



TO: Kim Kiefer, CBJ City Manager
FROM: Rick Harris EVP, Sealaska Corporation
SUBJECT: Marine Passenger Fund Request
Date: December 30, 2013

Dear Ms. Kiefer:

Sealaska Corporation has worked diligently over the last few decades to be a good corporate citizen. It has provided aesthetic landscaping surrounding its corporate headquarters in downtown Juneau and a pedestrian friendly setting for tourists and the Juneau community. To that extent, Sealaska received a "Proclamation" from the CBJ for the quality of our landscaping, using mostly native species. By virtue of the number of visitors taking pictures of the native plants and enjoying the park benches, we believed we are adding to the visitor experience.

Sealaska Corporation sees its "Native Flora and Visitorship Project" as an extraordinary project that is of great benefit to downtown visitors and the local community alike. We feel that this is a great fit for the MPF program. In FY2010 and FY2011, CBJ supported similar projects such as Franklin Dock Enterprises, LLC to accommodate "Landscaping Enhancements," the AJ Juneau Dock, LLC's "Dock atrium" which provided for a mining themed park-type atmosphere, as well as the Downtown Parking Garage in 2009.

With the purchase of "the pit," Sealaska filled and landscaped it to provide an attractive space for visitors to downtown. We have found that this improved space increased traffic into the heart of downtown and was enormously popular among tourists and locals for everything from taking a rest, eating their lunch, and even providing space for performances, dances, etc. With the imminent completion of the Walter Soboleff Center, restructuring the current parking lot to better accommodate increased visitor foot traffic is necessary.

By making these changes, Sealaska could provide for a pedestrian friendly area with an aesthetic park-like atmosphere—inclusive of benches, landscaping, and signage for plants. The project also includes costs for moving the two large green electrical transformer boxes underground, and some modest artwork. Additionally, these enhancements would improve pedestrian access into downtown Juneau.

The total cost for the project today is \$665,308. Sealaska would like to respectfully request \$475,000 towards the cost of this project from the Marine Passenger Funds for the following items:

- | | |
|---|------------|
| • Relocate green electrical transformer boxes underground | \$ 150,000 |
| • Demolition, Concrete pavers, landscaping, benches | \$ 170,735 |
| • General Conditions and Contingency | \$ 68,217 |
| • Site lighting and security | \$ 36,048 |
| • Artwork and carved decorative panels | \$ 50,000 |

We have included additional information and would like to be able to discuss this further with you at your convenience. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard P. Harris".

Richard P. Harris
Executive Vice President
Sealaska Corporation

Attachment (1)

WALTER SOBOLEFF CENTER FOR SEALASKA HERITAGE INSTITUTE
 JUNEAU, ALASKA
 95% DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 1/31/2012

HMS Project No.: 11025

ADD ALTERNATES 1A. Northwest Plaza, Planters, Benches and Landscaping	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

DEMOLITION

Demolish concrete walks	1,236	SF			1.70	2,101	1.70	2,101
Demolish curbs	191	LF			4.90	936	4.90	936
Cut and remove 2" AC pavement and dispose for recycling	4,246	SF			0.45	1,911	0.45	1,911
Remove signs and salvage	7	EA			65.00	455	65.00	455
Remove landscaping beds, boulders, etc.	1,455	SF			0.50	728	0.50	728
Remove bench	1	EA			70.00	70	70.00	70
Dispose debris	2	LDS		700	250.00	500	600.00	1,200

CONCRETE PAVERS, AC SIDEWALKS AND STEPS

30" deep NFS fill, compacted	274	CY	22.50	6,165	8.50	2,329	31.00	8,494
8" D1 subbase, compacted	113	CY	0.60	68	10.50	1,187	11.10	1,255
24"x12"x2" thick colored concrete pavers set over 1" sand bed and hand swept at road crossing	270	SF	8.25	2,228	5.50	1,485	13.75	3,713
24"x12"x2" thick colored concrete pavers set over 1" sand bed and hand swept at plaza	2,197	SF	8.25	18,125	4.35	9,557	12.60	27,682
8"x12" concrete edging under pavers	95	LF	6.35	603	5.80	551	12.15	1,154

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CONCRETE PAVERS, AC SIDEWALKS AND STEPS (Continued)

20" wide detectable tile mats (3)	56	SF	22.00	1,232	8.75	490	30.75	1,722
2" AC sidewalks (16 tons)	1,172	SF	1.70	1,992	1.10	1,289	2.80	3,281
Extra for ADA ramps (2)	144	SF	0.35	50	1.40	202	1.75	252
6"x10"x18" raised planter curbs	254	LF	14.00	3,556	12.00	3,048	26.00	6,604
32"x12" thick reinforced concrete footing	168	LF	27.00	4,536	21.50	3,612	48.50	8,148
54"x8" thick reinforced concrete retaining walls	756	SF	10.30	7,787	12.50	9,450	22.80	17,237
4" PVC drain with rock surround and geofabric mat	170	LF	18.25	3,103	10.50	1,785	28.75	4,888
Reinforced concrete steps	96	SF	15.50	1,488	24.75	2,376	40.25	3,864
1 1/2" diameter galvanized steel handrails and brackets	56	LF	28.00	1,568	15.00	840	43.00	2,408
Native stone veneer to retaining walls	504	SF	8.75	4,410	12.55	6,325	21.30	10,735
Native stone treads and risers	144	SF	11.50	1,656	18.75	2,700	30.25	4,356
8"x8"x36" decorative bollards at walk	5	EA	785.00	3,925	430.00	2,150	1215.00	6,075

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PLANTERS, BENCHES, ETC.

40" deep x 6" thick concrete walls 16" above grade at main planters (2)	187	SF	9.90	1,851	12.20	2,281	22.10	4,132
Polished stone veneer to walls sides and top	224	SF	13.20	2,957	15.50	3,472	28.70	6,429
Polished stone veneer to bench and planter walls	508	SF	13.20	6,706	15.50	7,874	28.70	14,580
24" to 18" deep topsoil in planter, beds, etc.	79	CY	20.00	1,580	7.50	593	27.50	2,173
3" bark mulch in planters (2)	98	SF	0.48	47	0.28	27	0.76	74
8'0" to 10'0" tall trees	8	EA	330.00	2,640	255.00	2,040	585.00	4,680
36" to 24" tall shrubs	24	EA	45.00	1,080	32.00	768	77.00	1,848
Ground cover perennials	200	EA	7.50	1,500	4.75	950	12.25	2,450
1 year maintenance and warranty	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
18" deep x 14" high yellow cedar glulaminate benches and supports (6)	48	LF	132.50	6,360	45.00	2,160	177.50	8,520
24" diameter x 19'0" carved totem poles	3	EA						By Others
18" diameter x 10'0" carved totem poles	3	EA						By Others
30" diameter x 48" deep concrete bases	6	EA	250.00	1,500	325.00	1,950	575.00	3,450

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			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
5'0"x3'6"x4'0" boulder	1	EA	440.00	440	215.00	215	655.00	655
5'0"x3'0"x1'6" boulder	1	EA	295.00	295	180.00	180	475.00	475
SUBTOTAL CIVIL WORK:			\$ 90,648		\$ 80,087		\$ 170,735	

PLANTERS, BENCHES, ETC. (Continued)

SITE LIGHTING

Remove light poles, bases and fixtures, hand over poles and fixtures to CBJ	5	EA			750.00	3,750	750.00	3,750
25'0" poles and bases	3	EA	1125.00	3,375	570.00	1,710	1695.00	5,085
LED fixtures	3	EA	1250.00	3,750	265.00	795	1515.00	4,545
4'0"x4'0"x3'0" hand holes, covers and frames	2	EA	875.00	1,750	390.00	780	1265.00	2,530
1" PVC conduit and trenching	235	LF	3.70	870	8.50	1,998	12.20	2,868
#10 wiring (3)	1,005	LF	0.38	382	0.65	653	1.03	1,035
Connections to building circuits	5	EA	20.00	100	65.00	325	85.00	425
Test and tag	1	LOT	50.00	50	250.00	250	300.00	300
<u>SECURITY</u>								
Security cameras in heated enclosure light, pole mounted	2	EA	1635.00	3,270	550.00	1,100	2185.00	4,370

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			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
SECURITY (Continued)								
1" PVC conduit	40	LF	2.40	96	5.20	208	7.60	304
Power and signal cables in new and base bid conduits (3)	950	LF	1.90	1,805	2.55	2,423	4.45	4,228
Test and tag	1	LOT	100.00	100	500.00	500	600.00	600
SUBTOTAL SITE LIGHTING AND SECURITY:				\$ 15,548		\$ 14,492		\$ 30,040
Subcontractor's Overhead and Profit on Material and Labor	20.00%			3,110		2,898		6,008
SUBTOTAL SITE LIGHTING AND SECURITY:				\$ 18,658		\$ 17,390		\$ 36,048
SUBTOTAL ADD ALTERNATE 1A:				\$ 109,306		\$ 97,477		\$ 206,783
Labor Premium Time	13.00%					12,672		12,672
SUBTOTAL ADD ALTERNATE 1A:								\$ 219,455
General Conditions, Overhead and Profit	25.00%							54,864
Contingency	5.00%							13,716

TOTAL ESTIMATED COST:

\$ 288,035

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ADD ALTERNATES 1B. Upgrade Existing Sealaska Parking Across From New Building	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
DEMOLITION								
Remove existing shrubs	16	EA			20.00	320	20.00	320
Remove trees	5	EA			245.00	1,225	245.00	1,225
Remove two post signs and salvage	3	EA			85.00	255	85.00	255
Remove single post signs and salvage	11	EA			65.00	715	65.00	715
Demolish planter curbs	830	LF			3.75	3,113	3.75	3,113
Demolish curbs and gutters	117	LF			4.90	573	4.90	573
Remove pavers	753	SF			1.50	1,130	1.50	1,130
Demolish concrete sidewalks	760	SF			1.70	1,292	1.70	1,292
Remove landscape beds (11)	2,814	SF			0.20	563	0.20	563
Saw cut 2" AC	152	LF	0.60	91	1.35	205	1.95	296
Remove 2" AC pavement and dispose for recycling (partly removed with Alternate 1A)	15,708	SF			0.38	5,969	0.38	5,969
Remove storm drain manhole	1	EA			320.00	320	320.00	320
Remove 12" pipe	34	LF			15.00	510	15.00	510
Dispose debris	2	LDS	350.00	700	250.00	500	600.00	1,200

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ADD ALTERNATES	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

EARTHWORK

Survey and staking	0.42	AC	1000.00	420	7000.00	2,940	8000.00	3,360
Traffic control	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
Excavate and dispose to form levels, average 24" deep (depth per engineer)	1,598	CY			8.50	13,583	8.50	13,583
Average 18" deep NFS fill to new pavements, compacted	1,155	CY	22.50	25,988	8.00	9,240	30.50	35,228
Soil compaction tests	4	EA	175.00	700			175.00	700

AC PAVEMENTS

6" D1 leveling course, compacted	402	CY	60.00	24,120	10.50	4,221	70.50	28,341
Finish grade	17,329	SF			0.20	3,466	0.20	3,466
2 1/2" AC pavement at parking (283 tons)	16,190	SF	1.90	30,761	1.20	19,428	3.10	50,189
2 1/2" AC pavement at roadway patch (6 tons)	356	SF	1.90	676	1.40	498	3.30	1,174
Match existing	152	LF	1.15	175	1.50	228	2.65	403
Cross hatch markings	649	SF	0.65	422	0.50	325	1.15	747
Mark parking stalls	49	EA	15.00	735	25.00	1,225	40.00	1,960

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ADD ALTERNATES 1B. Upgrade Existing Sealaska Parking Across From New Building	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE \$	TOTAL MATERIAL/LABOR \$
			RATE \$	TOTAL \$	RATE \$	TOTAL \$		

AC PAVEMENTS (Continued)

Mark ADA symbols	2	EA	18.00	36	35.00	70	53.00	106
Mark directional arrows	4	EA	20.00	80	55.00	220	75.00	300
Traffic signs, posts and bases	2	EA	140.00	280	115.00	230	255.00	510
ADA parking signs, posts and bases	2	EA	125.00	250	95.00	190	220.00	440

CONCRETE WALKS, PAVERS, CURBS, ETC.

4" D1 subbase, compacted	100	CY	60.00	6,000	10.50	1,050	70.50	7,050
24"x12"x2" stone pavers set over 1" sand bed	404	SF	8.25	3,333	4.35	1,757	12.60	5,090
4" bar reinforced broom finished concrete walks	435	SF	5.00	2,175	3.90	1,697	8.90	3,872
4" mesh reinforced broom finished concrete ramp	300	SF	5.10	1,530	4.15	1,245	9.25	2,775
20" wide detectable tile mat (1)	20	SF	22.00	440	8.75	175	30.75	615
18"x6"x10" vertical planter curbs	579	LF	14.00	8,106	12.00	6,948	26.00	15,054
Concrete curb and gutter	85	LF	19.00	1,615	13.00	1,105	32.00	2,720
Concrete curb and gutter, depressed	60	LF	17.00	1,020	12.50	750	29.50	1,770

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			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
<u>LANDSCAPING</u>								
12" topsoil in planters	73	CY	20.00	1,460	7.50	548	27.50	2,008
6" topsoil elsewhere	21	CY	20.00	420	6.50	137	26.50	557
3" bark mulch at planter	1,783	SF	0.48	856	0.28	499	0.76	1,355
Lawn grass seeding	1.03	MSF	85.00	88	350.00	361	435.00	449
Shrubs at planter	48	EA	45.00	2,160	32.00	1,536	77.00	3,696
Ground cover, perennials	510	EA	7.50	3,825	4.75	2,423	12.25	6,248
1 year maintenance and warranty	1	LOT	500.00	500	1500.00	1,500	2000.00	2,000
SUBTOTAL CIVIL WORK:			\$ 119,462		\$ 95,785		\$ 215,247	

STORM DRAINS

6"x12" concrete drain and grate (2)	28	LF	75.00	2,100	32.50	910	107.50	3,010
12" CPP drains and trenching	27	LF	12.20	329	14.50	392	26.70	721
8" PVC drains and trenching	41	LF	9.90	406	12.20	500	22.10	906
Catch basin with grate	1	EA	1890.00	1,890	1050.00	1,050	2940.00	2,940
72" diameter manhole	1	EA	4850.00	4,850	2175.00	2,175	7025.00	7,025
12" connections to existing	2	EA	52.00	104	95.00	190	147.00	294

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			RATE \$	TOTAL \$	RATE \$	TOTAL \$		
1B. Upgrade Existing Sealaska Parking Across From New Building								
STORM DRAINS (Continued)								
8" connections to existing	3	EA	45.00	135	80.00	240	125.00	375
LIGHTING								
Remove light poles, fixtures and bases, deliver poles and fixtures to CBJ	3	EA			750.00	2,250	750.00	2,250
25'0" poles and bases at parking	7	EA	1125.00	7,875	570.00	3,990	1695.00	11,865
LED fixtures	7	EA	1250.00	8,750	265.00	1,855	1515.00	10,605
1" PVC conduit, trenching and marker tape	380	LF	3.70	1,406	8.50	3,230	12.20	4,636
#10 wiring (3)	1,665	LF	0.38	633	0.65	1,082	1.03	1,715
Power connections to building	7	EA	20.00	140	65.00	455	85.00	595
Test and tag	1	LOT	75.00	75	350.00	350	425.00	425
SUBTOTAL STORM DRAINS AND LIGHTING:				\$ 28,693		\$ 18,669		\$ 47,362
Subcontractor's Overhead and Profit on Material and Labor								
	20.00%			5,739		3,734		9,473
SUBTOTAL SITE LIGHTING AND SECURITY:				\$ 34,432		\$ 22,403		\$ 56,835
SUBTOTAL ADD ALTERNATE 1B:				\$ 153,894		\$ 118,188		\$ 272,082
Labor Premium Time								
	13.00%					15,364		15,364

SUBTOTAL STORM DRAINS AND LIGHTING:
 Subcontractor's Overhead and Profit on Material and Labor
SUBTOTAL SITE LIGHTING AND SECURITY:
SUBTOTAL ADD ALTERNATE 1B:
 Labor Premium Time