

**STRAGIER  
ENGINEERING SERVICES, INC.**

504 DeGross Street  
SITKA, ALASKA 99835  
(907) 747-5833

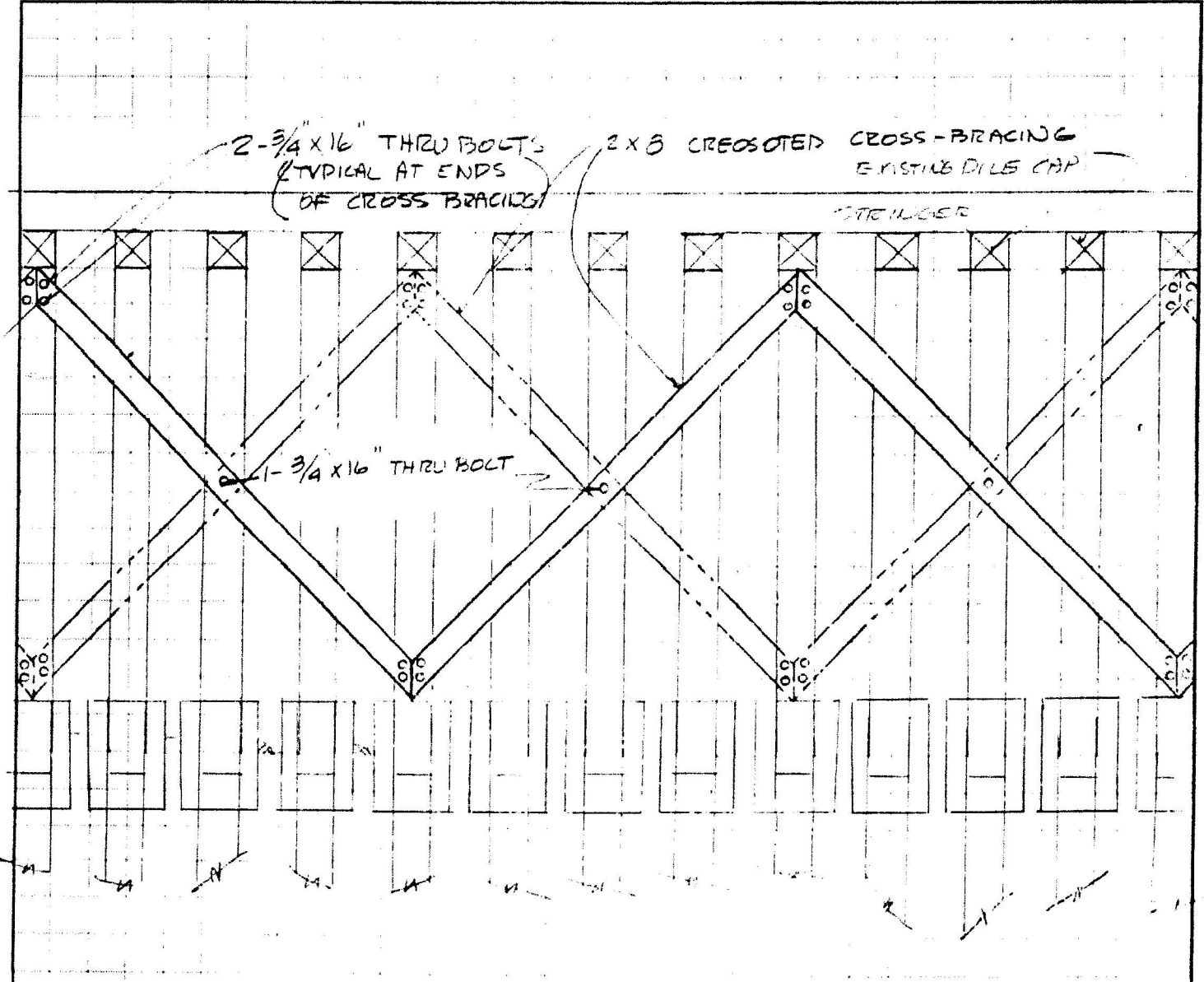
JOB 1400 HADUMI PLANT

SHEET NO 9 OF \_\_\_\_\_

CALCULATED BY BABE DATE 6.3.91

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_



TYPICAL LONGITUDINAL X-BRACING  
@ GRID LINES A, E & I W.T.S.

SEE SHEET B FOR SPLICE DETAIL



ENGINEERS, INC.

February 1, 2013

PND 132020

Mr. Greg Indreland  
Managing Owner  
Yakutat Seafoods  
PO Box 419  
Yakutat, AK 99689

Re: Yakutat Seafoods Process Building  
Piling Inspection and Assessment

Dear Greg,

Per your request PND Engineers, Inc. (PND) inspected and assessed the timber piling and piling splice collars at the Yakutat Seafoods Processing Building. This letter contains a description of the inspection, observations, assessment and recommendations.

#### Background

The Yakutat Seafoods Processing Building is approximately 232 feet long by 48 feet long and was built in 1916. The building is a two-story, timber-framed structure with a timber pile foundation. Piles are in rows from 5 to 8 feet on center with piles in each row spaced between 5 and 8 feet on center.

Piles are in various states of condition: some relatively new and in good condition while some appear to be very old and are in very poor condition. Many original round piles have been replaced with treated timber round piles or square 12x12 or 10x10 sections. Piles that are not original have been spliced at the mudline with the splice encased in a concrete collar. Many of the newer piles were installed after a 1991 inspection and report by Stragier Engineering. In that report there are sketches for pile replacement including connections and splice collars.

#### Inspection and Observations

On January 31, 2013, Mr. Chris Gianotti, P.E. inspected the piling. The inspection was primarily a visual inspection as deterioration at the piles and concrete collars was so significant no further probing or sounding was required. Observations were conducted at low tide so the entire pile above mud line could be inspected.

Observations included:

- 1) There are approximately 106 un-treated timber piles that require replacement. These piles are rotten and deteriorated to the extent that they cannot be relied upon to bear load. Many have a reduced cross-sectional area and the condition of the remaining timber at that reduced section is very poor. Two piles are completely missing and have had a column placed adjacent to the

missing location. It appears the replacement columns are set in place and not driven and their load capacity cannot be relied upon.

- 2) There are 212 piles that have deteriorating concrete splice collars, are missing splice collars or will require a splice collar when the deteriorated piles are replaced. Deterioration is in the form of excessive cracking and erosion and spalling of the concrete.
- 3) The concrete in the fairly recently constructed splice collars is of poor quality. The repair detail indicates a minimum strength of 2,500 psi. There are numerous abrasions and cracks in this concrete.

#### Assessment and Recommendations

Based on the age of the facility and the observations the following assessments and recommendations can be made:

- 1) Untreated piling that are deteriorated no longer can be counted on to support the dead and live loads anticipated in the building. These piles should be replaced within the next year.
- 2) Original piling are likely in fair to good condition several feet below the mudline as there is inadequate oxygen to support rot mechanisms. A repair and replacement technique that includes cutting deteriorated piling off at a point where the cross-section is full and constant and the timber is of sound condition is a reasonable and cost-effective method. Piles cannot be re-driven at this time and replacing their bearing value with footings would require significant excavation and concrete.
- 3) The repair details in the Stragier Engineering 1991 report should be followed with slight modifications: any concrete reinforcing should be galvanized and the concrete should be a high performance concrete with a minimum concrete strength of 4,500 psi. Galvanized reinforcing will have significantly higher resistance to salt water corrosion. Concrete with lesser strengths have been found to be more permeable and more susceptible to salt water penetration. The salt water will corrode the steel reinforcing and expand causing cracking. Cracking will allow water to intrude that when frozen will expand and cause additional deterioration. The intruding saltwater will also start to destroy the chemical bonds of the concrete and result in spalling and flaking.
- 4) The pile splices without concrete collars should have collars added within 2 years. Splices with deteriorating concrete collars should have the collars replaced within 5 years. If collar repair is not accomplished in these time frames the life of piles will be reduced.
- 4) Replacement timbers should be pressure preservative treated. Oil borne preservative treatments will provide longer protection than water borne treatments. Water borne treatment salts will be leached out over time when submerged by tidal waters. The treatment should be creosote and of at least 12 pound per cubic foot of retention.

- 5) All cut ends and drill holes in preservative treated timber that are made after treatment should be field treated. For cut ends a copper naphthenate solution is applied in several coats. For drilled holes the holes should be swabbed with copper naphthenate and then be injected with coal tar prior to installing the bolts or pins. Field treatment should follow American Wood Preservers Association (AWPA) standard M4 which includes best management practices to avoid and minimize impacts to the environment.

Hopefully, this report meets your needs. If you have questions or need additional information, please feel free to call me.

Sincerely,

PND Engineers, Incorporated | Juneau Office

A handwritten signature in black ink, appearing to read "Chris Gianotti", with a horizontal line extending to the right from the end of the signature.

Chris Gianotti, P.E.  
Senior Engineer /Vice President



305 E Summa Street  
Centralia, WA 98531

**CALPORTLAND**

**BUILDING MATERIALS QUOTE:**

TO: **Jim - Yakutat Seafoods**

JOB:

LOCATION: Seattle docks  
Alaska bound

ATTN:  
PHONE: 907.784.3392

DATE: 12.17.12

EMAIL: [jimc@yakutatseafoods.com](mailto:jimc@yakutatseafoods.com)

SALESMAN: D. Twining/R. Drumheller  
PHONE: (360) 736-1131

ITEM #	DESCRIPTION	UNIT	To Docks Seattle
2236	94# Portland Cement Type I-II 35 bags/pallet *Pallets will be bagged and wrapped (28 pallets = 980 bags)  *Delivery via our truck to Seattle dock of your choice (ie: Northland Services).	pallet	\$385 x 28 pallets  \$600.00 \$11,380.00
	Daravair	3.5 gallons	\$57.20 x 3
	WRDA 64	3.5 gallons	\$56.50 x 10
	ADVA 195	3.5 gallons	\$134.75 x 10
	Daraset 400	55 gallons	\$937.20 x 2
	Daraset 400	3.5 gallons	\$73.64 x 9
			\$4,621.26
		Total	<b>\$16,001.26</b>
	*Shipping from Seattle dock to final Alaska destination will be customer responsibility. *Please allow 7 days notice prior to delivery to the docks so we may plan our delivery schedule accordingly.		

This offer shall remain in effect for 30 days from quote date and may be accepted by endorsement hereon. Quote does not include tax.

Accepted: **Yakutat Seafoods**

**CalPortland**

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



8975 East Marginal Way S  
 Seattle, WA 98134  
 P.O. Box 1270  
 Seattle, WA 98101  
 Telephone (206) 764-1000  
 Technical Services (206) 764-1029

fax fromberg  
 Corporate (206) 764-1011  
 Sales (206) 764-1014  
 CRDRI (206) 764-1012  
 Warehouse (206) 764-1077  
 Cement Terminal (206) 764-2176

**Mix Design No. 0968**

	<b>Building Sand</b>	<b>1"</b>	<b>1-1/2"</b>	<b>Combined Gradation</b>
2 Inch	100			
1-1/2 Inch	100	100	100	100.0
1 Inch	100	100	94	99.0
3/4 Inch	100	96	35	87.3
1/2 Inch	100	77	10	73.6
3/8 Inch	100	41	3	54.3
No. 4	99	1	2	34.0
No. 8	87	1	0.9	33.5
No. 16	67		0.5	28.9
No. 30	47		0.5	22.3
No. 50	12		0.5	15.7
No. 100	2.5		0.5	4.1
No. 200			0.5	0.9
<b>Fineness Modulus</b>	<b>2.86</b>			<b>0.1</b>
<b>Source</b>	<b>PS-X-125</b>	<b>7.21</b>	<b>7.91</b>	
<b>Absorption</b>	<b>1.57</b>	<b>PS-X-125</b>	<b>B-335</b>	
<b>% of Total Aggregate</b>	<b>33</b>	<b>1.22</b>	<b>1.12</b>	
		<b>50</b>	<b>17</b>	

# Attachment D

JWC0533.TXT

@2lp PAC LUTJUKLUC

P R I C E   Q U O T E

"we make friends with every sale"  
 FROM: PAC-RIM Building Supply, Inc.  
 3901 Raymond Ave. SW  
 Renton, WA 98057  
 Phone: (425)251-3700 Fax: (425)251-0334  
 (800)633 3006

Bid# JWC0533  
 Date 12/07/2012

QUOTE

TO: Yakutat Seafoods, LLC.  
 P.O. BOX 419  
 532 MAX ITALIO DRIVE  
 YAKUTAT, AK 99689

Phone: 9077843392  
 Fax: 9077843686  
 Ship Via/Terms: AML FRT COLLECT  
 Material FOB: PAR RIM  
 Comments:

-----  
 THE CONTRACT TERMS FOR THE SALE OF GOODS BY PAC-RIM TO YOU ARE GOVERNED BY  
 PAC-RIM'S "CONDITIONS OF SALE." QUOTE DOES NOT INCLUDE HAWAII SALES TAX.  
 CHANGES MADE TO THIS ORDER 24 HOURS AFTER RECEIPT OF ORDER CONFIRMATION  
 WILL BE SUBJECT TO \$50 CHANGE ORDER FEE AND RESTOCK CHARGES IF APPLICABLE.  
 -----

Bid# JWC0533 Job: Yakutat Seafoods, LLC.

Ref: Pg# 1  
 Unit Price Extended Price

Quantity /U M	Description	Unit Price	Extended Price
8.00 /PCS	Item# JWC05331010 2X12-12FT #2 & BTR HEM-FIR S4S BROWNTONE LP22 QUALITY MARK ACQ PRESSURE TREATED .40 RETENTION FOR GROUND CONTACT USE	22.09	176.72
50.00 /PCS	Item# JWC05331020 2X12-10FT #2 & BTR HEM-FIR S4S BROWNTONE LP22 QUALITY MARK ACQ PRESSURE TREATED .40 RETENTION FOR GROUND CONTACT USE	17.88	894.00
5.00 /EACH	Item# JWC05331030 12" X 12" X 12' .60 ROUGH TREATED. 60 2&BTR DF	191.02	955.10
4.00 /PCS	Item# JWC05331040 3X12-12FT #2 & BTR HEM-FIR S4S BROWNTONE LP22 QUALITY MARK ACQ PRESSURE TREATED .40 RETENTION FOR GROUND CONTACT USE	38.48	153.92
40.00 /PCS	Item# JWC05331050 5/8-4X8 CDX 40/20 PLYWOOD SHEATHING, 4 PLY	20.93	837.20
15.00 /PCS	Item# JWC05331060 1/2-4X8 CDX 4 PLY SHEATHING	17.28	259.20
12.00 /EACH	Item# JWC05331070 4' X 10' WHITE FRP	49.93	599.16
12.00 /EACH	Item# JWC05331080 10' LONG WHITE DIVISON BARS FOR FRP	3.51	42.12
2.00 /EACH	Item# JWC05331090 WHITE 1" FRP RIVETS, BAGS OF 100	13.55	27.10
2.00 /EACH	Item# JWC05331100 FRP ADHEASIVE, 4 GALLON BUCKET	65.00	130.00
113.00 /EACH	Item# JWC05331110 10" X 10" X 16' ACZA 1.9# SALT WATER IMMERSION TREAT4ED 2&BT DF ROUGH SAWN, * 6 WEEKS	296.00	33448.00

JWC0533.TXT

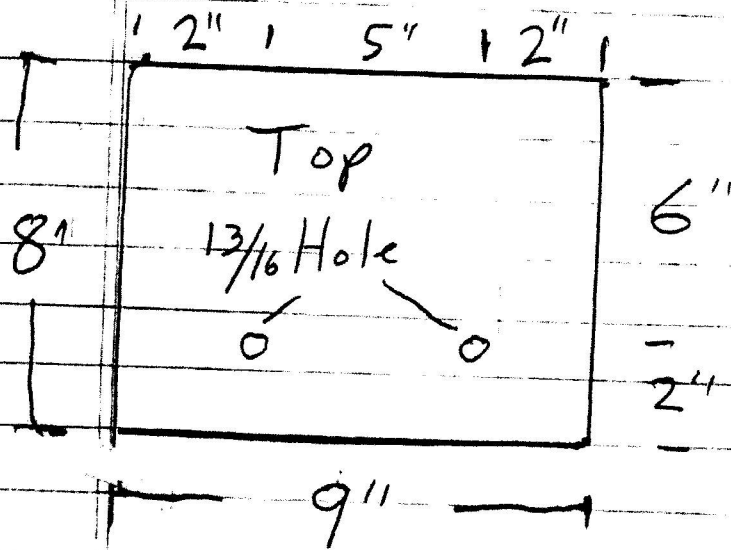
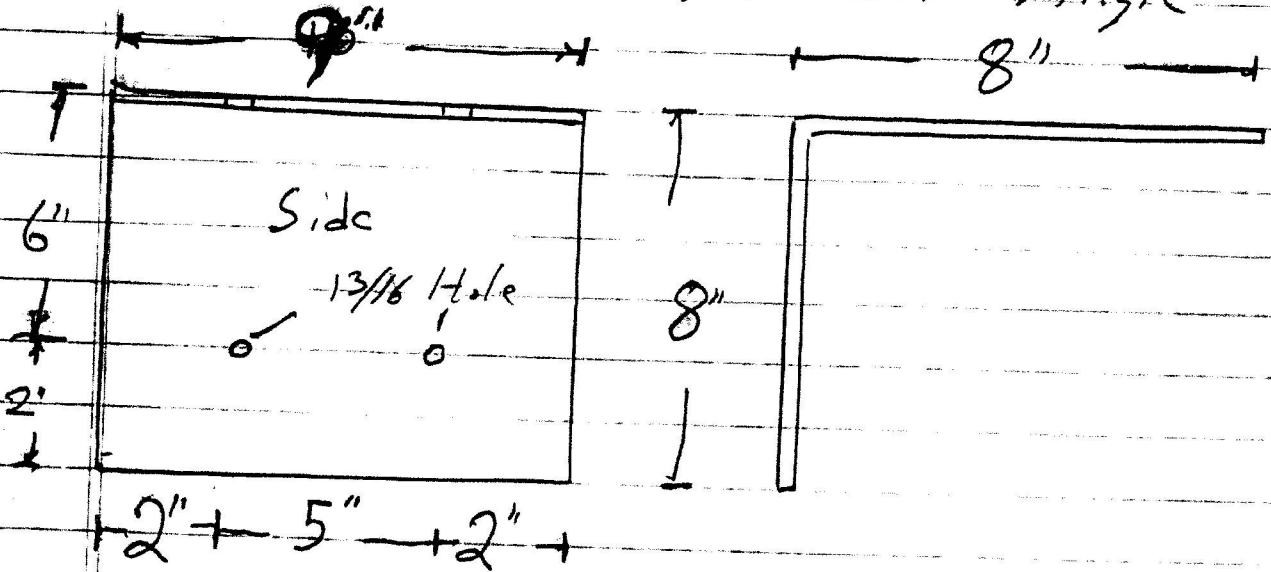
Bid#	JWC0533	Job: Yakutat Seafoods, Llc.	Ref:	Pg# 2
Quantity	/U M	Description	Unit Price	Extended Price
40.00	/EACH	Item# JWC05331120 3" X 8" X 22' ACZA 1.9 # SALT WATER IMMERSION TREATED 2&BTR DF 6-8 WEEKS	95.83	3833.20
2.00	/ROLL	Item# JWC05331130 HOUSE WRAP 9' X 150' WEATHER SMART	166.46	332.92
1.00	/CART	Item# JWC05331140 16 D GALVANIZED NAILS FOR SFNCO SN4 ST16D148HD 3000 TO CARTON	110.63	110.63
2.00	/CART	Item# JWC05331150 8 D GALVANIZED NAILS FOR SENCO SN4 ST8D113HD 5000 TO CARTON	70.85	141.70
15.00	/SOUR	Item# JWC05331160 1500 SQ FT 26 GA GRAY SKYLINF 16" WIDF *LENGHT TO BE DETERMINED CRATED	145.20	2178.00
1500.00	/EACH	Item# JWC05331170 SCREWS FOR ABOVE #8 X 1 MODIFIED TRUSS HEAD, 250 TO A BAG	0.03	45.00
400.00	/EACH	Item# JWC05331172 SCREWS FOR ABOVE #9 X 1" SLATE GRAY 1/4" HEX HEAD	0.06	24.00
3.00	/EACH	Item# JWC05331180 GRAY 10'6" OUTSIDE CORNER FOR SKYLINE OC16	17.30	51.90
10.00	/EACH	Item# JWC05331190 GRAY 10'6" "C" CHANNEL FOR SKYLINE C16	9.40	94.00
100.00	/EACH	Item# JWC05331200 3/4" X 14" HD GALVANIZED HEX HEAD BOLTS	3.46	346.00
50.00	/EACH	Item# JWC05331210 3/4" X 16" HD GALVANIZED HEX HEAD BOLTS	3.64	182.00
50.00	/EACH	Item# JWC05331220 3/4" X 18" HD GALVANIZED HEX HEAD BOLTS	4.49	224.50
250.00	/EACH	Item# JWC05331230 3/4" X 12" HD GALVANIZED HEX HEAD BOLTS	3.38	845.00
2000.00	/EACH	Item# JWC05331240 3/4" HD GALVANIZED FLAT WASHERS	0.17	340.00
300.00	/EACH	Item# JWC05331250 3/4" HD GALVANIZED MALEABLE WASHERS	1.14	342.00
400.00	/EACH	Item# JWC05331260	0.23	92.00





3

Bracket for 10X10 Hot Dipped Galv,  
13/16 Hole  
1/2" Thick X 8" X 8" X 9" Angle



# Attachment E



305 E Summa Street  
Centralia, WA 98531

## BUILDING MATERIALS QUOTE:

TO: Jim - Yakutat Seafoods

JOB:

LOCATION: Seattle docks  
Alaska bound

ATTN:

DATE: 12.7.12

PHONE: 907.784.3392

SALESMAN: Darci Twining  
PHONE: (360) 736-1131

EMAIL: [jmc@yakutatseafoods.com](mailto:jmc@yakutatseafoods.com)

ITEM #	DESCRIPTION	UNIT	To Docks Seattle
2236	94# Portland Cement Type I-II 35 bags/pallet *Pallets will be bagged and wrapped (28 pallets = 980 bags)  *Delivery via our truck to Seattle dock of your choice (ie: Northland Services)  *Shipping from Seattle dock to final Alaska destination will be customer responsibility.  *Please allow 7 days notice prior to delivery to the docks so we may plan our delivery schedule accordingly.	pallet	\$385 x 28 pallets  \$600.00 <u>\$11,380.00</u>

This offer shall remain in effect for 30 days from quote date and may be accepted by endorsement hereon. Quote does not include tax.

Accepted: **Yakutat Seafoods**

**CalPortland**

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# Attachment F



5975 East Marginal Way S  
Seattle, WA 98134  
Fax: (206) 764-1790  
Seattle, WA 98111  
Telephone Lobby: (206) 764-3000  
Technical Services: (206) 764-3029

Fax Numbers:  
Corporate: (206) 764-1012  
Sales: (206) 764-3014  
Credit: (206) 764-3012  
Warehouse: (206) 762-3077  
Cement Terminal: (206) 764-7176

Contractor: Yakutat Seafoods  
Project:   
Date: December 6, 2012  
Notes:   
Mix Design No. 0968  
Plant No. 282-291  
28 Day Strength 6000 PSI

**Pile Jackets**

	<u>SPECIFIC GRAVITY</u>	<u>POUNDS SATURATED SURFACE DRY (SSD)</u>	<u>ABSOLUTE VOLUME</u>
<b><u>Cementitious Materials</u></b>			
Cement	3.15	752	3.83
<b><u>Fine Aggregate</u></b>			
Building Sand-WSDOT Class 2	2.69	1005	5.99 <i>\$24/yr</i>
<b><u>Coarse Aggregate</u></b>			
AASHTO #57	2.74	1525	8.92 <i>&gt; \$20/yr</i>
AASHTO #4	2.68	500	
<b><u>Water (Maximum)</u></b>	1.00	242	3.88
<b><u>Entrapped/Entrained Air % +/-1.5%</u></b>		5.0	1.35
		<b>4024</b>	<b>26.95</b>

W/C+P Ratio = 0.32      Mix Design Density 149.31      SCM %      Target Slump (+/-1") 6

Additives	Manufacturer	Brand	Notes:
Air Entrainment (ASTM C260)	W.R. Grace	Daravair 1000	Dose @ 9 oz/cwt
Water Reducer (ASTM C494-Type A)	W.R. Grace	WRDA 64	Dose @ 36 oz/cwt
Water Reducer (ASTM C494-Type F)	W.R. Grace	ADVA 195	Dose @ 35 oz/cwt
Accelerator	W.R. Grace	Daraset 400	Dose @ 150 oz/yr

Sand cost \$10800  
Gravel cost \$1800  

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Total cost \$2880

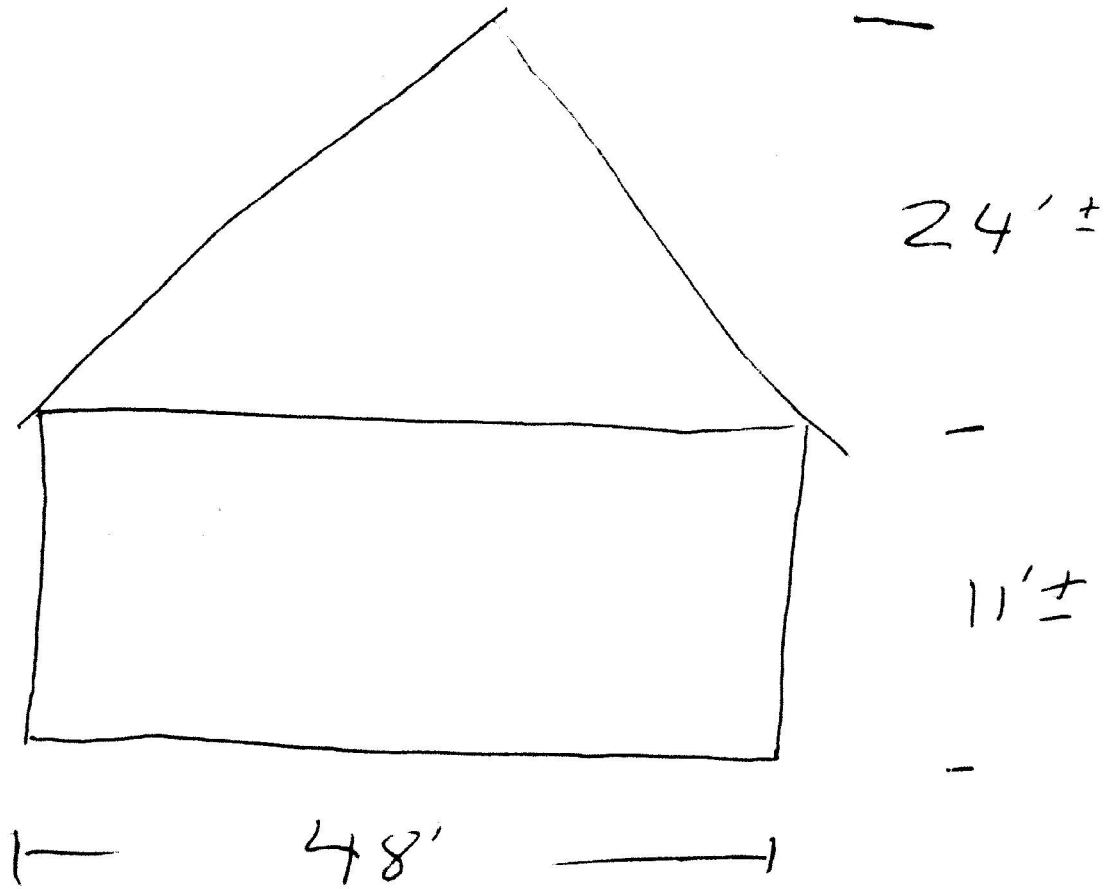
# Attachment G

\$6,385

## Tools

1,500	Concrete Vibrator 1 1/2 x 7'
275	Chain Saw
300	Chain Hoist
150	Drill & Bits
285	Shovels
150	Hammers
2,000	Pump Hands
100	Rock Bar
75	Nylon Slings
1,200	Electric Demolition Hammer
350	Bits Bits

# Attachment 4



New Plywood 5/8 CDX  
Tyvek  
New Studs & Plates Lower Wall  
Gray painted Metal Siding  
Lower Wall Plywood & FRP inside

**Ocean Cape Facility Southeast wall and piling project labor projections**

Job Title	wage per hour	workers comp insurance	total cost per hour
Project Foreman	\$30	\$2.05	\$32.05
Laborer #1	\$25	\$1.71	\$26.71
Laborer #2	\$25	\$1.71	\$26.71
Laborer #3	\$25	\$1.71	\$26.71
Laborer #4	\$25	\$1.71	\$26.71
Laborer #5	\$25	\$1.71	\$26.71

**Total Cost per hour \$165.60**

Project description	Total hours needed for project	Cost of labor needed to complete project
South east Wall	4 weeks(20 days @8 hours/day)	\$158,400 (\$165 per hour x 160 hours x 6 employees)
Piling Project	113days @ 8 hours per day	\$149,160 (\$165 x 8 hours x 113 pile) 1 pile & base/day
Concrete base	50 days @ 8 hours per day	\$66,000 (\$165 x 8 hours x 50 days) 2 bases per day

**Total Labor for project \$373,569**

**Attachment H**

**MEMORANDUM OF AGREEMENT**

**No. 2512S037**

**Between**

**STATE OF ALASKA**

**DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**

**ALASKA MARINE HIGHWAY SYSTEM**

**And**

**CITY OF YAKUTAT**

**Regarding**

**USE OF YAKUTAT DOCK**

The Alaska Marine Highway System (AMHS) and the City of Yakutat (Owner) enter this Memorandum of Agreement (Agreement) concerning use of the Yakutat dock (Dock) by AMHS' ferry vessels.

**RECITALS**

WHEREAS, DOT&PF and its marine division, AMHS, is responsible for managing and operating State ferries, AS 44.42.020(a)(7);

WHEREAS, DOT&PF is authorized to enter into agreements with private entities in exercising its powers and duties, AS 44.42.020(a)(6);

WHEREAS, AMHS requires dock access if it is to provide public ferry service to the City of Yakutat, Alaska;

WHEREAS, the City of Yakutat owns and operates the structure commonly referred to as the Dock in Yakutat, Alaska and is agreeable to providing AMHS with priority access to the Dock and adjacent areas;

NOW, THEREFORE, in consideration of the mutual undertakings addressed in this Agreement, AMHS and the City of Yakutat agree as follows:

**TERMS OF AGREEMENT**

1. **Duration:** The term of this Agreement is five (5) years, commencing on November 1, 2011 and expiring on October 31, 2016.
2. **Termination:** The Owner or AMHS may terminate this Agreement before expiration of the prescribed term, provided it first serves 30-days advance written notice upon the other.
3. **Authorized Dock Use:** The Owner will provide AMHS with priority access to its Yakutat Dock, as well as line handling services:
4. **Cost:** The Owner is providing Dock use and line handling services outlined in this Agreement to AMHS in exchange for AMHS' payment of ONE DOLLAR per year.
5. **Priority Access & Use:** The Owner agrees AMHS vessels have first priority in berthing at the Owner's Dock and in using the adjacent dockside area. AMHS is authorized to use the adjacent dockside area for loading/unloading of its ferries and for other operational needs while the vessel is in port.

- 5.01
6. AMHS Responsibilities: AMHS agrees as follows:
    - (a) It will use the Owner's Dock in a safe and reasonable manner.
    - (b) It will repair Dock damage caused by its negligence.
    - (c) It will not assign the rights arising under this Agreement.
  7. Amendment of Agreement: The parties may not amend or modify this Agreement unless they do so in writing and execute the document through their duly authorized representatives.
  8. Entire Agreement: This document constitutes the parties' entire Agreement. There are no other understandings or agreements between the parties, oral or written, regarding the matters addressed in this Agreement.
  9. Third Parties and Responsibilities for Claims: Nothing in this Agreement may be construed as conferring any legal rights, privileges, or immunities or as imposing any legal duties or obligations on any person or persons other than the parties named in this Agreement.
  10. Joint Agreement: This Agreement has been jointly negotiated and drafted by the parties, and both parties have had the opportunity to consult with legal counsel prior to signature. The Agreement shall not be construed for or against either party.

Dated: \_\_\_\_\_

Department of Transportation & Public Facilities  
Alaska Marine Highway System

By: \_\_\_\_\_  
Capt. John Falvey, General Manager

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public in and for Alaska  
My commission expires: \_\_\_\_\_

Dated: \_\_\_\_\_

City of Yakutat

By: \_\_\_\_\_

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public in and for Alaska  
My commission expires: \_\_\_\_\_

*Assembly Approved Dec 1, 2011  
Mailed to not public*