

**CITY OF UNALASKA
UNALASKA, ALASKA
REGULAR MEETING
TUESDAY, MARCH 8, 2016, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
AGENDA**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

RECOGNITION OF VISITORS

ADDITIONS TO AGENDA

MINUTES: FEBRUARY 23, 2016

FINANCIAL REPORT:

BOARD/COMMISSION REPORTS: JANUARY 21, 2016 PLANNING COMMISSION MINUTES

AWARDS/PRESENTATIONS: ALVIN R. TRINIDAD – 20 YEARS OF SERVICE; BILL SIMMS – 15 YEARS OF SERVICE

MANAGER'S REPORT

COMMUNITY INPUT/ANNOUNCEMENTS

PUBLIC INPUT ON AGENDA ITEMS

PUBLIC HEARING

1. **ORDINANCE 2016-07 SECOND READING:** CREATING BUDGET AMENDMENT NO. 5 TO INCREASE THE AQUATICS CENTER IMPROVEMENTS PROJECT BY \$983,696 TO COVER CONSTRUCTION

WORK SESSION

1. **DISCUSSION:** AQUATICS CENTER IMPROVEMENTS PROJECT

RECONVENE TO REGULAR SESSION

CONSENT AGENDA

UNFINISHED BUSINESS

1. **ORDINANCE 2016-07 SECOND READING:** CREATING BUDGET AMENDMENT NO. 5 TO INCREASE THE AQUATICS CENTER IMPROVEMENTS PROJECT BY \$983,696 TO COVER CONSTRUCTION

NEW BUSINESS

1. **RESOLUTION 2016-20:** AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH F&W CONSTRUCTION COMPANY, INC. TO CONSTRUCT THE AQUATICS CENTER IMPROVEMENTS IN THE AMOUNT NOT TO EXCEED \$1,672,450

COUNCIL DIRECTIVES TO MANAGER

COMMUNITY INPUT

ANNOUNCEMENTS

ADJOURNMENT

**CITY OF UNALASKA
UNALASKA, ALASKA
REGULAR MEETING
TUESDAY, FEBRUARY 23, 2016, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
MINUTES**

The regular meeting of the Unalaska City Council was called to order at 6:00pm, February 23, 2016, in the Unalaska City Hall council chambers. Roll was taken:

PRESENT:

Shirley Marquardt, Mayor
Frank Kelty
Roger Rowland
Zoya Johnson (Telephonic)
Alejandro Tungul
Yudelka Leclere

ABSENT:

David Gregory (Excused)

PLEDGE OF ALLEGIANCE: Mayor Marquardt led the Pledge of Allegiance.

RECOGNITION OF VISITORS: None.

ADDITIONS TO AGENDA: None.

MINUTES: The Council adopted the minutes of the February 9, 2016 City Council meeting as submitted.

FINANCIAL REPORT: Included in the packet.

BOARD/COMMISSION REPORTS: None.

AWARDS/PRESENTATIONS: None.

MANAGER'S REPORT:

- City Manager Martinson commented on the recent meetings in Juneau:
 - Fiscal issues regarding-
 - Fish Tax
 - Fuel Tax
 - Revenue Sharing
- Mayor Marquardt commented on the recent meetings in Juneau:
 - AML
 - Solutions to fiscal issues
 - Work to avoid any possible unintended consequences
 - PFD - use of earnings

COMMUNITY INPUT/ANNOUNCEMENTS:

- PCR
 - Dr. Seuss Movie and Dinner Night – March 5, 2016
 - Parent/Child Cross Training Class – Mondays and Wednesdays
 - Bounce House – February 28, 2016
 - Youth Soccer – Final Games February 28, 2016
- Aquatics Center
 - Youth Swim League – Begins the week of February 29, 2016
 - Meets – Every Saturday beginning March 12, 2016 through April 23, 2016
 - Conclude with a party on Sunday, April 24, 2016
 - Cold Water Survival
 - 7 Students from Atka will attend classes and learn to swim
- Library

- Dr. Seuss Birthday Party – March 5, 2016 at 1:00 pm.
- Staffing Updates
 - In the process of hiring a new Recreation Assistant
 - 3 new lifeguards
- Equipment Updates
 - PCR
 - Kitchen Supplies
 - Conference Room Chairs
 - Folding Chairs
 - Aquatic Center
 - High Lifeguard Chair
 - T.V. and DVD Player
 - Library
 - Public Computers
- KUCB - Auction/Fundraiser – Friday, February 26, 2016 – February 27, 2016 beginning at 7:00 pm.
- CVB - Annual Meeting – Sunday, February 28, 2016 at WWII Center from 5:00 – 7:00 pm.
- Raider Boys and Girls Basketball Activities
- Ballyhoo Lions Tax Relief Raffle - Drawing on April 15, 2016
- Methodist Church – 2nd
 - Sort Sunday
 - Second Blessings Sale on March 5, 2016
- Fil/Am Raffle – Drawing on March 5, 2016 – Tickets still available

PUBLIC INPUT ON AGENDA ITEMS: None.

LEGISLATIVE:

Commission, Board and Committee members gave an annual report to Council.

1. **UNALASKA PLANNING COMMISSION:** 2015 ANNUAL PLANNING COMMISSION & PLATTING BOARD REPORT TO COUNCIL
2. **UNALASKA HISTORIC PRESERVATION COMMISSION:** 2015 ANNUAL HISTORIC PRESERVATION COMMISSION REPORT TO COUNCIL
3. **UNALASKA PCR ADVISORY COMMITTEE:** 2015 ANNUAL PARKS, CULTURE, AND RECREATION ADVISORY COMMITTEE REPORT TO COUNCIL
4. **UNALASKA LIBRARY ADVISORY COMMITTEE:** 2015 ANNUAL LIBRARY ADVISORY COMMITTEE REPORT TO COUNCIL

PUBLIC HEARING

Mayor Marquardt opened the Public Hearing on Ordinance 2016-02.

1. **ORDINANCE 2016-02 SECOND READING:** AMENDING VARIOUS PROVISIONS OF THE UNALASKA CODE OF ORDINANCES TO DESIGNATE CERTAIN VIOLATIONS OF CITY LAW AS MINOR OFFENSES AND TO ESTABLISH FINES FOR SUCH VIOLATIONS AND TO PROVIDE FOR OTHER PENALTIES FOR VIOLATIONS.

Hearing no comments, Mayor Marquardt closed the Public Hearing on Ordinance 2016-02.

Mayor Marquardt opened the Public Hearing on Ordinance 2016-06.

2. **ORDINANCE 2016-06 SECOND READING:** CREATING BUDGET AMENDMENT NO. 4 INCREASING THE OPERATING BUDGET FOR PUBLIC SAFETY \$91,000 TO REPLACE FAILING RADIO COMBINER AND MULTI-COUPPLERS AND INCREASE THE ALYESKA ELECTRIC TIE-IN PROJECT BY \$295,707 TO REPLACE FAILED TRANSFORMER

Hearing no comments, Mayor Marquardt closed the Public Hearing on Ordinance 2016-06.

RECONVENE TO REGULAR SESSION

CONSENT AGENDA

The City Council adopted the Consent Agenda.

1. **RESOLUTION 2016-18:** CONFIRMING THE MAYOR'S APPOINTMENT OF LIA SANFORD TO THE LIBRARY ADVISORY COMMITTEE.
2. **RESOLUTION 2016-19:** AUTHORIZING THE SALE OF CITY OF UNALASKA SURPLUS PERSONAL PROPERTY

UNFINISHED BUSINESS

1. **ORDINANCE 2016-02 SECOND READING:** AMENDING VARIOUS PROVISIONS OF THE UNALASKA CODE OF ORDINANCES TO DESIGNATE CERTAIN VIOLATIONS OF CITY LAW AS MINOR OFFENSES AND TO ESTABLISH FINES FOR SUCH VIOLATIONS AND TO PROVIDE FOR OTHER PENALTIES FOR VIOLATIONS.

Kelty made a motion to adopt Ordinance 2016-02; Leclere seconded.

Vote: Motion passed. 5-0.

2. **ORDINANCE 2016-06 SECOND READING:** CREATING BUDGET AMENDMENT NO. 4 INCREASING THE OPERATING BUDGET FOR PUBLIC SAFETY \$91,000 TO REPLACE FAILING RADIO COMBINER AND MULTI-COUPLEDERS AND INCREASE THE ALYESKA ELECTRIC TIE-IN PROJECT BY \$295,707 TO REPLACE FAILED TRANSFORMER

Leclere made a motion to adopt Ordinance 2016-06; Tungul seconded.

Rowland made a motion to amend Ordinance 2016-06 to add \$50,169; Tungul seconded.

Vote on motion to amend Ordinance 2016-06: Motion to amend passed. 5-0.

Vote on Main Motion: Motion passed. 5-0.

NEW BUSINESS

1. **ORDINANCE 2016-07:** CREATING BUDGET AMENDMENT NO. 5 TO INCREASE THE AQUATICS CENTER IMPROVEMENTS PROJECT TO COVER CONSTRUCTION

Leclere made a motion to move Ordinance 2016-07 to Second Reading and Public Hearing on March 8, 2016; Kelty seconded.

Roll Call Vote: Rowland – yes; Johnson – no; Tungul – yes; Leclere – yes; Kelty – yes. Motion passed. 4-1.

COUNCIL DIRECTIVES TO MANAGER

COMMUNITY INPUT: None.

ANNOUNCEMENTS: None.

ADJOURNMENT: The regular meeting adjourned at 7:32 pm.

Cat Hazen
City Clerk

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 21, 2016, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
AGENDA**

PLANNING COMMISSION & PLATTING BOARD

CALL TO ORDER: Chair Doanh Tran Called the meeting to order at 6:00pm.

ROLL CALL:

Commissioners Present:

Doanh Tran
Jessica Earnshaw
Billie Joe Gehring

Commissioners Excused:

Vicki Williams
Lottie Roll

Staff Present:

Anthony Grande, Planning Director

REVISIONS TO THE AGENDA: NONE

APPEARANCE REQUESTS: NONE

ANNOUNCEMENTS: Mr. Grande deliberated that he is planning to have a training session for small communities in state of Alaska. That will be conducted by a person from the State. He wants to have a special meeting for the scheduling of the said training with the Commissioners.

Commissioner Earnshaw mentioned that she would like to have an update about the public nuisance on Steward Road. Mr. Grande addressed that the City is working on adding the Minor Offence Ordinance which the City Manager stated that it'll be on their February agenda.

Chair Tran announced the Ballyhoo Meeting at Harbor View at 7pm.

Mr. Grande asked the Commissioners if there are any idea/things that they want to know with regards to the Training Session he is planning to put up with the State.

MINUTES: Planning Commission & Platting Board, December 17, 2015. Commissioner Jessica Earnshaw called for a motion to approve the minutes from the December 17, 2015 meeting. Commissioner Billie Joe Gehring seconded the motion. Chair Tran asked if there were any further discussion on the minutes. There being no comment, Chair Tran called for a vote, which was unanimous (3-0). The minutes for the December 17, 2015 meeting were approved.

PUBLIC HEARING: NONE

NEW BUSINESS

1. RESOLUTION 2016-01: A RESOLUTION APPROVING THE PLANNING COMMISSION & PLATTING BOARD 2015 ANNUAL REPORT AND FILING THE SAME WITH THE UNALASKA CITY COUNCIL

Mr. Grande explained the report that he had made for the last Calendar Year, stating that it's a requirement that they do every January. He mentioned that in the report are the activities and resolutions that were passed by the commissioners last year. Mr. Grande stated that they passed 25 resolutions, 7 Variance and 4 Conditional Use Permits, noting also that the land use plan 2015 was approved.

Commissioner Tran, Gehring & Earnshaw commend the great job that Mr. Grande had done so far, especially how he was able to handle things in Planning Dept. given that he is short-staff at the moment.

Commissioner Earnshaw asked if there's a way for Commissioners to join meetings out of town via teleconference if they can't be there physically, something that can be considered in the future.

Commissioner Gehring asked a question regarding the Zoning Enforcement. Mr. Grande explained the difference between the zoning & the planning codes with regards to the issue that we have here in Unalaska, just like Commissioner Earnshaw mentioned earlier regarding the public nuisance.

Chair Tran asked if there's any more comment/ suggestion. There being no comment, Commissioner Earnshaw made a motion to approve the RESOLUTION 2016-01, and Commissioner Gehring seconded the motion. There being no further discussion, Chair Tran called for a vote to approve the Resolution 2016-01. The vote was unanimous (3-0), and the motion was carried and adopted.

WORKSESSION: NONE

ADJOURNMENT: Chair Tran adjourned the meeting at 6:20pm.

PASSED AND APPROVED THIS 25th DAY OF FEBRUARY, 2016 BY THE CTY OF UNALASKA, ALASKA PLANNING COMMISSION.

Acting
Doanh Tran Billie Joe Gehring, acting
Commission Chair

3/1/16
Date

Anthony Grande
Anthony Grande, AICP
Secretary of the Commission

3/1/16
Date

Prepared by Christy Berikoff and Anthony Grande, Planning Department

To: Mayor and Council
From: David A. Martinson, City Manager
Subject: City Manager's Report
Date: March 8, 2016

CMMP and Budget: The administration continues to work on developing the CMMP to present to council during the budget cycle. We are now compiling the projects from the departments and working through the process to validate requirements and develop the appropriate timing for project execution. The staff also continues to develop the FY17 budget requirements. We look forward to our CMMP and Budget presentations to Council in the future.

UMC: We met with PND to further discuss the design for the UMC design to 65%. We are awaiting word from the DoT on our ability to gain access to the \$6.5M for the UMC project. The TIGER grant application is due at the end of April and as discussed in the previous manager's report we are going to ask for assistance in funding the Crane Rail portion of the UMC project in the hopes we will be successful with a smaller request. We have discussed many agencies, on a high level, the financing for the UMC project. We will begin to look in earnest for the right agency to work with for financing in the hopes this critical project is completed within the next two years.

UNISEA Dock Improvements: Unisea's construction contractor for their dock improvement will be blasting rock on Unisea's property to be used for the dock improvement project. To support this task, 14 tons of explosives are anticipated to arrive on the island on Saturday, March 12, 2016. Details and schedule are in flux as the contractors work to ensure all safety requirements are met prior to delivery. DPS has been serving as a resource.

Finance Director: Our Finance Director, Patricia Soule, submitted her letter of resignation. While this is a tremendous hit to the City of Unalaska, it is the best decision for Patricia. We already advertised the position nationwide and plan to have an interim Finance Director until we get a permanent person on board.

AB Rankin: AB has formally submitted her retirement notice. AB's established her last day working as June 1, 2016. Once again, this is a tremendous hit for the City of Unalaska but a great day for AB. AB is our longest term employee and recently celebrated her 40th year anniversary. We will begin the search for a replacement for AB and whoever is hired will have huge shoes to fill.

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE NO. 2016-07

CREATING BUDGET AMENDMENT NO. 5 TO INCREASE THE AQUATICS CENTER IMPROVEMENTS PROJECT BY \$983,696 TO COVER COST OF CONSTRUCTION

BE IT ENACTED BY THE UNALASKA CITY COUNCIL

- Section 1. Classification: This is a non-code ordinance.
Section 2. Effective Date: This ordinance becomes effective upon adoption.
Section 3. Content: The City of Unalaska FY16 Budget is amended as follows:

- A. That the following sums of money are hereby accepted and the following sums of money are hereby authorized for expenditure.
B. The following are the changes by account line item:

Amendment No. 5 to Ordinance #2015-10

| | | <u>Current</u> | <u>Requested</u> | <u>Revised</u> |
|---|-------------------------------|-----------------|------------------|----------------|
| I. CAPITAL BUDGET | | | | |
| A. General Fund - Project Budget | | | | |
| Sources | | | | |
| | Current year budgeted surplus | 6,441,010 | 983,696 | 5,457,314 |
| Uses | | | | |
| | Aquatic Center Improvements | PR401 1,064,127 | 983,696 | 2,047,823 |

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS ____ DAY OF ____ 2016.

MAYOR

ATTEST:

CITY CLERK

and Schedule of Proposed Accounts
 Budget Amendment 5

1) General Fund - Operating Budget

Increase the Aquatic Center Improvement Project to cover the cost of construction.

| | <u>Org</u> | <u>Object</u> | <u>Project</u> | <u>Current</u> | <u>Requested</u> | <u>Revised</u> |
|--|------------|---------------|----------------|----------------|------------------|----------------|
| 1) <u>General Fund - Operating Budget</u> | | | | | | |
| Sources: | | | | | | |
| Transfers to Government Capital Projects | 01029854 | 59920 | | 878,393.00 | 983,696.00 | 1,862,089.00 |
| Uses: | | | | | | |
| Transfers from General Fund | 31019848 | 49100 | PR401 | 1,064,127.00 | 983,696.00 | 2,047,823.00 |
| Engineering & Architectural | 31022053 | 53240 | PR401 | 115,396.28 | 27,664.00 | 143,060.28 |
| Construction Services | 31022053 | 54500 | PR401 | 883,962.80 | 956,032.00 | 1,839,994.80 |

MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS E. COHENOUR, DIRECTOR OF PUBLIC WORKS
THRU: DAVID A. MARTINSON, CITY MANAGER
DATE: FEBRUARY 23, 2016
RE: ORDINANCE 2016-07 CREATING BUDGET AMENDMENT NO. 5 TO INCREASE THE AQUATICS CENTER IMPROVEMENTS PROJECT BY \$983,696 TO COVER COST OF CONSTRUCTION

SUMMARY: This budget amendment request, if approved, will move \$983,696 from the General Fund into the Aquatics Center Improvements Project (MUNIS Project PR401). Funding is requested for Engineering and Architectural Services and for Construction Services.

PREVIOUS COUNCIL ACTION: Council has taken the following action specific to the Aquatics Center Improvements Project:

- Council funded the Aquatics Center Improvements Project via the FY2013 CMMP.
- Council approved an agreement between Architects Alaska and the City to conduct a Feasibility Study for the improvements in October of 2013. Utilizing the recommendations of that Feasibility Study, the PCR Advisory Board recommended to the Council that an RFP be issued for design services for the improvements.
- Council awarded the design of the Aquatics Center Improvements Project to Wolf Architecture via Resolution 2014-90, adopted December 23, 2014.

BACKGROUND:

Wolf Architecture provided the City with 35%, 65%, 95%, and bid ready plans and specifications for staff review. The project was advertised for bids beginning November 15, 2015 with a Base Bid and five Additive Alternates. Four addenda answering contractor's questions and providing clarifications were issued with bids due February 3, 2016. Five sealed bids were received. See attached detailed Bid Tab.

SCOPE OF WORK

The Base Bid work includes, but is not limited to, furnishing all labor, tools, equipment, and materials and performing all operations in connection with the following scope of work:

1. Base Bid:

- a. Architectural, Mechanical, and Electrical work to remodel the existing locker rooms.
- b. Converting an existing office to a new sauna room.
- c. Removal of existing sauna and converting the area into a new staff locker room.
- d. Removal of existing staff locker rooms and converting the area into new ADA compliant family locker room.
- e. Reconfiguration of an existing storage room on the second level into a new communications room.
- f. Mechanical modifications and pump upgrades.
- g. Electrical modifications and upgrades.
- h. Miscellaneous repairs.
- i. Contractor is responsible for coordinating and designing extensions or reconfiguration of existing sprinkler system and submitting design of the sprinkler system to the Fire Marshal.

2. Bid Alternates:

- a. New card lock door entry system.
- b. New camera surveillance system.
- c. New sound system.
- d. New ice maker.
- e. Remove existing pool deck drain and install new drain including work to refinish pool deck.

BID SUMMARY

The following bid summary, including the Engineers Estimate, shows the close spread between bidders. The following dollar amounts include the Base Bid and all five Additive Alternates. Refer to attached Bid Tab for a breakdown for each contractor's bid showing their Base Bid and Additive Alternates.

| | |
|--------------------|-------------|
| Paug-Vik | \$2,122,800 |
| JKM | \$2,078,279 |
| K-C Corp | \$1,860,875 |
| TC Construction | \$1,841,500 |
| F&W Construction | \$1,672,450 |
| Engineers Estimate | \$1,007,652 |

DISCUSSION: The City based the overall project budget on the initial January 7, 2014 cost estimate from Architects Alaska who used HMS, a professional cost estimating firm. Wolf Architecture also used HMS to provide construction cost estimates at 65% design and again at 95% design. All five bids came in significantly higher than the estimates.

In seeking to understand why the bids came in significantly higher than the cost estimates, we interviewed Wolf Architecture, contractors who bid the project, and worked up an in-house estimate. We conclude that the primary reasons the bids were higher than the estimate include:

1. HMS did not have current and accurate building construction cost data for the Aleutian Islands, HMS did not include removal and replacement of the 6 starting blocks, and the extent of the pool deck resurfacing was not included in the HMS estimate.
2. Contractors felt the project was fairly complex for its size. Specifically, the project includes a wide variety of trades for such a small project. Tradespeople would likely get in each other's way so task scheduling and coordinating between trades is an issue.
3. Contractors inflated their costs due to impacts from the following: 1) Project schedule, size, and scope dictate shipping would be primarily air freight in and back-haul which is more costly than barge shipping. 2) Labor costs are anticipated at a minimum of 60 hour work week which increases labor costs 11 – 12% for the project. This cost is marked up by both the General Contractor and Sub-Contractors. 3) The costs related to crew housing and per diem were anticipated to run \$195 per day per person, the costs of which are also marked up by the General Contractor and Sub-Contractors. 4) Due to the scheduling of construction tasks and periods of down-time, either a crew will be on site and idle or need to fly out - both of which are additional expenses again marked up twice. 5) Bush work was considered a much higher risk and costs adjusted up accordingly.

IN-HOUSE ESTIMATE

An in-house estimate was worked up by our Facilities Maintenance Supervisor, Bill Dunkelberger, who has many years of cost estimating experience here in Unalaska. Bill provided a detailed cost estimate for code mandated items and much needed maintenance items. His detailed cost estimate only addresses code and maintenance issues. It does not address reconfiguration of walls and rooms along with associated electrical and mechanical work defined in the plans and specs. Bill's estimate is \$1,111,645.

A ball-park estimate for reconfiguring the walls and rooms along with associated electrical and mechanical work defined in the plans and specs is \$500,000.

| | |
|--|-------------------|
| Code mandated and necessary maintenance items | \$1,111,645. |
| <u>Ball-park to reconfigure walls and rooms including electrical & mechanical...</u> | <u>\$500,000.</u> |
| Total | \$1,611,645. |

In Staff's opinion, the bids received reflect the market and our in-house estimate confirmed that. It is our feeling that the bids, although higher than expected, represent a good value for the current market. While it's common knowledge that Alaska is seeing a slow-down in construction related work, we do not believe significantly lower bid results will come from waiting and re-bidding the project.

Staff wishes to award the Base Bid plus all five Additive Alternates to F&W Construction for \$1,672,450 and requests this budget amendment in order to move forward with the project. Upon final close-out of the project, remaining funds will be returned to the General Fund.

The total requested amount for engineering, architectural services, construction, and contingency is \$983,696. A 10% contingency of \$169,909 is included in that requested amount. Any unused funds will be returned to the general fund upon completion of the project.

ALTERNATIVES: Council could choose not to award the work or to award a combination of the Base Bid and Additive Alternates, or just the Base Bid.

FINANCIAL IMPLICATIONS: This is a general fund request and assumes awarding the base contract and the alternatives as bid.

LEGAL: N/A

STAFF RECOMMENDATION: Staff recommends approval of this Budget Amendment Request.

PROPOSED MOTION: “I move to approve Ordinance 2016-07.”

CITY MANAGER’S COMMENTS:

The bids and the estimates have been thoroughly reviewed. The City Manager believes that the bids and the alternatives as outlined represent fair market value and recommends moving forward with the project. The City will continue to work with the estimators and A&E firms to ensure better accuracy in estimates from scope through final design and construction.

ATTACHMENTS:

1. Bid Tabs
2. COU Estimate

BID TAB

| Bidder | Bid Form | Add 1 | Add 2 | Add 3 | Add 4 | Bid Bond | Bus. & Cont. Lic. | MBE/WB E Form | Anti-Lobby Cert. | Bid Amount | | | | | | |
|--|----------|-------|-------|-------|-------|----------|-------------------|---------------|------------------|----------------|-------------------------------------|------------------------------------|----------------------|-------------------|--|----------------|
| | | | | | | | | | | Base Bid | AA 1 Card Lock Door Entry System | AA 2 Camera Surveillance System | AA 3 Sound System | AA 4 Ice Maker | AA 5 Pool Deck Drain / Refinish Pool Deck | Total |
| Engineer's Estimate | | | | | | | | | | \$838,973.00 | \$30,648.00 | \$24,358.00 | \$12,898.00 | \$7,248.00 | \$93,527.00 | \$1,007,652.00 |
| Paug-Vik Development Corp Tuttle Place, Ste 5 Anchorage, AK 99507 907-258-1345 | 6250 | x | x | x | x | x | | | | \$1,678,000.00 | \$71,000.00 | \$51,000.00 | \$75,500.00 | \$8,300.00 | \$239,000.00 | \$2,122,800.00 |
| JKM General Contractors, LLC 1884 E 3rd Ave, Ste 201 Anchorage, AK 99501 907-770-3880 | 2964 | x | x | x | x | x | | | | \$1,659,000.00 | \$55,455.00 | \$39,950.00 | \$63,335.00 | \$22,782.00 | \$237,757.00 | \$2,078,279.00 |
| K-C Corporation Commercial Dr Anchorage, AK 99501 907-258-2425 | 2964 | x | x | x | x | x | | | | \$1,523,600.00 | \$34,700.00 | \$40,350.00 | \$52,500.00 | \$1,450.00 | \$208,275.00 | \$1,860,875.00 |
| TC Construction, Inc 1151 W Nugget Ave Wasilla, AK 99654 907-631-3237 | 907- | x | x | x | x | x | | | | \$1,500,000.00 | \$31,500.00 | \$40,000.00 | \$50,000.00 | \$20,000.00 | \$200,000.00 | \$1,841,500.00 |
| F&W Construction Company, Inc. 3821 Dee Circle Anchorage, AK 99516 907-248-3666 | | x | x | x | x | x | | | | \$1,335,034.00 | \$33,196.00 | \$37,355.00 | \$50,238.00 | \$16,623.00 | \$200,004.00 | \$1,672,450.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |

Gary Wolf
 Name (printed) _____ Signature _____ Date _____

start - 2:00pm
 end - 2:20pm

Lori Gregory
 Name (printed) _____ Signature _____ Date 2/3/16

Tom Cohenour
 Name (printed) _____ Signature _____ Date 2/3/16

BID TAB

| Bidder | Bid Form | Add 1 | Add 2 | Add 3 | Add 4 | Bid Bond | Bus. & Cont. Lic. | MBE/WB E Form | Anti-Lobby Cert. | Bid Amount | | | | | | |
|--|----------|-------|-------|-------|-------|----------|-------------------|---------------|------------------|----------------|-------------------------------------|------------------------------------|----------------------|-------------------|--|----------------|
| | | | | | | | | | | Base Bid | AA 1 Card Lock Door Entry System | AA 2 Camera Surveillance System | AA 3 Sound System | AA 4 Ice Maker | AA 5 Pool Deck Drain / Refinish Pool Deck | Total |
| Engineer's Estimate | | | | | | | | | | \$838,973.00 | \$30,648.00 | \$24,358.00 | \$12,898.00 | \$7,248.00 | \$93,527.00 | \$1,007,652.00 |
| Paug-Vik Development Corp Tuttle Place, Ste 5 Anchorage, AK 99507 907-258-1345 | 6250 | x | x | x | x | x | | | | \$1,678,000.00 | \$71,000.00 | \$51,000.00 | \$75,500.00 | \$8,300.00 | \$239,000.00 | \$2,122,800.00 |
| JKM General Contractors, LLC 1884 E 3rd Ave, Ste 201 Anchorage, AK 99501 907-770-3880 | 2964 | x | x | x | x | x | | | | \$1,659,000.00 | \$55,455.00 | \$39,950.00 | \$63,335.00 | \$22,782.00 | \$237,757.00 | \$2,078,279.00 |
| K-C Corporation Commercial Dr Anchorage, AK 99501 907-258-2425 | 2964 | x | x | x | x | x | | | | \$1,523,600.00 | \$34,700.00 | \$40,350.00 | \$52,500.00 | \$1,450.00 | \$208,275.00 | \$1,860,875.00 |
| TC Construction, Inc 1151 W Nugget Ave Wasilla, AK 99654 907-631-3237 | 907- | x | x | x | x | x | | | | \$1,500,000.00 | \$31,500.00 | \$40,000.00 | \$50,000.00 | \$20,000.00 | \$200,000.00 | \$1,841,500.00 |
| F&W Construction Company, Inc. 3821 Dee Circle Anchorage, AK 99516 907-248-3666 | | x | x | x | x | x | | | | \$1,335,034.00 | \$33,196.00 | \$37,355.00 | \$50,238.00 | \$16,623.00 | \$200,004.00 | \$1,672,450.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |

Gary Wolf
 Name (printed) _____ Signature _____ Date _____

start - 2:00pm
 end - 2:20pm

Lori Gregory
 Name (printed) _____ Signature _____ Date 2/3/16

Tom Cohenour
 Name (printed) _____ Signature _____ Date 2/3/16

Aquatics Center - Maintenance Work Cost Estimate

NOTE: The detailed portion of this cost estimate addresses only maintenance and code issues. It does not address reconfiguration of walls and rooms along with associated electrical & mechanical work defined in the plans & specs.

2/16/2016

| Item | Source of Estimate | Contractor Estimate or Material Cost | Estimated Hours | Comp, Rate | Estimated Labor Cost | \$110 / Man Day Per Diem | Air Transport | Subcontract | Off-Island Contractor Estimated Cost* |
|----------------------------|--|--------------------------------------|-----------------|------------|----------------------|--------------------------|---------------|--------------|---------------------------------------|
| Code Mandated Items | | | | | | | | | |
| 1 | Renovate interior stairway handrails & add guardrails | Alpha Welding | | | | | | \$ 17,785.00 | \$ 21,342.00 |
| 2 | Lower exterior stair handrail | In House | 48 | \$ 69.36 | \$ 3,329.42 | \$ 660.00 | \$ 4,800.00 | \$ 10,933.45 | \$ 13,120.13 |
| 3 | Install ADA compliant bench in both Locker Rooms | In House | 12 | \$ 74.92 | \$ 898.99 | \$ 165.00 | | \$ 4,651.74 | \$ 5,582.09 |
| 4 | Replumb & replace lavatories in both Locker Rooms | In House | 52 | \$ 70.44 | \$ 3,662.88 | \$ 715.00 | | \$ 16,540.31 | \$ 19,848.37 |
| 5 | Replace toilet stalls to comply w/ADA min. Dimensions | In House | 60 | \$ 69.23 | \$ 4,153.80 | \$ 825.00 | | \$ 14,332.93 | \$ 17,199.52 |
| 6 | Replace toilets and carriers to meet ADA location Requirements | In House | 132 | \$ 68.03 | \$ 8,979.96 | \$ 1,815.00 | | \$ 20,926.75 | \$ 25,112.09 |
| 7 | Install secondary Pool Water Sanitation System | AEC/TMI Quote/In House | 60 | \$ 98.45 | \$ 5,907.00 | \$ 1,815.00 | \$ 1,660.00 | \$ 59,974.51 | \$ 71,969.41 |

Maintenance Items

| | | | | | | | | | |
|----|--|----------------------------------|-----|-----------|--------------|-------------|-------------|--------------|--------------|
| 8 | Replace Shower areas Wall Tiles & Restroom Areas | SE Carpets & Drapes/In House Dem | 160 | \$ 63.04 | \$ 10,086.40 | \$ 2,200.00 | | \$ 63,079.36 | \$ 75,695.23 |
| 9 | Replace Shower Valves | In House | 92 | \$ 70.18 | \$ 6,456.56 | \$ 1,265.00 | | \$ 32,398.53 | \$ 38,878.24 |
| 10 | Increase Heating fluid flow to HRV heating coil | AEC/In House | 48 | \$ 71.19 | \$ 3,417.12 | \$ 660.00 | | \$ 13,749.94 | \$ 16,499.93 |
| 11 | Replace locker room doors | In House | 68 | \$ 70.25 | \$ 4,777.00 | \$ 935.00 | | \$ 32,731.30 | \$ 39,277.56 |
| 12 | Replace exterior entry doors | In House | 24 | \$ 66.78 | \$ 1,602.72 | \$ 330.00 | | \$ 15,372.88 | \$ 18,447.45 |
| 13 | Replace existing lockers | 2012 Quote - Updated*** | 353 | \$ 81.10 | \$ 28,621.00 | \$ 5,098.00 | \$ 4,800.00 | \$ 17,047.50 | \$ 98,970.50 |
| 14 | Replace locker room floor coatings | Florock / In House | 166 | \$ 64.75 | \$ 10,748.50 | \$ 2,282.50 | \$ 2,000.00 | \$ 26,250.31 | \$ 31,500.38 |
| 15 | Replace all Ceilings in showers & Restroom Areas | In House | 196 | \$ 67.87 | \$ 13,302.52 | \$ 2,695.00 | | \$ 21,629.64 | \$ 25,955.56 |
| 16 | Replace floor coverings in entry | SE Carpets & Drapes/In House Dem | 4 | \$ 63.04 | \$ 252.16 | \$ 55.00 | | \$ 986.88 | \$ 1,184.26 |
| 17 | Replace floor coverings in Lobby | SE Carpets & Drapes/In House Dem | 20 | \$ 63.04 | \$ 1,260.80 | \$ 275.00 | | \$ 6,025.97 | \$ 7,231.16 |
| 18 | Replace floor coverings in Life Guard Office | SE Carpets & Drapes/In House Dem | 8 | \$ 63.04 | \$ 504.32 | \$ 110.00 | | \$ 1,827.47 | \$ 2,192.96 |
| 19 | Replace Pool Deck Drain | Industrial Resources Inc | | | | | | \$ 47,500.00 | \$ 70,000.00 |
| 20 | Replace Pool Deck Coatings | Florock / In House | 552 | \$ 64.75 | \$ 35,742.00 | \$ 7,590.00 | \$ 2,000.00 | \$ 79,023.69 | \$ 94,828.43 |
| 21 | Replace RVS Wall Coverings in Locker rooms and Corridors | In House | 496 | \$ 68.40 | \$ 33,926.40 | \$ 6,820.00 | | \$ 67,383.57 | \$ 80,860.29 |
| 22 | Repair Lifeguard offices Walls and ceilings | In House | 232 | \$ 68.22 | \$ 15,827.04 | \$ 3,190.00 | | \$ 27,301.94 | \$ 32,762.33 |
| 23 | Replace Vanity and Sink in Life Guard Office | In House | 18 | \$ 69.09 | \$ 1,243.62 | \$ 247.50 | | \$ 5,410.26 | \$ 6,492.31 |
| 23 | Replace Locker Room non ADA Benches | In House | 32 | \$ 58.25 | \$ 1,863.84 | \$ 605.00 | | \$ 7,363.27 | \$ 8,835.92 |
| 24 | Refinish Locker Room and Corridor ceilings | In House | 344 | \$ 69.22 | \$ 23,811.68 | \$ 4,730.00 | | \$ 35,552.57 | \$ 42,663.09 |
| 25 | Rebuild Benches in Sauna | In House | 36 | \$ 70.82 | \$ 2,549.52 | \$ 495.00 | | \$ 4,651.20 | \$ 5,581.44 |
| 26 | Install Ventilation screen at HRV Intake | Alpha Welding | | | | | | \$ 27,580.00 | \$ 33,096.00 |
| 27 | Install Electronic Access Hardware 4 Doors | AEC/Material In House | 16 | \$ 135.00 | \$ 2,160.00 | \$ 220.00 | \$ 1,660.00 | \$ 35,685.00 | \$ 42,822.00 |
| 28 | Install Security Cameras | AEC/Material In House | | | | | | \$ 34,800.00 | \$ 41,760.00 |
| 29 | Contractor On Site Supervision | In House | 450 | \$ 75.00 | \$ 33,750.00 | | \$ 6,000.00 | | \$ 47,700.00 |
| 30 | Misc Project Expenses** | | | | \$74,236.00 | | | | \$ 74,236.00 |

Sub-Total Estimated Cost \$ 1,111,644.66

*Contract column contains such fees and expenses as State Labor filing fees, Performance and Payment Bonds as well as overhead & profit

**Misc Project Expenses include Mob/Demob, Refuse fees and expence, and Ground Transportation, Port-a-potties, closeout cleaning.

*** Older quotes were updated by increasing the cost by 1.5% per annum for inflation

Ball-park amount required to reconfigure walls/rooms including electrical & mechanical work \$500,000

Total Estimated Cost \$ 1,611,644.66

AQUATICS CENTER IMPROVEMENTS PROJECT REVIEW



AQUATICS CENTER

BACKGROUND INFORMATION

- ❖ The facility was first built to primarily service the needs of the school. The facility now serves the community and school district.
- ❖ There are more families in the community now than when the facility was first built. Lack of a family locker room does not allow PCR to accommodate parents/guardians with opposite gender children.
- ❖ The facility is 30 years old. The first remodel did not address facility issues outside the Natatorium (pool) area. Locker rooms are in much need of upgrades that include new lockers, floors, and tile.
- ❖ The facility is open more now than before. For the last ten years the facility has consistently been open three times a day Monday through Friday, every weekend, and all summer.
- ❖ There is an increase usage with the addition of a youth swim league program through PCR and UCSD adding a Jr. high swimming program.
- ❖ The sauna is probably the most popular attraction for adults at the Aquatics Center. The current sauna space was once the aquatics manager office and just too small to accommodate the current sauna use.



FEASIBILITY STUDY

Architects Alaska in 2014



Option 1:

\$1,029,126.88

Basic and most problematic areas addressed.

Option 2:

\$1,849,322.16

Basic and most problematic areas addressed along with improvements made to programming areas, upstairs and downstairs, within the building's current foot print (minor structural changes).

Option 3:

\$4,873,012.48

Everything in Option 1 and Option 2 including expansion of the building toward the school entrance/parking lot and addition of usable space for storage on the opposite wall at the deep end of the pool.

Council decided to move forward with Option 1.

PROJECT BIDS

| Bidders | Base Bid | AA1: Card Lock Door Entry System | AA2: Camera Surveillance System | AA3: Sound System | AA4: Ice Machine | AA5: Pool Deck Drain / Refinishing Pool Deck | TOTAL |
|---------------------------|------------------|---|--|-------------------------|---------------------|--|--------------------|
| <i>Engineers Estimate</i> | \$838,973 | \$30,648 | \$24,358 | \$12,898 | \$7,248 | \$93,527 | \$1,007,652 |
| Paugvik | \$1,678,000 | \$71,000 | \$51,000 | \$75,500 | \$8,300 | \$239,000 | \$2,122,800 |
| JKM General Contractors | \$1,659,000 | \$55,455 | \$39,950 | \$63,335 | \$22,782 | \$237,757 | \$2,078,279 |
| KC Corporation | \$1,523,600 | \$34,700 | \$40,350 | \$52,500 | \$1,450 | \$208,275 | \$1,860,875 |
| TC Construction | \$1,500,000 | \$31,500 | \$40,000 | \$50,000 | \$20,000 | \$200,000 | \$1,841,500 |
| F & W Constructors | \$1,335,034 | \$33,196 | \$37,355 | \$50,238 | \$16,623 | \$200,004 | \$1,672,450 |



PROJECT INCLUDES

Option 1 addresses the basic and most problematic areas of the Aquatics Center including adding a family locker room, enlarging the sauna, updating lockers, new flooring throughout the first floor, installing a UV system and new heating pump, and adding a display board and touchpads for swim meets. All these items were included in the base bid.

| Requirements | Reasons |
|--|---|
| Family Locker Room | Non Existing |
| Larger Sauna | Popular Attraction / Space was previous manager's office then converted to a sauna, too small now for current use |
| New Lockers | Original Metal Lockers / Rusting / Better product that requires less maintenance |
| New Flooring | Locker room and restroom/shower room floors are in dire need of repair |
| UV System | Industry norm / Added layer of water sanitation for healthier aquatic experience / Less hassle for staff |
| New Heating Pump | Current pump cannot keep the facility warm enough when the outside temperature falls below freezing |
| Timing Display Board & Touchpads | Essential to running swim meets |
| ADA Compliance, Plumbing, Electrical, Wall Coverings, Ceiling & Lighting | Necessary due to rearranging of office area, locker rooms, and sauna |



ADD ALTERNATES

AA1: Card Lock Door Entry System

AA2: Camera Surveillance System

There have been past issues with safety and security of the Aquatics Center. Card door locks and camera surveillance are an essential part of the project. This is a safety issue.

AA3: Sound System

The sound system at the Aquatics Center has not worked in years. Having the ability to make announcements, run swim meets, and play music during water fitness classes would be a bonus.

AA4: Ice Machine

The Aquatics Center host many physical activities like swim meets, practices, lifeguard courses, swim lessons, and etc. Ice is often used for minor aches, pains, and injuries incurred during these activities. The Aquatics Center also host several birthday parties, facility rentals, and staff meetings in the Mezzanine area. Food is often served at these functions and an ice machine would be convenient to have on location.

AA5: Pool Deck Drain / Refinishing Pool Deck

There are several cracked areas on the pool deck drain that requires constant maintenance. The replacement would be a stainless steel drain that will eliminate cracks and require less maintenance. Also the company that made the current deck finish has gone out of business. We have been unable to do much needed patch work to the deck in damaged areas.

AQUATICS CENTER

Small Sauna

CURRENT CONDITION

Outdated and Damaged Locker Room
Floors and Lockers



AQUATICS CENTER CURRENT CONDITION



Damaged Pool Deck and Drain



Outdated and Damaged Locker Room
Restroom & Shower Areas





Mission Statement: *To enrich our diverse community by providing exemplary, accessible, and safe cultural, leisure, and recreation facilities and services that nurture youth development and inspire people to learn, play, and engage with our unique and welcoming environment.*

**CITY OF UNALASKA
UNALASKA, ALASKA**

RESOLUTION NO. 2016-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNALASKA AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH F & W CONSTRUCTION COMPANY, INC. TO CONSTRUCT THE AQUATICS CENTER IMPROVEMENTS IN THE AMOUNT NOT TO EXCEED \$1,672,450.

WHEREAS, the Aquatics Center Improvements Project is a component the approved CMMP; and

WHEREAS, the City of Unalaska has determined that it is in the best interests of the residents of the City of Unalaska to move forward with the maintenance and improvement requirements of the Aquatics Center; and

WHEREAS, the City of Unalaska has provided funding for such project; and

WHEREAS, the City of Unalaska has publicly requested bids for construction services; and

WHEREAS, F & W Construction Company, Inc., an experienced construction firm, was found to be the lowest responsive responsible bidder.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Unalaska authorizes the City Manager to enter into an agreement with F & W Construction Company, Inc., for the construction of the Aquatics Center Improvements Project in the amount of \$1,672,450.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 8th DAY OF MARCH, 2016.

ATTEST:

Mayor

City Clerk

MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: THOMAS COHENOUR, PUBLIC WORKS DIRECTOR
THRU: DAVID A. MARTINSON, CITY MANAGER
DATE: MARCH 2, 2016
RE: RESOLUTION 2016-20: AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH F&W CONSTRUCTION COMPANY, INC. TO CONSTRUCT THE AQUATICS CENTER IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$1,672,450

SUMMARY:

Resolution 2016-20 will award the construction of the Aquatics Center Improvements Project to F & W Construction Company, Inc. for \$1,672,450. Funding, which is related to a budget amendment currently being considered by City Council, will come from the project's budget (MUNIS Project PR401). A copy of the Bid Tabulation is attached. Electronic copies of the Bids are available upon request.

PREVIOUS COUNCIL ACTION:

Council has taken the following action specific to the Aquatics Center Improvements Project:

- Council funded the Aquatics Center Improvements project via the FY2013 CMMP, and Ordinance 2016-07, a budget amendment which goes before Council on 3-8-16 for second reading.
- Council approved an agreement between Architects Alaska and the City to conduct a Feasibility Study for the improvements in October of 2013. Utilizing the recommendations of that Feasibility Study, the PCR Advisory Board recommended to the Council that the City put out an RFP for design services for the improvements.
- Wolf Architecture was awarded the design of this construction project via Resolution 2014-90, adopted December 23, 2014.

BACKGROUND:

The Aquatic Center Improvement Project was added to the CMMP in 2013. An overview of the project requirements, original project options, and the project itself is being provided by the PCR Director, D. Tyrell McGirt in a separate presentation. This background

information should prove to be helpful as Council considers the associated budget amendment as well as this authorization to enter into a construction agreement.

DISCUSSION:

Wolf Architecture provided the City with 35%, 65%, 95%, and bid ready plans and specifications for staff review. The project was structured with a Base Bid to cover the majority of work and 5 Additive Alternates. The project was advertised for bids beginning November 15, 2015. Four addenda were issued with bids due February 3, 2016. Five bids were received and F & W Construction Company, Inc. was found to have provided the lowest responsive bid.

Staff requested a Budget Amendment to increase the Project's budget in order to award the work. The Memo to Council is entitled, "ORDINANCE 2016-07 BUDGET AMENDMENT REQUEST FOR ADDITIONAL FUNDING TO AWARD THE AQUATICS CENTER IMPROVEMENTS PROJECT".

Listed below is the scope of work and the bid summary related to the Aquatic Center Improvements.

SCOPE OF WORK

The Base Bid work includes, but is not limited to, furnishing all labor, tools, equipment, and materials and performing all operations in connection with the following scope of work:

1. Base Bid:

- a. Architectural, Mechanical, and Electrical work to remodel the existing locker rooms.
- b. Converting an existing office to a new sauna room.
- c. Removal of existing sauna and converting the area into a new staff locker room.
- d. Removal of existing staff locker rooms and converting the area into new ADA compliant family locker room.
- e. Reconfiguration of an existing storage room on the second level into a new communications room.
- f. Mechanical modifications and pump upgrades.
- g. Electrical modifications and upgrades.
- h. Miscellaneous repairs.
- i. Contractor is responsible for coordinating and designing extensions or reconfiguration of existing sprinkler system and submitting design of the sprinkler system to the Fire Marshal.

2. Bid Alternates:

- a. New card lock door entry system.
 - b. New camera surveillance system.
 - c. New sound system.
-

- d. New ice maker.
- e. Remove existing pool deck drain and install new drain including work to refinish pool deck.

BID SUMMARY

The following bid summary, including the Engineers Estimate, shows the close spread between bidders. The following dollar amounts include the Base Bid and all five Additive Alternates (a – e). Refer to attached Bid Tab for a breakdown for each contractor’s bid showing their Base Bid and Additive Alternates.

| | |
|--------------------|-------------|
| Paug-Vik | \$2,122,800 |
| JKM | \$2,078,279 |
| K-C Corp | \$1,860,875 |
| TC Construction | \$1,841,500 |
| F&W Construction | \$1,672,450 |
| Engineers Estimate | \$1,007,652 |

Construction is scheduled to begin on April 25, 2016 at the earliest (when swim programs are over for the school year) with final completion scheduled for August 13, 2016. Final Completion Date of Additive Alternate “e” (pool deck drain and deck refinish) is August 1, 2016 in order to accommodate the school swim season and first swim meet of the season.

ALTERNATIVES:

- 1) Council could fully approve Resolution 2016-20 (Base Bid and all five Additive Alternates)
- 2) Council could choose to award the Base Bid and Additive Alternate “e” (pool deck drain and deck refinish)
- 3) Council could choose to award the Base Bid only
- 4) Council could choose to award the Base Bid and any combination of Additive Alternates
- 5) Council could choose not to award the contract

FINANCIAL IMPLICATIONS:

Upon passage of Ordinance 2016-07, the project’s budget will be fully funded and able to award this work.

LEGAL: N/A

STAFF RECOMMENDATION:

Staff recommends approving this Resolution.

PROPOSED MOTION:

“I move to approve Resolution 2016-20.”

CITY MANAGER’S COMMENTS:

As stated in the budget amendment memo, the bids and the estimates have been thoroughly reviewed. The City Manager believes that the bids and the alternatives as outlined represent fair market value and recommends moving forward with the project. The City will continue to work with the estimators and A&E firms to ensure better accuracy in estimates from scope through final design and construction.

ATTACHMENTS:

1. Bid Tab

BID TAB

| Bidder | Bid Form | Add 1 | Add 2 | Add 3 | Add 4 | Bid Bond | Bus. & Cont. Lic. | MBE/WB E Form | Anti-Lobby Cert. | Bid Amount | | | | | | |
|--|----------|-------|-------|-------|-------|----------|-------------------|---------------|------------------|----------------|-------------------------------------|------------------------------------|----------------------|-------------------|--|----------------|
| | | | | | | | | | | Base Bid | AA 1 Card Lock Door Entry System | AA 2 Camera Surveillance System | AA 3 Sound System | AA 4 Ice Maker | AA 5 Pool Deck Drain / Refinish Pool Deck | Total |
| Engineer's Estimate | | | | | | | | | | \$838,973.00 | \$30,648.00 | \$24,358.00 | \$12,898.00 | \$7,248.00 | \$93,527.00 | \$1,007,652.00 |
| Paug-Vik Development Corp 6250 Tuttle Place, Ste 5 Anchorage, AK 99507 907-258-1345 | | x | x | x | x | x | | | | \$1,678,000.00 | \$71,000.00 | \$51,000.00 | \$75,500.00 | \$8,300.00 | \$239,000.00 | \$2,122,800.00 |
| JKM General Contractors, LLC 1884 E 3rd Ave, Ste 201 Anchorage, AK 99501 907-770-3880 | | x | x | x | x | x | | | | \$1,659,000.00 | \$55,455.00 | \$39,950.00 | \$63,335.00 | \$22,782.00 | \$237,757.00 | \$2,078,279.00 |
| K-C Corporation 2964 Commercial Dr Anchorage, AK 99501 907-258-2425 | | x | x | x | x | x | | | | \$1,523,600.00 | \$34,700.00 | \$40,350.00 | \$52,500.00 | \$1,450.00 | \$208,275.00 | \$1,860,875.00 |
| TC Construction, Inc 1151 W Nugget Ave Wasilla, AK 99654 907-631-3237 | | x | x | x | x | x | | | | \$1,500,000.00 | \$31,500.00 | \$40,000.00 | \$50,000.00 | \$20,000.00 | \$200,000.00 | \$1,841,500.00 |
| F&W Construction Company, Inc. 3821 Dee Circle Anchorage, AK 99516 907-248-3666 | | x | x | x | x | x | | | | \$1,335,034.00 | \$33,196.00 | \$37,355.00 | \$50,238.00 | \$16,623.00 | \$200,004.00 | \$1,672,450.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |
| | | | | | | | | | | | | | | | | \$0.00 |

Gary Wolf
 Name (printed) _____ Signature _____ Date _____

start - 2:00pm
 end - 2:20pm

Lori Gregory
 Name (printed) _____ Signature _____ Date 2/3/16

Tom Cohenour
 Name (printed) _____ Signature _____ Date 2/3/16