



City of Homer

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Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

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Memorandum 22-050

TO: MAYOR CASTNER AND HOMER CITY COUNCIL

THRU: ROB DUMOUCHEL, CITY MANAGER

FROM: BRYAN HAWKINS, PORT DIRECTOR/HARBORMASTER

DATE: MARCH 23, 2022

SUBJECT: ORDINANCE 22-19 - FLOAT REPLACEMENT AND HOW THE PORT
INFRASTRUCTURE DEVELOPMENT GRANT PROGRAM (PIDP) CAN HELP

Attached is a Homer harbor float facilities assessment that my staff and I created to help us get a big picture view of facility wide float conditions. I hope that this conversation will allow us to justify using our resources to apply for any Federal and or State grant money that may be available to us to replace our harbor mooring systems that have aged out. As the float facilities asset sheet shows, you can see that at this time 71.6% of the float systems are at or past their engineered life span.

- 42,197 sq ft. of the Harbor's floats are at the end of their engineered life span this year
- 46,390 sq ft. of the harbor's floats are 6 years past their engineered life span
- 26,854 sq ft. of the harbor's floats are 28 years past their engineered life span



Up until 1999, the State owned the harbor and the city managed it as an Enterprise for them. In 1999 the State sold the harbor to the city for a dollar “as is” as it was in the state’s interest to divest its self from the responsibility of maintaining the infrastructure. We received 3 million dollars in the TORA to be used to replace some of the floats but we have a very large harbor and those dollars were really only a fair start on the actual need.

PIDP

DOT’s Maritime Port infrastructure Development grant program (PIDP) supports projects that improve facilities within, or directly related to operations of coastal seaports, river ports and Great Lake ports. Replacement of the Homer Port’s aging floats definitely fits within this category. PIDP is a 20% local/80% federal cost share match which makes it a highly appealing option when considering the large dollar amounts of a project of this scale. It’s also a competitive option with \$450 million dollars funded into the program and available for grant allocation this Fiscal year (2022). And on an even more positive note is that some of this money has been set aside specifically for small harbors.

R&M

Although \$450,000,000.00 is a healthy pool of available grant funds, PIDP is a national grant program, which means that Ports from all 50 states will be applying and competing for the funding. The grant application also has required components including a Cost to Benefit Ratio of the proposed project and a Cost projection scope which are numbers that we don’t yet have. Due to the strength of the opportunity and the 80% cost share that is picked up by the grant, we would like to pursue this avenue with a goal of pulling together a competitive grant proposal. To that end we’ve spoken with one of our contract engineers, R&M, who have both a grant writing department and the engineering capability to perform the work needed for the Cost to Benefit analysis and detailed project scope. Their proposal for this is included. It is our recommendation that we move forward with this as soon as possible, to capitalize on this opportunity, with a goal of submitting an application by the May 16 2022 deadline. Much of their work developing the project scope will also be extremely useful for other grant opportunities and can be utilized again as new opportunities arrive for the same float replacement end goal.

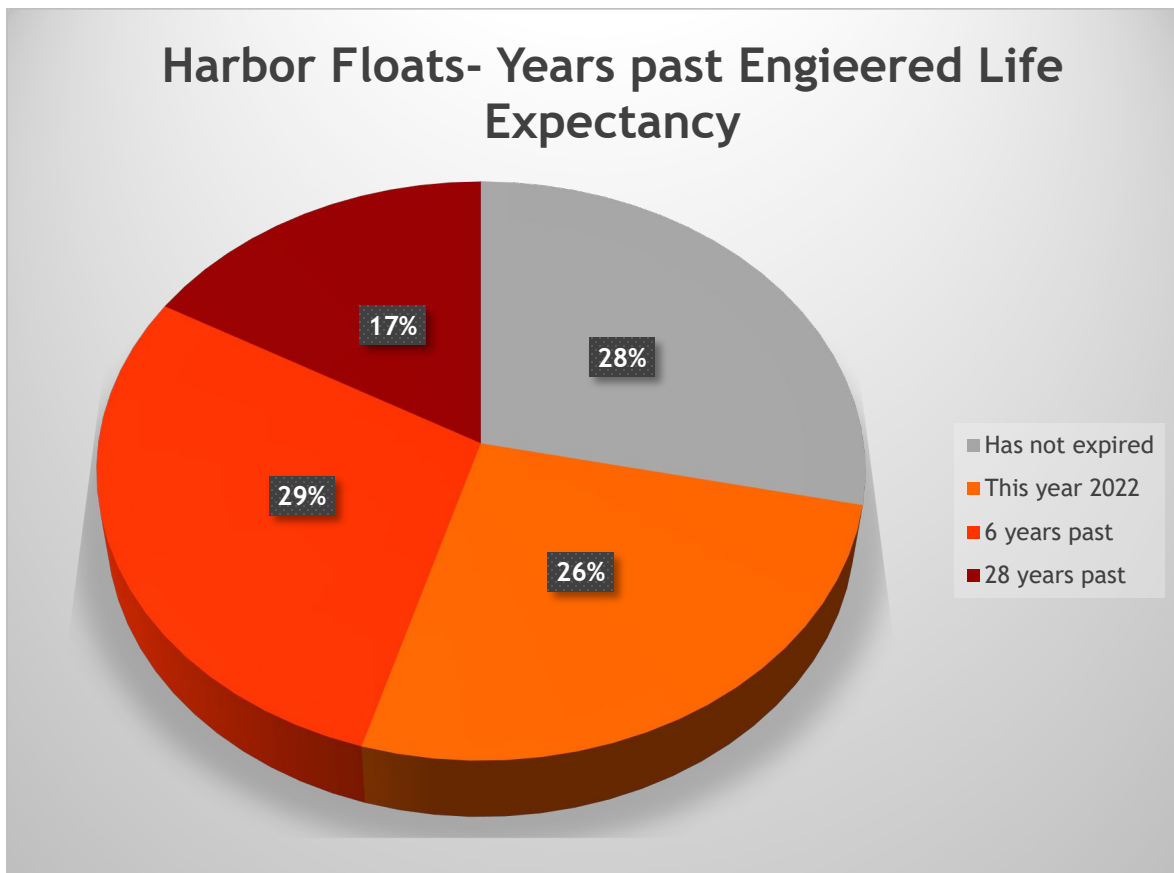
On March 16 this idea was presented and incorporated into discussion at the City Council’s visioning session as part of the wider picture and planning effort to develop the funding we know we need to repair, replace and keep this valuable public resource. Staff believe that utilizing R&M’s skilled team to develop a competitive grant application to submit to PIDP that may allow us to acquire federal dollars to address the ever aging float systems in the harbor that the community and commerce depend on.

RECOMMENDATION

Approval of Ordinance 22-19 amending the FY22 Capital budget by appropriating funds in the amount of \$56,450 from the Port Reserve Fund for the purpose of engaging R&M Consultants’ grant assistance and engineering support teams to develop and submit a 2022 Port infrastructure development program grant application for Homer harbor’s float replacement project.

Attached: Port of Homer Asset sheet for float systems
R&M proposal for PIDP grant development and submission management on Homer’s behalf

HARBOR FLOATS- ASSET LIST



Port of Homer Property Schedule

Float System/Measurements

Current Year	2022
CPI inc /yr	2.30%
yrs from 2012	10

System 1										
	Qty.	Length*	Width*	Sq. Ft.	Totals	Year Built	Current Age	Engineered Life Expectancy ***	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
A						1992	30	30	-	2022
Floats (sf)	1	2,289	8	18,312	20,647	1992	30	30	-	2022
	12	20	3	720						
	38	17	2.5	1,615						
Pilings (per)	51	65	16"		51	1992	30	30	-	2022
On-Float Water (lf)		1,816			1,816	1992	30	30	-	2022
B						1992	30	30	-	2022
Floats (sf)	1	255	10	2,550	5,650	1992	30	30	-	2022
	3	70	10	2,100						
	1	100	10	1,000						
Pilings (per)	16	65	16"		16	1992	30	30	-	2022
On-Float Power (lf)		255			255	1992	30	30	-	2022
C						1992	30	30	-	2022
Floats (sf)	1	315	10	3,150	8,350	1992	30	30	-	2022
	5	50	8	2,000						
	5	60	8	2,400						
	1	80	10	800						
Pilings (per)	18	65	16"		18	1992	30	30	-	2022
On-Float Power (lf)		315			315	1992	30	30	-	2022
D						1992	30	30	-	2022
Floats (sf)	1	315	10	3,150	7,550	1992	30	30	-	2022
	5	40	8	1,600						
	5	50	8	2,000						
	1	80	10	800						
Pilings (per)	18	65	16"		18	1992	30	30	-	2022
On-Float Power (lf)		315			315	1992	30	30	-	2022
E						2002	20	30	10	2032
Floats (sf)	1	290	10	2,900	2,900	2002	20	30	10	2032
	4	70	10	2,800	2,800					
Pilings (per)	18	65	16"		18	2002	20	30	10	2032
On-Float Power (lf)		290			290	2002	20	30	10	2032
On-Float Water (lf)		290			290	2002	20	30	10	2032
F						2002	20	30	10	2032
Floats (sf)	1	290	10	2,900	2,900	2002	20	30	10	2032
	4	70	10	2,800	2,800					
Pilings (per)	18	65	16"		18	2002	20	30	10	2032
On-Float Power (lf)		290			290	2002	20	30	10	2032
On-Float Water (lf)		290			290	2002	20	30	10	2032
G						2002	20	30	10	2032
Floats (sf)	1	290	10	2,900	2,900	2002	20	30	10	2032
	14	32	4	1,792	2,176					
	2	32	6	384						
Pilings (per)	21	65	16"		21	2002	20	30	10	2032
On-Float Power (lf)		290			290	2002	20	30	10	2032
On-Float Water (lf)		290			290	2002	20	30	10	2032
H						2002	20	30	10	2032
Floats (sf)	1	290	10	2,900	2,900	2002	20	30	10	2032
	14	32	4	1,792	2,176					
	2	32	6	384						
Pilings (per)	21	65	16"		21	2002	20	30	10	2032
On-Float Power (lf)		290			290	2002	20	30	10	2032
On-Float Water (lf)		290			290	2002	20	30	10	2032

	Qty.	Length*	Width*	Sq. Ft.	Totals	Year Built	Current Age	Engineered Life Expectancy ***	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
J						2015	7	30	23	2045
Floats (sf)	1	283	8	2,264	3,704	2015	7	30	23	2045
	18	32	2.5	1,440						
Pilings (per)	9	65	16"		9	2015	7	30	23	2045
K						1986	36	30	(6)	2016
Floats (sf)	1	300	8	2,400	3,750	1986	36	30	(6)	2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	1986	36	30	(6)	2016
L						1986	36	30	(6)	2016
Floats (sf)	1	300	8	2,400	3,750	1986	36	30	(6)	2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	1986	36	30	(6)	2016
M						1986	36	30	(6)	2016
Floats (sf)	1	300	8	2,400	3,750	1986	36	30	(6)	2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	1986	36	30	(6)	2016
N						1986	36	30	(6)	2016
Floats (sf)	1	300	8	2,400	3,750	1986	36	30	(6)	2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	1986	36	30	(6)	2016
P						1986	36	30	(6)	2016
Floats (sf)	1	300	8	2,400	3,750	1986	36	30	(6)	2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	1986	36	30	(6)	2016
Q						1986	36	30	(6)	2016
Floats (sf)	1	300	8	2,400	3,750	1986	36	30	(6)	2016
	18	30	2.5	1,350						
Pilings (per)	8	65	16"		8	1986	36	30	(6)	2016
R						2015	7	30	23	2045
Floats (sf)	1	297	6	1,782	3,222	2015	7	30	23	2045
	24	24	2.5	1,440						
Pilings (per)	9	65	16"		9	2015	7	30	23	2045
S						2015	7	30	23	2045
Floats (sf)	1	297	6	1,782	3,222	2015	7	30	23	2045
	24	24	2.5	1,440						
Pilings (per)	9	65	16"		9	2015	7	30	23	2045

System 2

	Qty.	Length*	Width*	Sq. Ft.	Totals	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
AA						1986	36	30	(6)	2016
Floats (sf)	1	350	8	2,800	3,250	1986	36	30	(6)	2016
	9	20	2.5	450						
Pilings (per)	6	65	16"		6	1986	36	30	(6)	2016
T						1986	36	30	(6)	2016
Floats (sf)	1	200	8	1,600	2,440	1986	36	30	(6)	2016
	14	24	2.5	840						
Pilings (per)	5	65	16"		5	1986	36	30	(6)	2016
U						1986	36	30	(6)	2016
Floats (sf)	1	200	8	1,600	2,440	1986	36	30	(6)	2016
	14	24	2.5	840						
Pilings (per)	5	65	16"		5	1986	36	30	(6)	2016
V						1986	36	30	(6)	2016
Floats (sf)	1	200	8	1,600	2,440	1986	36	30	(6)	2016
	14	24	2.5	840						
Pilings (per)	5	65	16"		5	1986	36	30	(6)	2016
W						1986	36	30	(6)	2016
Floats (sf)	1	180	8	1,440	1,800	1986	36	30	(6)	2016
	6	24	2.5	360						
Pilings (per)	5	65	16"		5	1986	36	30	(6)	2016

System 4

	Qty.	Length*	Width*	Sq. Ft.	Totals	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
AAA						1964	58	30	(28)	1994
Floats (sf)	1	925	10	9,250	10,066	1964	58	30	(28)	1994
	16	17	3	816		1964	58	30	(28)	1994
Pilings (per)	17	65	16"		17	1964	58	30	(28)	1994
CC						1964	58	30	(28)	1994
Floats (sf)	1	312	8	2,496	4,800	1964	58	30	(28)	1994
	18	32	4	2,304		1964	58	30	(28)	1994
Pilings (per)	30	65	16"		30	1964	58	30	(28)	1994
DD						1964	58	30	(28)	1994
Floats (sf)	1	305	8	2,440	4,312	1964	58	30	(28)	1994
	18	32	3.25	1,872		1964	58	30	(28)	1994
Pilings (per)	9	65	16"		9	1964	58	30	(28)	1994
EE						1964	58	30	(28)	1994
Floats (sf)	1	300	10	3,000	4,008	1964	58	30	(28)	1994
	6	42	4	1,008		1964	58	30	(28)	1994
	7	32	4	896		1964	58	30	(28)	1994
	1	70	8	560		1964	58	30	(28)	1994
Pilings (per)	24	65	16"		24	1964	58	30	(28)	1994
On-Float Power (lf)		300			300	1964	58	30	(28)	1994
On-Float Water (lf)		300			300	1964	58	30	(28)	1994
FF						2002	20	30	10	2032
Floats (sf)	1	290	10	2,900	3,796	2002	20	30	10	2032
	7	32	4	896		2002	20	30	10	2032
	9	24	4	864		2002	20	30	10	2032
	1	32	6	192		2002	20	30	10	2032
	1	24	6	144		2002	20	30	10	2032
Pilings (per)	15	65	16"		15	2002	20	30	10	2032
GG						1964	58	30	(28)	1994
Floats (sf)	1	266	10	2,660	3,668	1964	58	30	(28)	1994
	6	42	4	1,008		1964	58	30	(28)	1994
	9	24	4	864		1964	58	30	(28)	1994
	1	47	6	282		1964	58	30	(28)	1994
Pilings (per)	14	65	16"		14	1964	58	30	(28)	1994
HH						2015	7	30	23	2045
Floats (sf)	1	288	8	2,304	3,996	2015	7	30	23	2045
	6	47	6	1,692		2015	7	30	23	2045
Pilings (per)	23	65	16"		23	2015	7	30	23	2045
JJ						2015	7	30	23	2045
Floats (sf)	1	309	8	2,472	2,472	2015	7	30	23	2045
Pilings (per)	9	65	16"		9	2015	7	30	23	2045

System 5

	Qty.	Length*	Width*	Sq. Ft.	Totals	Year Built	Current Age	Engineered Life Expectancy	YEARS OF LIFE REMAINING	NEEDS TO BE REPLACED IN THIS YEAR
Sys 5						1986	36	30	(6)	2016
Floats (sf)	1	960	12	11,520	11,520	1986	36	30	(6)	2016
Pilings (per)	44	65	20"		44	1986	36	30	(6)	2016
On-Float Power (lf)		960	708		960	1986	36	30	(6)	2016

	Qty.	Length	Width	Sq. Ft.	Totals
Total Float Sys				161,207	-
Pilings	467				
Length of Docks		25,599			

Notes: Sections of Floats A, AAA, and System 5 West Extension were replaced more recently but not the whole float

- A (E-S) 2015
- AAA (HH-JJ) 2015
- System 5 W Ext. 2002

February 18, 2022

R&M Project #2532.06

Bryan Hawkins
Harbormaster
City of Homer
491 E Pioneer Ave
Homer, Alaska 99603



RE: On-Call Engineering Services Contract New Task Order: PIDP Grant Assistance

Dear Mr. Hawkins,

We are pleased to submit this fee proposal to the City of Homer (City) under our On-Call Engineering Services contract for Port Infrastructure Development Program (PIDP) Grant Assistance.

We understand that you would like assistance completing a PIDP grant application, under the United States Maritime Administration (MARAD), including the required Benefit-Cost Analysis.

Our scope includes the following tasks:

- Grant application narrative
- Supporting graphics
- Benefit-Cost Analysis by Northern Economics
- Engineering support including a drawing of the proposed harbor renovations
- A project cost estimate

A project task fee estimate for the services described above is enclosed with a Not-to-Exceed (NTE) amount. We are available to begin work immediately.

Please let us know if you have any comments or questions.

Sincerely,

R&M CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'John C. Daley', is written over a light blue horizontal line.

John Daley, P.E.
Waterfront Engineering Group Manager

Enclosure: Project Fee Estimate

9101 Vanguard Drive
Anchorage, Alaska 99507

phone: 907.522.1707

fax: 907.522.3403

R&M CONSULTANTS, INC.



R&M CONSULTANTS, INC.

9101 Vanguard Drive • Anchorage, AK 99507 • 907.522.1707
212 Front Street #150 • Fairbanks, AK 99701 • 907.452.5270

FIRM: R&M	PROJECT TITLE:	DATE:
Client: City of Homer	PIDP 2022 Grant Assistance	2/18/2022

Task	Task Description	Labor	Expenses & Subs	Task Subtotal
1	Grant Assistance	\$24,890	\$ 24,200	\$ 49,090
2	Engineering Support	\$7,360	\$ -	\$ 7,360
Totals:		\$32,250	\$ 24,200	\$ 56,450

COST ESTIMATE PER TASK

FIRM: R&M Consultants, Inc.			PROJECT TITLE: City of Homer PIDP 2022 Grant Assistance							
TASK NO: 1	TASK DESCRIPTION: Grant Assistance						DATE: 2/18/2022			
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION								
		Project Mngr./Sr. Waterfront Engr.	Planning Manager	Grant Writer/Staff Planner	Grant Writer/Staff Planner	Staff Graphics Support	Environmental Manager			
		Daley	Le	Coleman	Oleson-Yelle	Morris	McLean			
a	Project Management/Coordination Meetings	4	4	8	8					
b	Research & Analysis	1	1	20	20					
c	Environmental & Permitting Language						4			
d	Grant Narrative Draft	1	4	30	30					
e	Grant Narrative Final	1	2	10	10					
f	Figures & Graphics			1	1	10				
g	Graphic Layout of Grant Application				2	18				
h	Benefit Cost Analysis (BCA) Coord & Review			2						
TOTAL LABOR HOURS		7	11	71	71	28	4			
* LABOR RATES (\$/HR)		\$218.50	\$189.75	\$120.75	\$123.63	\$115.00	\$175.38			
LABOR COSTS (\$)		\$1,530	\$2,087	\$8,573	\$8,778	\$3,220	\$702			
						COMMENTS:				
						1. Estimate based on 2022 rates				
						2. Estimate based on Time and Expenses				
						3. Assumes collaborative Effort with City of Homer staff for data, grant narrative etc.				
SUB-TASK	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE						
		0		\$0.00						
		0		\$0.00						
		0		\$0.00						
		0		\$0.00						
		0		\$0.00						
				\$0.00						
TOTAL EXPENSES:						\$0	FIRM'S LABOR:			\$24,890
SUB-CONTRACTORS: Firm Initials and Price Per Task						FIRM'S TOTAL EXPENSES Plus 5% Mark-Up:				\$0
						TOTAL SUBCONTRACTOR Plus 10% Mark-Up:				\$24,200
FIRM:	Nor Econ (BCA)				TOTAL SUB					
AMOUNT:	\$22,000				\$22,000	TOTAL:				\$49,090

COST ESTIMATE PER TASK										
FIRM: R&M Consultants, Inc.					PROJECT TITLE: City of Homer PIDP 2022 Grant Assistance					
TASK NO: 2		TASK DESCRIPTION: Engineering Support					DATE: 2/18/2022			
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION								
		Project Mngr./Sr. Waterfront Engr.	Staff Engineer/Drafting							
		Daley	Cumlat							
a	Meetings	4	4							
b	Drawings	4	24							
c	Cost Estimate	8	4							
TOTAL LABOR HOURS		16	32							
* LABOR RATES (\$/HR)		\$218.50	\$120.75							
LABOR COSTS (\$)		\$3,496	\$3,864							
						COMMENTS:				
SUB-TASK	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE						
						FIRM'S LABOR: \$7,360				
						TOTAL EXPENSES: \$0 FIRM'S TOTAL EXPENSES Plus 5% Mark-Up: \$0				
SUB-CONTRACTORS: Firm Initials and Price Per Task						TOTAL SUBCONTRACTOR Plus 10% Mark-Up: \$0				
FIRM:					TOTAL SUB					
AMOUNT:					\$0	TOTAL: \$7,360				

CITY OF HOMER
FINANCIAL SUPPLEMENT

PROJECT NAME	<u>R&M Engagement - Grant Application Harbor Float Replacement</u>	DATE <u>03/24/2022</u>
DEPARTMENT	<u>Port and Harbor</u>	SPONSOR <u>Erickson/Harbormaster</u>
REQUESTED AMOUNT	<u>\$ 56,450</u>	

DESCRIPTION	Engineering support, project benefit cost analysis, and PIDP grant assistance, development and submission for the homer harbor float replacement project.
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FUNDING SOURCE(S)	OPERATING	GF CARMA	GF FLEET CARMA	PORT RESERVES	WATER CARMA
	0%	0%	0%	100%	0%
	HAWSP	HART-ROADS	HART-TRAILS	PORT FLEET RESERVES	SEWER CARMA
	0%	0%	0%	0%	0%

FUNDING SOURCE 1: Port Reserves	FUNDING SOURCE 2:	FUNDING SOURCE 3:
Current Balance <u>\$ 2,014,610</u>	Current Balance _____	Current Balance _____
Encumbered <u>\$ 1,255,132</u>	Encumbered _____	Encumbered _____
Requested Amount <u>\$ 56,450</u>	Requested Amount _____	Requested Amount _____
Other Items on Current Agenda <u>\$ 0</u>	Other Items on Current Agenda _____	Other Items on Current Agenda _____
Remaining Balance <u>\$ 703,028</u>	Remaining Balance _____	Remaining Balance _____
FUNDING SOURCE 4:	FUNDING SOURCE 5:	FUNDING SOURCE 6:
Current Balance _____	Current Balance _____	Current Balance _____
Encumbered _____	Encumbered _____	Encumbered _____
Requested Amount _____	Requested Amount _____	Requested Amount _____
Remaining Balance _____	Remaining Balance _____	Remaining Balance _____