

# Multi-Purpose Dock

SAWMILL COVE INDUSTRIAL SITE  
 MULTI-PURPOSE DOCK  
 PHASE 1 - 120 LF BULKHEAD, FILL & UPLAND IMPROVEMENTS  
 PROJECT BUDGET

*Phase 1  
Scope* →

Prepared By: PND Engineers, Inc. on November 9, 2007

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$296,200
2060.1	Demolition & Disposal	LS	All Req'd	\$200,000	\$200,000
2202.2	Subbase Grading A	CY	750	\$20	\$15,000
2202.4	Shot Rock Borrow	CY	25,000	\$15	\$375,000
2204.1	Base Course Grading C-1	CY	500	\$40	\$20,000
2205.1	Armor Rock	CY	1,000	\$45	\$45,000
2246.1	Vibracompaction	LS	All Req'd	\$40,000	\$40,000
2501.1	Storm Drain System	LS	All Req'd	\$40,000	\$40,000
2702.1	Construction Surveying	LS	All Req'd	\$20,000	\$20,000
2891.1	Sheet Pile Bulkhead Dock	TON	600	\$2,900	\$1,740,000
2896.2	Fender System	LS	All Req'd	\$200,000	\$200,000
3305.1	Concrete Dock Face Apron	CY	150	\$1,500	\$225,000
5120.2	Mooring Cleats & Bollards	EA	3	\$5,000	\$15,000
5120.3	Steel Safety Rails	LF	150	\$120	\$18,000
5120.4	Dock Ladder	EA	3	\$3,000	\$9,000
<b>ESTIMATED CONSTRUCTION BID PRICE</b>					<b>\$3,258,200</b>
<b>DESIGN &amp; CONSTRUCTION CONTINGENCY (15%)</b>					<b>\$488,730</b>
<b>SITE INVESTIGATIONS - SURVEYS &amp; GEOTECHNICAL</b>					<b>\$100,000</b>
<b>PERMITTING</b>					<b>\$50,000</b>
<b>FINAL DESIGN &amp; CONTRACT DOCUMENTS (6%)</b>					<b>\$224,816</b>
<b>CONTRACT ADMIN. &amp; CONSTRUCTION INSPECTION (6%)</b>					<b>\$224,816</b>
<b>OWNER ADMIN. (2%)</b>					<b>\$74,939</b>
<b>TOTAL RECOMMENDED PROJECT BUDGET - PHASE 1</b>					<b>\$4,421,500</b>



SAWMILL COVE INDUSTRIAL SITE  
 MULTI-PURPOSE DOCK  
 PHASE 2 - MOORING & BREASTING DOLPHINS  
 PROJECT BUDGET

*Phase 2  
Scope*  
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Prepared By: PND Engineers, Inc. on November 9, 2007

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Reqd	10%	\$293,500
2601.1	Water Service	LS	All Reqd	\$75,000	\$75,000
2702.1	Construction Surveying	LS	All Reqd	\$20,000	\$20,000
2896.1	Breasting/Mooring Dolphin	EA	8	\$280,000	\$2,240,000
2896.2	Catwalks	LF	900	\$550	\$495,000
16000.1	Lighting	LS	All Reqd	\$200,000	\$200,000
<b>ESTIMATED CONSTRUCTION BID PRICE</b>					<b>\$3,323,500</b>
<b>DESIGN &amp; CONSTRUCTION CONTINGENCY (15%)</b>					<b>\$498,525</b>
<b>FINAL DESIGN &amp; CONTRACT DOCUMENTS (6%)</b>					<b>\$229,322</b>
<b>CONTRACT ADMIN. &amp; CONSTRUCTION INSPECTION (6%)</b>					<b>\$229,322</b>
<b>OWNER ADMIN. (2%)</b>					<b>\$76,441</b>
<b>TOTAL RECOMMENDED PROJECT BUDGET - PHASE 2</b>					<b>\$4,357,109</b>



# Exhibit 1 - A Binding Attachment to Ordinance 2006-24

## Portion of Zoning Table 22.16.015-6 Retail and Business Uses for SC District

Retail Use	Existing	Revised Code Per Ordinance 2006-24
Building, hardware and garden materials	P	P
<del>Forest products sales</del> <i>Note 7</i>	P	<del>P</del>
<b>Bulk forest products sales</b> <i>Note 5</i>		<b>P</b>
<b>Retail forest products sales</b> <i>Note 4</i>		<b>conditional use</b>
<b>Art galleries and sales of art</b> <i>Note 2</i>		<b>not permitted</b>
Department and variety stores	P	not permitted
Food stores		conditional use permit
Agricultural product sales	P	P
<b>Motor vehicle and boat dealers</b> <i>Note 3</i>	<b>P</b>	<b>P</b>
Auto supply stores	P	P
Gasoline service stations	P	conditional use permit
Apparel and accessory stores	P	not permitted
Furniture and home furnishing stores	P	conditional use permit
Eating and drinking places	P	conditional use permit
Drug stores	P	not permitted
Liquor stores	P	not permitted
Used goods, second hand stores	P	conditional use permit
Sporting goods	P	not permitted
Books, stationary, video, and art supply		not permitted
Jewelry stores	P	not permitted
Monuments, tombstones, gravestones	P	P
Hobby, toys, game stores	P	not permitted
Photographic and electronic stores	P	not permitted
Fabric stores	P	not permitted
Fuel dealers	P	conditional use permit
Florists	P	not permitted
Medical supply stores	P	not permitted
Pet shops	P	not permitted
<b>Sales of goods that are wholly manufactured at Sawmill Cove Industrial Park SCIP</b>		<b>P</b>
<b>Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of an SCIP permitted use business</b> <i>Note 8</i>		<b>P</b>
<b>Stand alone souvenir and gift shops</b> <i>Note 6</i>		<b>not permitted</b>
Bulk retail	P	not permitted
<b>General business services</b> <i>Note 2</i>	P	P
Professional offices	P	P
<b>Communications services</b> <i>Note 3</i>	<b>P</b>	<b>P</b>
Research and development services	P	P
<del>Products manufactured at SCIP and sold at SCIP</del>	<del>n/a</del>	<del>conditional use permit</del>

Note - Items in Bold are proposed revisions from June 13th draft

Note 2 - Preserve current use listing for other zones

Note 3 - Listing merely cleaned up from prior version

Note 4 - Permitted in C-1, C-2, I, and WD zones

Note 5 - Permitted in CBD, C-1, C-2, I, WD, and GI zones

Note 6 - Permitted in CBD, C-1, C-2, and WD zones

Note 7 - Replaced w/ other two Forest Products uses

Note 8 - Proposed revision from Sawmill Cove Board 7/26/06

**PROPOSITION NO. 8  
BY INITIATIVE PETITION**

Shall the City and Borough's current "Meet & Confer" law be replaced by an ordinance providing for collective bargaining which shall allow local control of labor relations among City and Borough employees?

YES [ ] NO [ ]

Informational: Ordinance 2005-30 by Initiative Petition.

**ADVISORY QUESTION NO. 9**

Should the City and Borough allow construction of a multipurpose deepwater dock at Sawmill Cove Industrial Park?

YES [ ] NO [ ]

Informational: Note this question (No. 9) is advisory only. Ordinance 2005-41

**PROPOSITION NO. 10**

**ALTERNATIVE USE OF GENERAL  
OBLIGATION BONDS  
FOR SITKA HIGH SCHOOL AUDITORIUM  
PROJECT**

Shall the Assembly of the City and Borough approve moving excess money in the Roc Repair Budget to the SHS Auditorium Budget?

YES [ ] NO [ ]

Informational: As provided in Ordinance No. 2005-42, passing this proposition would authorize the City and Borough to apply a portion of the proceeds of the \$8,480,000 in general obligation bonds issued to finance roof repairs and other improvements to Sitka schools, estimated, but not limited to, to be approximately \$1.8 million to the cost of constructing and equipping the auditorium at Sitka High School, on the following conditions: (a) the State Department of Education and Early Development approves such alternative use of such bond proceeds and (b) the Assembly finds that the roof repairs and other capital improvements have been or can be substantially accomplished as described in Ordinance No. 02-1712.

*October 4, 2005 Ballot*

*1,759 Yes  
1,545 No*

**BALLOT PROPOSITIONS  
CONTINUED**

**PROPOSITION NO. 2  
(Ordinance 2006-32)**

Shall the City and Borough of Sitka dispose of the "Old City Shops" property located at 1306, 1410 and 1414 Halibut Point Road for an affordable housing project without being subject to competitive bid, as previously required by Ordinance 2000-1584, and that will be available to all regardless of ethnicity?

YES  NO

Informational: A yes vote on this ordinance would mean you intend to rescind the requirement under Ordinance 2000-1584 that the property must be sold by competitive bid, passed by the voters in 2000, and that you want the property used for an affordable housing project that is available to all ethnic groups.

**PROPOSITION NO. 3  
(Ordinance 2006-33)**

Shall the salary of assembly members be increased from \$300 to \$500 per month and the salary of mayor be increased from \$500 to \$800 per month?

YES  NO

**PROPOSITION NO. 4  
(By Initiative Petition Ordinance 2006-38)**

Shall the City and Borough of Sitka amend its sales tax code provisions to tax fish charter customers at a flat rate of \$10 per fish box for packaged fish and/or seafood obtained as part of the charter, effective January 1, 2007, and the collected sales tax deposited in the following funds and in the following ratios?

- a. 20% Harbor Fund
- b. 30% Sitka Permanent Fund
- c. 20% Fisheries Enhancement Fund - available to be used for any fisheries enhancement proposal upon approval of the proposal by the assembly; and
- d. 30% General Fund

YES  NO

**PROPOSITION NO. 5  
(By Initiative Petition Ordinance 2006-39)**

Shall Sitka General Code Section 18.12.014 be repealed and reenacted?

To read as follows:

18.12.014 Requirement for a Public Vote and Disclosure of Information for Land Disposals Related to a Dock or Vessel Transfer Facility that could be used by Large Cruise Ships.

A. Notwithstanding Sections 2.38.080 A.7 and 2.38.090 or any other provision of law, any ordinance authorizing the sale, lease or disposal of any real property of the City and Borough for a dock or vessel transfer facility that could be used by cruise ships exceeding three hundred feet in length shall be effective only after an affirmative vote of the electorate. Not less than thirty days prior to the election, the City and Borough shall make available to the electorate the terms of the proposed sale, lease or disposal of real property and a summary of the direct anticipated costs to the City and Borough.

B. This section applies to tidelands and other real property owned by the City and Borough, including any real property in Sawmill Cove.

YES  NO

*October 3, 2006 Ballot*  
*1912 Yes*  
*1057 No*

**TURN BALLOT OVER TO CONTINUE VOTING**