive-Down Float In-water Mods (with Phase 2)	\$ 1,342,500	\$ -	\$ -	\$ -	0%	\$ -
Hotel Hill Clearing	\$ 64,900	\$ 64,900	\$ 64,900	\$ 64,900	100%	\$ 64,900
Fish Cleaning	\$ 324,000	\$ -	\$ -	\$ -	0%	\$ -
Electric Primary	\$ 225,000	\$ 311,579	\$ 311,579	\$ 252,312	81%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
ADMINISTRATION	\$ 60,000	\$ 100,000	\$ 99,245	\$ 92,554	93%	\$ 100,000
FFE	\$ 100,000	\$ 140,000	\$ 100,332	\$ 39,212	28%	\$ 140,332
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 1,893,311				\$ 2,825,506
TOTAL CITY FUNDED	\$ 61,320,158	\$ 61,360,158	\$ 59,232,848	\$ 53,698,506	88%	\$ 61,320,158
USACE FUNDED**	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 20,558,716	97%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,919	\$ 82,637,919	\$ 80,510,609	\$ 74,257,222	90%	\$ 82,597,919

* Data includes expenses from 5/22/14 which is the start of Bond eligible costs authorized by COV Resolution 14-33. \$254,321.77 in R&M expenses and other costs are not included.

** Reconciliation with USACE is in process; updates are anticipated.

***Expenses are through 2/28/19.