



**CITY & BOROUGH OF SITKA
SCIP FISH PROCESSING WAREHOUSE & DOCK
STRUCTURAL MODIFICATIONS**

**WORKSHOP NO. 4 – INTERIM AND MASTER PLAN OPTIONS
PND ENGINEERS, INC.**

AGENDA – September 6, 2007

1. **Brief Review of Options thru Work Session No. 3 – Concepts 1-6.**
 - A. Six concepts have been presented to implement permanent reconfiguration and repairs to the dock and warehouse. All options include demolition of the entire dock both interior and exterior of the warehouse due to critical structural conditions. A variety of marine facility layouts appear to satisfy immediate operational needs however long term needs have not been well established and no preference has been selected to date by the CBS or the tenants. Warehouse footprints varied from the “as-is” size to a 16’ x 480’ reduction in area back to Grid B. The CBS and the tenants agreed that the “as-is” footprint is preferred for any long term or permanent solution.
 - B. Costs for these six permanent options range between \$9.4 M and \$10.1 M

2. **New Interim Repair Options – Concepts 7-9** have now been prepared with a focus on temporary or short term repair solutions that can be completed over the next 2 years to provide for continued operations as additional funding is obtained for implementing the permanent improvements.
 - A. Interim solution criteria should include the following:
 1. Addresses immediate safety concerns
 2. Minimizes initial capital costs
 3. Allows for design and construction process to proceed immediately
 4. Allows for other long term alternatives to be planned concurrently and without significant impact
 5. Minimizes sunk costs – minimal reconfiguration or lost effort required to adapt to another long term alternative in the future
 - B. Costs for these three new interim repair options range between \$3.2 M and \$4.9 M

3. **Master Plan – Fisherman’s Terminal and Tanker Terminal.** It was suggested at Work Session No. 3 that a long term master plan be examined for the marine facilities at SCIP to better position the CBS for legislative appropriations. One such master plan concept is included herein.
 - A. The enclosed Master Plan provides for two marine terminals using rock-filled Open Cell sheet pile structures. Fish processing warehouse repairs and upgrades are included in the facility cost estimates. Total costs for the Master Plan are estimated at \$42.6 million (2007).
 - B. The Master Plan can be constructed in phases.
 1. Phase I – Fisherman’s Terminal and Warehouse Upgrades = \$ 22.4 million
 2. Phase II – Tanker Terminal = \$20.2 million

4. **Questions, comments, suggestions....**



**CITY & BOROUGH OF SITKA
SAWMILL COVE INDUSTRIAL PARK
FISH PROCESSING WAREHOUSE & DOCK
STRUCTURAL MODIFICATIONS
CONCEPT NO. 7 - INTERIM IMPROVEMENTS**

Prepared By: PND Engineers, Inc.
August 31, 2007

Item	BASE BID Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$249,410
1540.1	Containment Boom	LS	All Req'd	\$30,000	\$30,000
2050.1	Temporary Building Support Columns & Bracing System	LS	All Req'd	\$250,000	\$250,000
2060.1	Remove Building Section, 32'x480'	SF	15,360	\$10	\$153,600
2060.2	Dock Demolition & On Site Disposal, 80'x600'	SF	48,000	\$20	\$960,000
2070.1	Temporary Tarpaulin at Grid Line A - Weather Protection	SF	12,000	\$10	\$120,000
2202.4	Shot Rock Borrow	CY	3,500	\$30	\$105,000
2204.1	Base Course Grading D-1	CY	100	\$50	\$5,000
2205.1	Armor Rock	CY	800	\$75	\$60,000
2702.1	Construction Surveying	LS	All Req'd	\$15,000	\$15,000
2885.1	250 LF MSE Marine Retaining Wall	SF	5,000	\$60	\$300,000
2894.1	6'x60' Aluminum Gangway & Abutment	LS	All Req'd	\$80,000	\$80,000
2895.1	10'x200' Moorage Float	SF	2,000	\$65	\$130,000
2895.2	Gangway Landing & Fish Pump Floats	SF	1,000	\$75	\$75,000
2896.1	Steel Float Pile, 16' Dia. X 0.500 thick	EA	11	\$8,000	\$88,000
3301.1	Concrete Slab On Grade	SY	500	\$80	\$40,000
3301.2	Jersey Barriers	LF	300	\$75	\$22,500
11200.1	Relocate Existing Crane & Structural Support	EA	1	\$30,000	\$30,000
16000.1	Interim Lighting & Electrical Mods.	LS	All Req'd	\$30,000	\$30,000
ESTIMATED CONSTRUCTION BASE BID PRICE					\$2,743,510
DESIGN SCOPE & CONSTRUCTION CONTINGENCY (15%)					\$411,527
PERMITTING					\$50,000
FINAL DESIGN & CONTRACT DOCUMENTS (8%)					\$252,403
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (7%)					\$220,853
CBS ADMIN. (2%)					\$63,101
TOTAL RECOMMENDED PROJECT BUDGET (BASE BID)					\$3,741,393

Item	ADD. ALT. TIMBER DOCK - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$34,200
2702.1	Construction Surveying	LS	All Req'd	\$5,000	\$5,000
2891.2	Timber Dock Support Pipe Pile	EA	14	\$8,000	\$112,000
2891.3	Rock Anchor Contingency	EA	2	\$20,000	\$40,000
2892.1	Timber Dock Deck	SF	2,700	\$65	\$175,500
5120.2	Timber Dock Steel Pile Cap	EA	15	\$12,500	\$187,500
5120.3	Moorring Cleats	EA	2	\$1,500	\$3,000
5120.4	Dock Safety Rails	LF	250	\$60	\$15,000
5120.5	Dock Ladder	EA	2	\$2,000	\$4,000
ESTIMATED CONSTRUCTION BID PRICE - ADD. ALT. ONLY					\$596,200
DESIGN SCOPE & CONSTRUCTION CONTINGENCY (15%)					\$89,430
FINAL DESIGN & CONTRACT DOCUMENTS (8%)					\$54,850
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (7%)					\$47,994
CBS ADMIN. (2%)					\$13,713
TOTAL RECOMMENDED PROJECT BUDGET (ADD. ALT.)					\$802,187

TOTAL RECOMMENDED PROJECT BUDGET (BASE BID + ADD. ALT.)

\$4,543,580



**CITY & BOROUGH OF SITKA
SAWMILL COVE INDUSTRIAL PARK
FISH PROCESSING WAREHOUSE & DOCK
STRUCTURAL MODIFICATIONS**

CONCEPT NO. 8 - TEMPORARY SHORING & INTERIM IMPROVEMENTS

Prepared By: PND Engineers, Inc.

August 31, 2007

Item	BASE BID - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Reqd	10%	\$251,650
1540.1	Containment Boom	LS	All Reqd	\$30,000	\$30,000
2060.2	Partial Dock Demolition & On Site Disposal	SF	32,000	\$25	\$800,000
2891.1	Building Support Pile	EA	27	\$10,000	\$270,000
2891.2	Timber Dock Support Pipe Pile	EA	14	\$8,000	\$112,000
2891.3	Rock Anchor Contingency	EA	5	\$20,000	\$100,000
2892.1	Timber Dock Deck	SF	2,300	\$65	\$149,500
2894.1	6'x50' Aluminum Gangway & Abutment	LS	All Reqd	\$70,000	\$70,000
2895.1	10'x200' Moorage Float	SF	2,000	\$65	\$130,000
2895.2	Gangway Landing & Fish Pump Floats	SF	1,000	\$75	\$75,000
2896.1	Steel Float Pile, 16' Dia. X 0.500 thick	EA	11	\$8,000	\$88,000
3301.4	Grouted Pile Cap Closures & Bolted Bearings	EA	27	\$3,000	\$81,000
5120.1	Building Support Steel Pile Cap	LF	515	\$600	\$309,000
5120.2	Timber Dock Steel Pile Cap	EA	15	\$12,500	\$187,500
5120.3	Mooring Cleats	EA	2	\$1,500	\$3,000
5120.4	Dock Safety Rails	LF	250	\$60	\$15,000
5120.5	Dock Ladder	EA	2	\$2,000	\$4,000
3301.2	Jersey Barriers	LF	700	\$75	\$52,500
11200.1	Relocate Existing Crane & Structural Support	EA	1	\$10,000	\$10,000
16000.1	Interim Lighting & Electrical Mods.	LS	All Reqd	\$30,000	\$30,000
ESTIMATED CONSTRUCTION BASE BID PRICE					\$2,768,150
DESIGN SCOPE & CONSTRUCTION CONTINGENCY (15%)					\$415,223
PERMITTING					\$50,000
FINAL DESIGN & CONTRACT DOCUMENTS (10%)					\$318,337
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (8%)					\$254,670
CBS ADMIN. (2%)					\$63,667
TOTAL RECOMMENDED PROJECT BUDGET (BASE BID)					\$3,870,047
Item	ADD. ALT. GRID B REPAIRS - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Reqd	10%	\$68,500
2202.1	Temporary Access Pad Under Dock	CY	600	\$75	\$45,000
2205.1	Remove and Replace Armor & Rock Fill Around Piles	CY	200	\$150	\$30,000
2897.1	Grid B Pile Repair	EA	61	\$10,000	\$610,000
ESTIMATED CONSTRUCTION BID PRICE - ADD. ALT. ONLY					\$753,500
DESIGN SCOPE & CONSTRUCTION CONTINGENCY (15%)					\$113,025
FINAL DESIGN & CONTRACT DOCUMENTS (10%)					\$86,653
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (8%)					\$69,322
CBS ADMIN. (2%)					\$17,331
TOTAL RECOMMENDED PROJECT BUDGET (ADD. ALT.)					\$1,039,830
TOTAL RECOMMENDED PROJECT BUDGET (BASE BID + ADD. ALT.)					\$4,909,877



CITY & BOROUGH OF SITKA
 SAWMILL COVE INDUSTRIAL PARK
 FISH PROCESSING WAREHOUSE & DOCK
 STRUCTURAL MODIFICATIONS

CONCEPT NO. 9 - PILE REPAIRS @ GRIDS B, C AND DOCK ACCESS CORRIDORS

Prepared By: PND Engineers, Inc.

August 31, 2007

Item	Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Reqd	10%	\$194,500
1540.1	Containment Boom	LS	All Reqd	\$30,000	\$30,000
2202.1	Temporary Access Pad Under Dock	CY	600	\$75	\$45,000
2205.1	Remove and Replace Armor & Rock Fill Around Piles	CY	400	\$150	\$60,000
2897.1	Grid B Pile Repair	EA	61	\$10,000	\$610,000
2897.2	Grid C Pile Repair	EA	61	\$15,000	\$915,000
2897.3	Dock Access Pile Repairs - 2 Corridors @ 20' Wide	EA	18	\$15,000	\$270,000
3301.2	Jersey Barriers	LF	200	\$75	\$15,000
	ESTIMATED CONSTRUCTION BID PRICE				\$2,139,500
	DESIGN SCOPE & CONSTRUCTION CONTINGENCY (25%)				\$534,875
	PERMITTING				\$10,000
	FINAL DESIGN & CONTRACT DOCUMENTS (8%)				\$213,950
	CONTRACT ADMIN. & CONSTRUCTION INSPECTION (10%)				\$267,438
	CBS ADMIN. (2%)				\$53,488
	TOTAL RECOMMENDED PROJECT BUDGET				\$3,219,250

SAWMILL COVE INDUSTRIAL SITE
MARINE TERMINAL MASTER PLAN

BOTH MARINE TERMINALS AND WAREHOUSE IMPROVEMENTS
PROJECT BUDGET

Prepared By: PND Engineers, Inc.
August 31, 2007

Item	Marine Terminal - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$2,690,500
1540.1	Containment Boom	LS	All Req'd	\$75,000	\$75,000
2060.1	Demolition & Disposal On Site	LS	All Req'd	\$1,500,000	\$1,500,000
2060.2	Disposal Contingency	CS	All Req'd	\$1,000,000	\$1,000,000
2202.1	Bedrock Contingency	CS	All Req'd	\$1,000,000	\$1,000,000
2202.2	Subbase Grading A	CY	6,500	\$20	\$130,000
2202.4	Shot Rock Borrow	CY	150,000	\$15	\$2,250,000
2204.1	Base Course Grading D-1	CY	5,000	\$40	\$160,000
2205.1	Armor Rock	CY	1,000	\$45	\$45,000
2246.1	Vibracompaction	LS	All Req'd	\$250,000	\$250,000
2501.1	Storm Drain System	LS	All Req'd	\$150,000	\$150,000
2601.1	Water Service	LS	All Req'd	\$150,000	\$150,000
2702.1	Construction Surveying	LS	All Req'd	\$50,000	\$50,000
2881.1	Dredge & Disposal Within Bulkhead	CY	1,000	\$30	\$300,000
2891.1	Sheet Pile Bulkhead	Tons	4,800	\$2,900	\$13,920,000
2891.2	Fender System	LF	1,200	\$1,200	\$1,440,000
2896.1	Breasting/Mooring Dolphin	EA	6	\$300,000	\$1,800,000
2896.2	Catwalk	LF	600	\$500	\$300,000
3305.1	Concrete Dock Face Apron	CY	1,100	\$1,250	\$1,375,000
5120.2	Mooring Cleats & Bollards	EA	20	\$5,000	\$100,000
5170.3	Steel Safety Rails	LF	1,400	\$120	\$168,000
5120.4	Dock Ladder	EA	14	\$3,000	\$42,000
1120.1.1	Hydraulic Cranes	EA	4	\$100,000	\$400,000
1600.1	Power & Lighting	LS	All Req'd	\$300,000	\$300,000
ESTIMATED CONSTRUCTION BID PRICE					\$29,595,500
DESIGN & CONSTRUCTION CONTINGENCY (15%)					\$4,439,325
SITE INVESTIGATIONS - SURVEYS & GEOTECHNICAL PERMITTING					\$400,000
FINAL DESIGN & CONTRACT DOCUMENTS (6%)					\$2,042,090
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (6%)					\$2,042,090
OWNER ADMIN. (2%)					\$680,697
TOTAL RECOMMENDED MARINE TERMINAL BUDGET					\$39,299,701
Item	Warehouse Repairs - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$222,650
2050.1	Temporary Building Support Columns	EA	25	\$5,000	\$125,000
2060.1	Remove Building Section, 32'x480'	SF	15,360	\$10	\$153,600
2060.2	Demolish Interior Slab Sections	SY	600	\$25	\$15,000
2060.3	Demolish Grid A Retaining Wall	LS	All Req'd	\$50,000	\$50,000
2202.4	Shot Rock Borrow	CY	500	\$25	\$12,500
2204.1	Base Course Grading D-1	CY	500	\$40	\$20,000
2702.1	Construction Surveying	LS	All Req'd	\$15,000	\$15,000
3301.1	Replace Concrete Slabs Inside Building	SY	2,500	\$100	\$250,000
3301.2	Concrete Spread Footing Foundation Grid C & Column Ties	CY	350	\$1,200	\$420,000
9303.1	Steel Coatings	SF	20,000	\$5	\$100,000
11100.1	Reconstruct Building Section, 32'x480'	SF	15,360	\$15	\$230,400
11100.2	Replace Corroded Girts, Purlins and Columns	LS	All Req'd	\$25,000	\$25,000
11100.3	Replace Roofing	LS	All Req'd	\$450,000	\$450,000
11100.4	Replace Siding	LS	All Req'd	\$250,000	\$250,000
15000.1	Reconstruct Sprinklers in 32' Building Section	LS	All Req'd	\$40,000	\$40,000
16000.1	Reconstruct Lighting & Electrical in 32' Building Section	LS	All Req'd	\$50,000	\$50,000
ESTIMATED CONSTRUCTION BID PRICE					\$2,449,150
DESIGN & CONSTRUCTION CONTINGENCY (15%)					\$367,373
FINAL DESIGN & CONTRACT DOCUMENTS (7%)					\$197,157
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (7%)					\$197,157
OWNER ADMIN. (2%)					\$56,330
TOTAL RECOMMENDED WAREHOUSE PROJECT BUDGET					\$3,267,166
TOTAL RECOMMENDED PROJECT BUDGET					\$42,566,867

SAWMILL COVE INDUSTRIAL SITE
MARINE TERMINAL MASTER PLAN

PHASE 1 - FISHERMAN'S TERMINAL & WAREHOUSE IMPROVEMENTS
PROJECT BUDGET

Prepared By: PND Engineers, Inc.

August 31, 2007

Item	Marine Terminal - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	100%	\$1,307,750
1540.1	Containment Boom	LS	All Req'd	\$37,500	\$37,500
2060.1	Demolition & Disposal On Site	LS	All Req'd	\$1,000,000	\$1,000,000
2060.2	Disposal Contingency	CS	All Req'd	\$750,000	\$750,000
2202.1	Bedrock Contingency	CS	All Req'd	\$500,000	\$500,000
2202.2	Subbase Grading A	CY	3,250	\$20	\$65,000
2202.4	Shot Rock Borrow	CY	90,000	\$15	\$1,350,000
2204.1	Base Course Grading D-1	CY	2,000	\$40	\$80,000
2205.1	Armor Rock	CY	500	\$45	\$22,500
2246.1	Vibracompaction	LS	All Req'd	\$125,000	\$125,000
2501.1	Storm Drain System	LS	All Req'd	\$75,000	\$75,000
2601.1	Water Service	LS	All Req'd	\$75,000	\$75,000
2702.1	Construction Surveying	LS	All Req'd	\$25,000	\$25,000
2891.1	Sheet Pile Bulkhead	Tons	2,400	\$2,900	\$6,960,000
2891.2	Fender System	LF	600	\$1,200	\$720,000
3305.1	Concrete Deck Face Apron	CY	550	\$1,250	\$687,500
5120.2	Mooring Cleats & Bollards	EA	10	\$5,000	\$50,000
5120.3	Steel Safety Rails	LF	700	\$120	\$84,000
5120.4	Dock Ladder	EA	7	\$3,000	\$21,000
11200.1	Hydraulic Cranes	EA	3	\$300,000	\$900,000
16000.1	Power & Lighting	LS	All Req'd	\$150,000	\$150,000

ESTIMATED CONSTRUCTION BID PRICE	\$14,385,250
DESIGN & CONSTRUCTION CONTINGENCY (15%)	\$2,157,788
SITE INVESTIGATIONS - SURVEYS & GEOTECHNICAL	\$200,000
PERMITTING	\$50,000
FINAL DESIGN & CONTRACT DOCUMENTS (6%)	\$992,582
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (6%)	\$992,582
OWNER ADMIN. (2%)	\$330,861
TOTAL RECOMMENDED PHASE I FISHERMAN'S TERMINAL BUDGET	\$19,109,063

Item	Warehouse Repairs - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	100%	\$222,650
2050.1	Temporary Building Support Columns	EA	25	\$5,000	\$125,000
2060.1	Remove Building Section, 32'x480'	SF	15,360	\$10	\$153,600
2060.2	Demolish Interior Slab Sections	SY	600	\$25	\$15,000
2060.3	Demolish Grid A Retaining Wall	LS	All Req'd	\$50,000	\$50,000
2202.4	Shot Rock Borrow	CY	500	\$25	\$12,500
2204.1	Base Course Gr. Int. (D-1)	CY	500	\$40	\$20,000
2702.1	Construction Surveying	LS	All Req'd	\$15,000	\$15,000
3301.1	Replace Concrete Slabs Inside Building	SY	2,700	\$100	\$270,000
3301.2	Concrete Spread Footing Foundation Grid C & Column Ties	CY	350	\$1,200	\$420,000
9900.1	Steel Coatings	SF	20,000	\$5	\$100,000
11100.1	Reconstruct Building Section, 32'x480'	SF	15,360	\$15	\$230,400
11100.2	Replace Corroded Girts, Purlins and Columns	LS	All Req'd	\$25,000	\$25,000
11100.3	Replace Roofing	LS	All Req'd	\$450,000	\$450,000
11100.4	Replace Siding	LS	All Req'd	\$250,000	\$250,000
15000.1	Reconstruct Sprinklers in 32' Building Section	LS	All Req'd	\$40,000	\$40,000
16000.1	Reconstruct Lighting & Electrical in 32' Building Section	LS	All Req'd	\$50,000	\$50,000

ESTIMATED CONSTRUCTION BID PRICE	\$2,449,150
DESIGN & CONSTRUCTION CONTINGENCY (15%)	\$367,373
FINAL DESIGN & CONTRACT DOCUMENTS (7%)	\$197,157
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (7%)	\$197,157
OWNER ADMIN. (2%)	\$56,330
TOTAL RECOMMENDED WAREHOUSE PROJECT BUDGET	\$3,267,166

TOTAL RECOMMENDED PROJECT BUDGET - PHASE I	\$22,376,229
---	---------------------

SAWMILL COVE INDUSTRIAL SITE
MARINE TERMINAL MASTER PLAN

PHASE 2 - TANKER TERMINAL
PROJECT BUDGET

Prepared By: PND Engineers, Inc.
August 31, 2007

Item	Marine Terminal - Item Description	Units	Quantity	Unit Cost	Amount
1505.1	Mobilization	LS	All Req'd	10%	\$1,362,750
1540.1	Containment Boom	LS	All Req'd	\$37,500	\$37,500
2060.1	Demolition & Disposal On Site	LS	All Req'd	\$500,000	\$500,000
2060.2	Disposal Contingency	CS	All Req'd	\$250,000	250,000
2202.1	Bedrock Contingency	CS	All Req'd	\$500,000	500,000
2202.2	Subbase Grading A	CY	3,250	\$20	\$65,000
2202.4	Shot Rock Borrow	CY	60,000	\$15	\$900,000
2204.1	Base Course Grading D-1	CY	2,000	\$40	\$80,000
2205.1	Armor Rock	CY	500	\$45	\$22,500
2246.1	Vibrocompaction	LS	All Req'd	\$125,000	\$125,000
2501.1	Storm Drain System	LS	All Req'd	\$75,000	\$75,000
2601.1	Water Service	LS	All Req'd	\$75,000	\$75,000
2702.1	Construction Surveying	LS	All Req'd	\$25,000	\$25,000
2881.1	Dredge & On Site Disposal as Bulkhead Fill	CY	10,000	\$30	\$300,000
2891.1	Sheet Pile Bulkhead	Tons	2,400	\$2,900	\$6,960,000
2891.2	Fender System	LF	600	\$1,200	\$720,000
2896.1	Breasting/Mooring Dolphin	EA	6	\$300,000	\$1,800,000
2896.2	Catwalk	LF	600	\$500	\$300,000
3305.1	Concrete Dock Face Apron	CY	550	\$1,250	\$687,500
5120.2	Mooring Cleats & Bollards	EA	10	\$5,000	\$50,000
5120.3	Steel Safety Rails	LF	700	\$120	\$84,000
5120.4	Dock Ladder	EA	7	\$3,000	\$21,000
11200.1	Hydraulic Cranes	EA	1	\$100,000	\$100,000
16000.1	Power & Lighting	LS	All Req'd	\$150,000	\$150,000
ESTIMATED CONSTRUCTION BID PRICE					\$15,210,250
DESIGN & CONSTRUCTION CONTINGENCY (15%)					\$2,281,538
SITE INVESTIGATIONS - SURVEYS & GEOTECHNICAL					\$200,000
PERMITTING					\$50,000
FINAL DESIGN & CONTRACT DOCUMENTS (6%)					\$1,049,507
CONTRACT ADMIN. & CONSTRUCTION INSPECTION (6%)					\$1,049,507
OWNER ADMIN. (2%)					\$349,836
TOTAL RECOMMENDED PHASE 2 TANKER TERMINAL BUDGET					\$20,190,638