



WATER-RIGHT DOCKET

Glacier Bay National Park & Preserve

Docket No: 3

LODGE BUILDING.

Other Supporting Information

08-03-1972: memorandum to director from hydrologist regarding completion reports



IN REPLY REFER TO:

L54-PN

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

August 3, 1972

AUG 7 - REC'D

D. C. Barrett

Memorandum

To: Director, Pacific Northwest Region
Attention: Mr. Donald C. Barrett

From: Hydrologist, Water Resources, PN

Subject: Completion Reports - Glacier Bay and Olympic NP

Enclosed for your information are copies of the subject completion reports pertaining in part to water system construction.

As time permits, water right dockets should be assembled to document the water sources and related water systems. Pertinent drawings and data should be included in the docket assemblies. Distribution of the dockets should be made to the Superintendents and this office.

Victor A. Berte

Victor A. Berte'

Enclosure



National Parks Centennial 1872-1972

Form 10-174
(June 1962)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FACE SHEET FOR COMPLETION REPORT

Park Glacier Bay National Monument	Region Western	Work Order No. 132-211712
Location in Park Bartlett Cove	State(s) Alaska	Fund Symbol 14X1035 210000
☒ Contract and/or ☐ Day Labor	Judicial Div. #1	Year Programmed 1965 & 1966
Work Order Title Project GB-W571 Lodge Building, Water System Power System & Grounds Improvement		PCP No. B-40, U-16-2 U-24, M-12
		Master Plan No. NM-GB 2005-E
		Master Plan Corrected By
		As Built Drawings By F. D. Newcomb
		Date Started July 19, 1965
		Date Completed December 18, 1968
DESCRIPTION OF FIXED ASSETS (For completion by employee in charge of project)		TOTAL COSTS (For completion by FFO)
210 - General Buildings GB-13 Lodge (4,704 sq ft) GB-14 Cabins 7 & 8 (640 sq ft) GB-15 Cabins 5, 6 & utility room (960 sq ft) GB-16 Cabins 1, 2, 3 & 4 (1,280 sq ft) GB-17 Cabins 43 & 42 (640 sq ft) GB-18 Cabins 44 & 45 (640 sq ft) GB-19 Cabins 46, 47 & utility room (960 sq ft) GB-20 Cabins 40 & 41 (640 sq ft) GB-21 Cabins 38 & 39 (640 sq ft) GB-22 Cabins 36 & 37 (640 sq ft) 220.7 Water Systems 220.7 Electric Systems 220.8 Grounds, general 236 Equipment all other 590 Invested and Donated Capital		288,908.67 39,306.88 58,960.32 78,613.76 39,306.88 39,306.88 58,960.32 39,306.88 39,306.88 39,306.88 23,177.00 7,877.14 7,500.00 6,553.43 28,342.08
TOTAL		917,356.71
		\$ -794,734.00-

DISTRIBUTION	THE FIXED ASSET DESCRIBED ABOVE HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED DRAWINGS, SPECIFICATIONS, AND AUTHORIZED CHANGES		
No. To	Submitted	Title:	Date:
1 Director	By: /sgd/ F. D. Newcomb	Project Supervisor	
1 Reg. Dir. PNR	Approved <i>William A. Roche</i>	Title:	Date: <i>2/2/69</i>
1 Finance PNR	By: <i>for</i> Robert E. Howe	Superintendent	
1 DSC - DELIVER	COSTS VERIFIED	Title:	Date:
2 PROPERTY - W.R. 2	BY <i>Foon Lee</i>	Supv. Accountant	6/30/72

11360

Form 10-174A
(June 1962)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Work Order Number

132-211712

COMPOSITION OF COST FOR COMPLETION REPORT

Fund Symbol

14X1035 - 210000

Park

Glacier Bay National Monument

Region

Western

Year Programmed

1965 and 1966

Location in Park

Bartlett Cove

Work Order Title

Project GB-W571

Lodge Buildings - Water System, Power System &

Grounds Improvement

COMPOSITION OF COST

COSTS CHARGED TO FUNDS ALLOTTED TO FIELD FINANCE OFFICE

(1) Personal Services.....	\$ 3,648.69	
(2) Travel.....	----	
(3) Contract Work	752,385.83	
(4) Supplies and Materials.....	27,158.16	
(5) Other Direct Expenses.....(98, 22, 23, and 25).....	3,448.40	
(6) Operation of Equipment.....	----	
(7) Depreciation of Equipment.....	1,539.49	
(8) Purchase of Construction Equipment.....	-----	
(9) Purchase of Other Accountable Equipment	6,553.43	
(10) Other Costs:		
(11) TOTAL COST CHARGED TO FFO FUNDS	xxxxxxxxxx	\$ 794,734.00

OTHER COSTS:

(12) PS&S, AP, and/or Facilitating Services @ 16 %.....	\$ 122,622.71	
(13) Inventory and Other Non-Fund Costs		122,622.71
(14) GROSS WORK ORDER COSTS	xxxxxxxxxx	\$ 917,356.71
LESS:		
(15) Residual Value of Construction Equipment on Line 8.....	\$	
(16) Other Credits ..Close to Maintenance 590.....	28,342.08	28,342.08
(17) NET COST OF FIXED ASSETS	xxxxxxxxxx	\$ 889,014.63

Identify other costs and other credits by line item entry, on an attached schedule, or explain in narrative.

NARRATIVE REPORT

Project No. GB-W 571
Contract No. 14-10-0434-1940

Lodge Facilities, Glacier Bay National Monument, Alaska

Contractor: Pacific Ventures, Inc.
500 Aurora Avenue North
Seattle, Washington

Original amount of contract	\$ 755,627.00
Revised amount of contract	\$ 752,338.99

Plans and specifications were prepared by John M. Morse and Associates, Seattle, Washington. Invitations for Bids were mailed out on March 10, 1965 and given wide distribution with May 11, 1965 as bid opening date. The attached "Abstract of Bids" shows breakdown of the four bids received.

The low bid of \$755,627 as submitted by Pacific Ventures, Inc., was approximately \$200,000 over the estimate and funds available. Because of this fact considerable time lapsed before Washington Office decided to transfer additional funds so that award could be made. Contract No. 14-10-0434-1940 was issued to Pacific Ventures, Inc., on June 21, 1965. Notice to Proceed was acknowledged on July 19, 1965 which established the same day July 19, 1965 as the first calendar day of the contract period and January 14, 1966 as the expiration date.

Bartlett Cove, site of the project, is in an extremely remote area located about twelve miles off Icy Passage and approximately 70 air miles west of Juneau. Only access is by water or air and bulk of materials and equipment had to be barged in from Seattle.

The first barge was beached on July 18, 1965 and had aboard the contractor's heavy equipment and trucks, all lumber required for footings and foundations, plus a complete mobile construction camp of five custom built trailers. Early July 19, two charter planes brought in the job superintendent and a twelve man crew. Unloading started immediately and construction camp was in operation that night. Clearing and logging operations started July 20 and was completed by July 28. Grading, excavating and form building followed with first concrete placed August 3, 1965.

82

Work progressed on schedule with a crew of from 10 to 42 competent craftsmen working six, 9 hour days a week with some overtime and occasionally on Sunday. Structural timbers had all been pre-cut and drilled and the ease with which the members went into place verified the fact that the foundation had been carefully and precisely laid out. The expediting of materials and the scheduling of the sub-contractors was all handled by the contractor's Seattle office and considering the remoteness of this area all went smoothly.

Willy's Electric Company, the electrical sub-contractor was the only sub-contractor out of Alaska, and the only one who gave any trouble. His submittals and shop drawings when finally received were incomplete and poorly prepared. He made no attempt to schedule his work and consistently delayed the other crafts. At one point the prime had to threaten to cancel his contract before he got action. To compound this inefficiency he had to be closely watched for adherence to plans and specifications.

Contract also provided for the drilling of three water wells at a previously cleared site, adjacent to existing supply lines and about 1000 feet below existing 100,000 gallon steel reservoir. First well was easily drilled to depth of 36 feet where ample water was found to meet specifications. Water was tested at Alaska State testing laboratory and although very "hard" was of a very good quality. A 24 hour pumping test showed only a small draw-down. The one well met all the requirements but while drilling equipment was on the site it was decided to develop a second well. The second well tested out just as good as the first one and we tried to negotiate a Change Order to complete this one with pump and house and tie the two together. However, the price quoted by the prime contractor was exorbitant and this plan was abandoned, well casing was capped and left for a standby. Well and pump were tied into existing system and reservoir with fully automatic freeze-proof controls.

During the process of construction it was necessary to negotiate five Change Orders as follows:

1. Due to an oversight plans did not provide electric power to fire booster pump house which was constructed under a previous contract. Nine hundred and ten lin. feet of tree hung cable was installed costing \$1.70 per lin. ft. Change Order # 1 added \$1574 to the contract and five days extra time.

1574

G. W. Wenden

2. Change Order No. 2 evolved from work covered by Change Order No. 1. It was necessary to increase size of an existing 10 K.V.A. transformer to 25 K.V.A. No provision had been made for this in plans and specifications but plans did call for installation of a new 5 K.V.A. transformer at the well house. We tried to negotiate a fair and equitable price for deleting the 5 K.V.A. at the well house and replacing it with the existing 10 K.V.A. This meant the contractor would have to replace only the 10 with a new 25 K.V.A. Contractors quote for this change was \$1756.73 which we considered much too high. At this point it was decided to proceed on a cost plus fixed fee basis. The Government purchased the 25 K.V.A. transformer and delivered it to the base of the pole for total cost of \$336. Cost plus fixed fee for labor involved removing the 10 and installing 25 K.V.A. came to \$102.14 which was amount of Change Order No. 2. This made total cost of change \$438.14 or a saving of \$1,318.59 on the original price quoted by contractor.

3. Change Order No. 3 provided for the substitution of fire-rated doors and jambs with fusible link closures for the wood doors specified in Boiler Room of the Lodge. This change was necessary to meet Fire Code regulations and added \$974.35 to the contract.

4. Change Order No. 4 involved four changes in arrangement of kitchen equipment and duct work to comply with fire code regulations and were made at insistence of W.O.D.C. Safety Engineer. These four changes cost \$965. Also as a part of this change order was the addition of a protective railing around the entire perimeter of the lodge. The installation of this deck railing was considered by the A & E during design but concluded that the bench would be ample protection. When W.O.D.C. expressed concern because of tort claims it was decided railings would be needed to overcome this potential hazard. Contractors price for railing was \$4800. This added to kitchen changes came to \$5765, total amount of Change Order No. 4. An addition of 10 days to contract period was also made.

5. Change Order No. 5 involved two items. Because of the fact cedar door jambs were specified it was found that the 1" screws furnished with the door butts would not hold and kept pulling loose. It was necessary to replace the 1" screws with 2-1/2" brass screws which were long enough to give good bearing into the fir cripples. Also it was necessary to replace (4) 36" x 24" relief grilles as specified between dining room and kitchen with ones measuring 36" x 18" because size of structural framing members would not

permit use of the larger size. These two changes cost \$540 and this amount was added to contract. It also added five days to contract period.

By November 8, 1965 inclement weather had set in, ground was frozen and snow covered. Because of this fact it was necessary to issue a "Partial Stop Work Order" covering the exterior ground work. However, most of the exterior work on the Lodge and cabins was completed and buildings closed-in and heated by this time, therefore work continued on the inside.

A "Pre-Final" inspection was made on January 14, 1966 and after correction of certain deficiencies a "Letter of Partial Acceptance" was issued January 18, 1966. A few items still needed correcting primarily involving electrical deficiencies and the finish grading and clean-up. However, the project was substantially complete at this time.

An "Order to Resume Work" was issued May 11, 1966 directing contractor to resume operations on May 16, 1966. Snow was gone from site and ground thawed out by this time. With six men on the project, finish grading was soon completed and remaining deficiencies corrected. A final inspection was made May 26, 1966 and accepted as of that date.

Useable facilities had been provided, concessioner immediately moved in and lodge was in operation for the 1966 tourist season.

Square footage of buildings is as follows:

Lodge

Main floor - 2976 sq.ft. with 3524 sq.ft of covered walk and porch.

Basement - 832 sq.ft.

Mezzanine- 896 sq.ft.

Cabins(20) each with 320 sq.ft. of floor space and 160 sq.ft. of useable loft area.

Utility Rooms (2) each with 320 sq.ft. of floor space and 160 sq.ft. of loft.

Each cabin and utility room has 80 sq.ft. of covered walk at front.

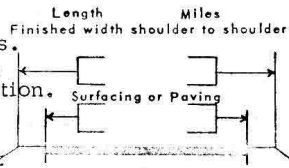
Joe Jensen, Assistant Director, Chief of Design and Construction, visited the project on November 8, 1965 and in closing this narrative report I would like to quote his words "the best looking Lodge in the Park Service."

Form 10-411
(Rev. 2-62)U. STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PROJECT CONSTRUCTION PROPOSAL

1. Statement of requirements, proposed work and construction data, justification, etc. (Use additional sheets as necessary.)

The Bartlett Cove water system is provided with temporary supply and storage facilities. It consists of a surface water collection basin, iron pipe pump line, and storage of 7500 gals. No provision can be made for assuring safety of surface water, and storage is not adequate for use demand, nor for fire protection. Proposed project will provide source development, pumping plant, hypochlorinator, storage reservoir, related pump lines, pump house, valves & mains and other equipment. The project will include drilling, casing, pump and booster, meter hypochlorinator, chemical tank, pump house, power & control line, transformer, 100,000 gal. steel reservoir, lines and miscellaneous equipment to provide a complete and operative supply and storage system.



2 Land Status (if Govt.-owned, what agency), Water Rights, Research, Etc.

National Park Service.

3. PCP Data Prepared by (Name, Title & Date) <u>L. J. Mitchell</u> <u>11/62</u> <u>Estimates, WODC 9/13/62</u>		4. Cross-reference PCP's to this Project: <u>U-10-3</u> PCP numbers of previously completed portions:		6. CLASS C ESTIMATE Construction..... \$ <u>168,000</u> Plans, Surveys, & Supervision..... ~~10,770~~ <u>24,280</u> Contingencies..... ~~9,930~~ <u>10,120</u> SUB TOTAL <u>197,700</u> <u>202,400</u> Exhibits, Audio-Visual Installations, etc..... GRAND TOTAL \$ ~~197,700~~ <u>202,400</u>	
5. Construction by: Day Labor ☒ Contract ☒ Work supervised by: Park ☐ Reg. ☐ Design Office ☒					
7. DISTRIBUTION OF COPIES No To		8. Recommended by Park Office (Signature, title, date) <u>L. J. Mitchell</u> <u>L. J. Mitchell, Superintendent</u> <u>11-6-62</u> 9. Approved by Regional Office (Signature, title, date) <u>G. E. Merz</u> <u>Regional Chief of Program</u> <u>MAR 11 1963</u> 10. Reviewed by DBC Field Office (Signature, Title, Date) <u>Carl J. Barber</u> <u>Supervisory</u> <u>11-6-62</u>			
11. Location within Area or Termini <u>Bartlett Cove</u>		12. Master Plan No. <u>NM-GB 3016</u>		13. Bldg. or Rt. # and Sec.	
14. Region <u>Western</u>	15. Park <u>Glacier Bay National Monument</u>				
16. Project <u>Water System</u>		(County) <u>Alaska</u> (State)		17. PCP Index No. <u>U-16-2</u>	
				18. P. S. & S. by BPR ☐ NPS ☒	

64

3185

Maps and Miscellaneous Information

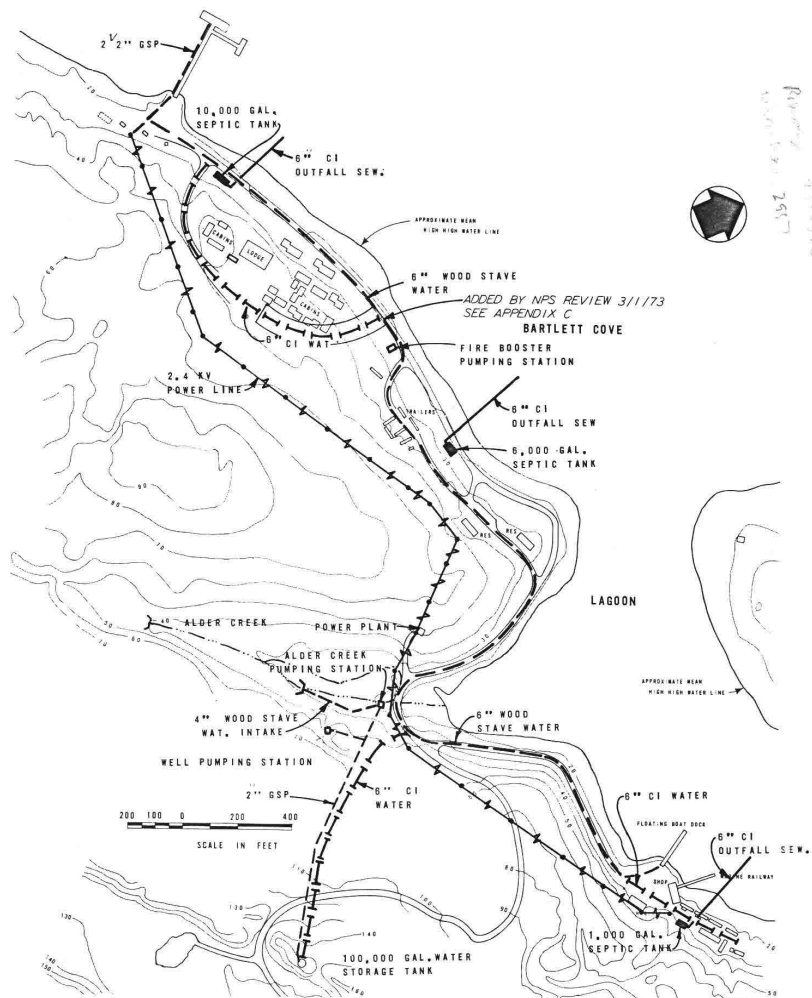
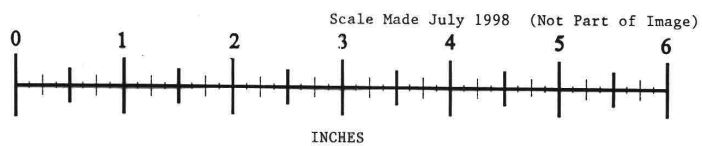


FIGURE 9 EXISTING UTILITIES

47



Docket Information

Number of Documents in Docket 10

Documents Dated from 6/30/1972 to 8/3/1972

Docket Compiled: 3/22/2011