

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-39

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH R&M CONSULTANTS, INC. FOR ASSESSMENT SERVICES FOR THE EMERGENCY CLIFF FACE STABILIZATION BALLYHOO ROAD PROJECT IN THE AMOUNT OF \$47,606

WHEREAS, the City of Unalaska has determined the cliff face behind the Latitude 54 building on Ballyhoo Road to be a significant hazard to property and to human life; and

WHEREAS, the City of Unalaska identified the hazard after a significant weather event and contracted with R&M Consultants, Inc. (R&M) to provide initial risk assessment services; and

WHEREAS, R&M concluded that the cliff face requires mitigation to stabilize the cliff face; and

WHEREAS, the City of Unalaska created an emergency project and the City Council funded the project; and

WHEREAS, the City of Unalaska worked with R&M to develop a plan for mitigation of the cliff face that includes reassessing the site throughout the project; and

WHEREAS, R&M is qualified to provide this oversight and reassessment; and

WHEREAS, the City of Unalaska has negotiated a fair and reasonable price for services to be provided.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to enter into an agreement with R&M Consultants, Inc. for assessment services for the Cliff Face Stabilization Ballyhoo Road Project in the amount of \$47,606.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on October 10, 2023.

Mayor Pro Tem

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Peggy McLaughlin, Port Director
Through: Marjie Veeder, Acting City Manager
Date: October 10, 2023
Re: Resolution 2023-39 and Resolution 2023-40

SUMMARY: The adoption of Resolution 2023-39 will authorize the City Manager to sign an agreement with R&M Consulting Inc. in the amount of \$47,606 for on-going assessment during the rock stabilization project. Resolution 2023-40 will authorize the City Manager to sign an agreement with Southeast Roadbuilders in the amount of \$151,860 for the stabilization of the cliff face at the Latitude 54 building on Ballyhoo Road.

PREVIOUS COUNCIL ACTION: On September 26, 2023, Council had first reading of a budget amendment for this project, Ordinance 2023-10, and advanced it to public hearing and second reading tonight.

BACKGROUND: In December of 2022 a severe storm caused community-wide flooding and mud and rock slides. These hazards included landslides and rock fall on and in the vicinity of parcel 01-09-200 on Ballyhoo Road. Once the water had receded, large rock falls continued. A significant threat was identified on Ballyhoo Road parcel 01-09-200 in the form of a large overhanging rock wedge with a potential slip plane. A similar rock fell in 2014 and caused damage to the warehouse on the same parcel. Ultimately, the City was responsible for approximately 25% of the damages in the amount of \$315,000.

DISCUSSION: The emergency funding was requested through Ordinance 2023-10, FY24 Budget Amendment #1. The emergency funding was approved based on the contracts that are presented in Resolutions 2023-39 and 2023-40. The authorization of these funds will allow the project to begin.

The threat of rock falls still exists, and property and human safety are at imminent risk. It is anticipated that the freeze and thaw cycles of winter could provoke the rock wedge to break loose. Weather is not the only risk. In June 2023, a forklift-sized rock fell from underneath wedge and along the slip plane. It is clear that action needs to be taken, and taken before we hit winter weather later this year.

R&M Consultants, Inc. (R&M) conducted the first assessment in February 2023 and provided the City with names of contractors with hand scaling and rock anchoring expertise. We contacted each of those companies and had one response from Southeast Roadbuilders. We are considering this an emergency project and consequently are doing our due diligence to avoid sole sourcing, but also understand the urgency in expediting this project.

There are a few layers to the structure of this project.

There are two contractors involved, R&M and Southeast Roadbuilders. The proposals are structured with a phased approach. Attached with this memo are two proposals from Southeast Roadbuilders and one from R&M.

The first layer will be to hand-scale loose rock and break free and remove any potential hazards without aggressive action. This is outlined in the first proposal (Phase 1) from Southeast Roadbuilders. The proposal for this phase shows lump sum costs for mobilization and fixed costs and consumables along with daily rates for crew time for the other tasks. Their proposal states that it is anticipated to be four days for hand scaling (task 2) and two days for the blasting expert/manager onsite (task 3). By inputting their assumed number of days multiplied by the daily rate for tasks 2 and 3, we can assume a total estimated cost of phase 1 to be \$75,280.

After the hand-scaling is complete, R&M will reassess the rock over hang and determine whether or not more aggressive efforts need be taken to secure the rock face. If further rock removal is required, Southeast Roadbuilders has provided a proposal for blasting and removing additional rock hazards. The proposal for phase 2 is a little clearer with the days included in the quantity for tasks 2 and 3. The total estimated cost for phase 2 is \$76,580.

Totaling phase 1 work and phase 2 work gets us to \$151,860. Staff recommends a contingency of 30% be added, for a total cost of work, with contingency, of \$197,418.

Geotechnical expertise shall be provided by R&M. R&M did the initial assessment of the rock face in February 2023. R&M will work with the contractor for the duration of the project to provide hazard removal assessment services during the removal process and an assessment report with conclusions and recommendations at the completion of the removal effort. R&M's proposal is attached and is in the amount of \$47,606.

Weather permitting, the project is estimated to be completed in 8-10 days.

ALTERNATIVES: Council may choose to approve the resolutions; or not to approve the resolutions. Council could also choose to put this through the traditional CMMP process, which is not recommended due to the imminent danger to people and property.

FINANCIAL IMPLICATIONS: The total cost of this project including contingency is \$245,024 and is funded by the General Fund.

LEGAL: There are no immediate legal requirements to this, but failing to address this will likely result in future liability to the City.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-39 and Resolution 2023-40.

PROPOSED MOTION: Separate motions will be needed for each resolution:

I move to adopt Resolution 2023-39.

I move to adopt Resolution 2023-40.

CITY MANAGER COMMENTS: I support the Staff Recommendation. It is important to shore up this cliff face to prevent future damage to people and property.

ATTACHMENTS:

1. Southeast Roadbuilders – Phase 1 Proposal
2. Southeast Roadbuilders – Phase 2 Proposal
3. Proposal from R&M Consultants, Inc.



September 20, 2023

Ms. Peggy McLaughlin
Director
International Port of Dutch Harbor
City of Unalaska, Alaska

RE: Unstable Slope Hazard Removal Assessment Services
Latitude 54 Building, Dutch Harbor, Alaska

Dear Ms. McLaughlin,

R&M Consultants, Inc. (R&M) appreciates the opportunity to submit this proposal to provide unstable slope hazard removal assessment services to the International Port of Dutch Harbor, City of Unalaska (Unalaska) in support of a known unstable slope located immediately behind and adjacent to the Latitude 54 building along Ballyhoo Road at the Port of Dutch Harbor.

We understand that the City of Unalaska is currently in negotiations with Southeast Road Builders to conduct hazard removal services consisting of rock scaling and possible rock blasting services at the project site. The intent of this effort is to reduce the hazard and risk that the unstable slope poses to the Latitude 54 facility. At the request of the Port and the City, R&M is providing this fee estimate to provide hazard removal assessment services during the removal process and an assessment report with conclusions and recommendations at the completion of the removal effort.

SCOPE OF GEOTECHNICAL HAZARD REMOVAL ASSESMENT SERVICES

R&M will provide the city with on-site geologist/geotechnical engineer with experience in monitoring unstable slope hazard removal operations. During removal operations, the R&M representative will remain on-site to monitor progress and evaluate the slope for any emerging or additional hazards. Of particular concern will be monitoring removal operations to ensure that no overhanging hazards remain and that all areas of differential erosion are addressed. Our scope of work is defined in the following tasks.

- Task 1 Report of Hazard Removal Construction Objectives.
 - R&M will prepare a report that defines objectives and general geometrics of the hazard removal for use as a guide during construction.
 - Contractor will be fully responsible for means and methods to execute the work and for executing the work in a safe manner and without damage to existing facilities.

R&M No. 3052.01

Via E-mail: pmclaughlin@ci.unalaska.ak.us

- Tasks 2 and 3 Rock Scaling and Rock Blasting Support. These tasks include on-site monitoring during construction activities and to assess stability and hazard removal.
- Task 4 Hazard Assessment Reporting. Once hazard removal operations are completed, R&M will prepare a hazard removal assessment report which will include:
 - Summaries of site visit activities, Daily Reports, research, observations, and rock mechanics data;
 - A discussion of any remaining slope stability concerns and underlying failure mechanisms;
 - General conclusions regarding any remaining interpreted slope stability hazards, available mitigation options, and recommendations for mitigation and/or additional investigation; and
 - A photograph log with descriptions depicting conditions referenced in report text.

Field personnel will be under the direct supervision of a Certified Professional Geologist or Professional Civil/Geotechnical Engineer. All geotechnical findings, conclusions, and recommendations will be prepared under the supervision of a geotechnical engineer registered as a Professional Civil Engineer in the State of Alaska.

SCHEDULE

R&M can be able to perform the hazard removal assessment within approximately two weeks following notice-to-proceed. The report will be submitted within three weeks following completion of field work.

ASSUMPTIONS AND CONDITIONS

R&M's proposal and fee are based on acknowledgement that:

- Both the rock-scaling assessment and rock-blasting assessment portions are based on 4-day completion periods. Should conditions warrant additional time on-site, R&M can provide the City with additional fee estimates to complete any increased level of effort.
- Hazard removal assessment activities are conducted prior to significant snowfall and freeze-up.

PRICE

R&M will provide the hazard removal assessment services on a Time and Expenses basis with a not-to-exceed price of **\$47,606**. In this estimate, we have planned for approximately 221 labor hours, and will not exceed that without prior authorization.



CLOSURE

We thank you for the opportunity to propose on this hazard removal assessment effort, and hope our response meets your expectations. Please do not hesitate to contact me at your convenience if you have questions or require additional information.

Sincerely,

R&M CONSULTANTS, INC.



Aaron T. Banks, C.P.G.

Senior Geologist

Attachments: Detailed Cost Estimate (5-pages)

ACCEPTED BY:





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: Latitude 54 Hazard Removal Support	Date: 9/20/2023
Client: City of Unalaska		

Task	Discipline	Task Description	Labor	Expenses	Sub-Contractors	Task Totals	Cost Basis
1	ES	Hazard Removal Construction Objective Planning	\$ 5,676.00	\$ -	\$ -	\$ 5,676.00	T&E
2	ES	Rock Scaling Support	\$ 17,622.00	\$ 4,615.80	\$ -	\$ 22,237.80	T&E
3	ES	Rock Blasting Support	\$ 11,160.00	\$ 1,692.60	\$ -	\$ 12,852.60	T&E
4	ES	Hazard Assessment Reporting	\$ 6,840.00	\$ -	\$ -	\$ 6,840.00	T&E
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ -	

Total Project Cost Estimate: \$ 47,606

COST ESTIMATE PER TASK

FIRM: R&M Consultants, Inc.		PROJECT TITLE: Latitude 54 Hazard Removal Support									
TASK NO: 1	TASK DESCRIPTION: Hazard Removal Construction Objective Planning					DATE: 9/20/2023					
GROUP: ES	METHOD OF PAYMENT: <input type="checkbox"/> FP <input type="checkbox"/> FPPE <input checked="" type="checkbox"/> T&E <input type="checkbox"/> CPFF					PREPARED BY: A. Banks/T. Ross					
SUB-TASK NO	SUB-TASK DESCRIPTION	Contract Manager	Prof 5 (Geotech)	Prof 4 (Geol)	Prof 3 (Geotech)	Geol 2 (Geotech)					
		L. Story	B. Pintner	A. Banks	B. Mullen	A. Brown					
	Work Planning		2	12	16						
TOTAL LABOR HOURS		0	2	12	16	0	0	0	0	0	0
* LABOR RATES (\$/HR)		\$ 276.00	\$ 246.00	\$ 192.00	\$ 180.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
LABOR COSTS (\$)		\$ -	\$ 492.00	\$ 2,304.00	\$ 2,880.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

EXPENSES					COMMENTS
ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE		
Project Expenses					1) R&M will prepare a report that defines objectives and general geometrics of the hazard removal for use as a guide during construction.
TOTAL EXPENSES:				\$ -	
R&M Laboratory Testing					
					FIRM'S TOTAL COST OF LABOR (or Fixed Price): \$ 5,676.00
					\$ -
					\$ -
					R&M MATERIAL LABORATORY EXPENSES \$ -
SUB-CONTRACTORS: Firm Initials and Price Per Task					FIRM'S TOTAL EXPENSES (w/ markup %) 5.0% \$ -
FIRM:					TOTAL SUBCONTRACTOR PRICES (w/ markup %): 5.0% \$ -

COST ESTIMATE PER TASK											
FIRM: R&M Consultants, Inc.				PROJECT TITLE: Latitude 54 Hazard Removal Support							
TASK NO: 2		TASK DESCRIPTION: Rock Scaling Support						DATE: 9/20/2023			
GROUP: ES		METHOD OF PAYMENT: <input type="checkbox"/> FP <input type="checkbox"/> FPPE <input checked="" type="checkbox"/> T&E <input type="checkbox"/> CPFF						PREPARED BY: A. Banks/T. Ross			
SUB-TASK NO	SUB-TASK DESCRIPTION	Contract Manager	Prof 5 (Geotech)	Prof 4 (Geol)	Prof 3 (Geotech)	Geol 2 (Geotech)					
		L. Story	B. Pintner	A. Banks	B. Mullen	A. Brown					
2.1	Project Management and Coordination		1	4	2						
2.2	Mobilization/Demobilization			4	24						
2.3	Field Investigation		4	8	48						
TOTAL LABOR HOURS		0	5	16	74	0	0	0	0	0	0
* LABOR RATES (\$/HR)		\$ 276.00	\$ 246.00	\$ 192.00	\$ 180.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
LABOR COSTS (\$)		\$ -	\$ 1,230.00	\$ 3,072.00	\$ 13,320.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSES						COMMENTS					
	ITEM(S)		QUANTITY	UNIT PRICE	TOTAL PRICE	1) Assumes 4 days of rock scaling support. Additional days on site will be billed at a rate of 12 hours per day plus per diem. 2) A site visit will be made by a Senior Geologist or Geotechnical Engineer to monitor hazard removal operations. 3) Assumes no delays due to weather/travel. Should a delay occur, we will negotiate with the City of Unalaska for an equitable resolution. Unforeseen standby will be billed at a rate of 8 hours per day plus per diem.					
Project Expenses											
2.3	RT between ANC and DUT		1	\$ 1,978.00	\$ 1,978.00						
2.3	Per Diem (Lodging, Meals, Incidentals)		6	\$ 283.00	\$ 1,698.00						
2.3	Vehicle Rental and Fuel		6	\$ 120.00	\$ 720.00						
TOTAL EXPENSES:					\$ 4,396						
R&M Laboratory Testing						FIRM'S TOTAL COST OF LABOR (or Fixed Price):	\$ 17,622.00				
						\$ -					
						\$ -					
						R&M MATERIAL LABORATORY EXPENSES	\$ -				
SUB-CONTRACTORS: Firm Initials and Price Per Task						FIRM'S TOTAL EXPENSES (w/ markup %)	5.0% \$ 4,615.80				
FIRM:						TOTAL SUBCONTRACTOR PRICES (w/markup %):	5.0% \$ -				

COST ESTIMATE PER TASK											
FIRM: R&M Consultants, Inc.				PROJECT TITLE: Latitude 54 Hazard Removal Support							
TASK NO: 3		TASK DESCRIPTION: Rock Scaling Support					DATE: 9/20/2023				
GROUP: ES		METHOD OF PAYMENT: <input type="checkbox"/> FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input type="checkbox"/> CPFF					PREPARED BY: A. Banks/T. Ross				
SUB-TASK NO	SUB-TASK DESCRIPTION	Contract Manager	Prof 5 (Geotech)	Prof 4 (Geol)	Prof 3 (Geotech)	Geol 2 (Geotech)					
		L. Story	B. Pintner	A. Banks	B. Mullen	A. Brown					
3.1	Field Investigation		4	8	48						
TOTAL LABOR HOURS		0	4	8	48	0	0	0	0	0	0
* LABOR RATES (\$/HR)		\$ 276.00	\$ 246.00	\$ 192.00	\$ 180.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
LABOR COSTS (\$)		\$ -	\$ 984.00	\$ 1,536.00	\$ 8,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSES						COMMENTS					
	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE							
Project Expenses					1) Assumes 4 days of rock blasting support. Additional days on site will be billed at a rate of 12 hours per day plus per diem. 2) Mobilization/demobilization costs are accounted for under Task 1. 3) A site visit will be made by a Senior Geologist or Geotechnical Engineer to monitor hazard removal operations. 4) Unforeseen standby will be billed at a rate of 8 hours per day plus per diem.						
2.1	Per Diem (Lodging, Meals, Incidentals)	4	\$ 283.00	\$ 1,132.00							
2.1	Vehicle Rental and Fuel	4	\$ 120.00	\$ 480.00							
				TOTAL EXPENSES:	\$ 1,720						
R&M Laboratory Testing											
					FIRM'S TOTAL COST OF LABOR (or Fixed Price):		\$ 11,160.00				
							\$ -				
							\$ -				
					R&M MATERIAL LABORATORY EXPENSES		\$ -				
SUB-CONTRACTORS: Firm Initials and Price Per Task					FIRM'S TOTAL EXPENSES (w/ markup %)		5.0%	\$ 1,692.60			
FIRM:					TOTAL SUBCONTRACTOR PRICES (w/markup %):		5.0%	\$ -			

