

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-40

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SOUTHEAST ROADBUILDERS FOR ROCK STABILIZATION SERVICES FOR THE EMERGENCY CLIFF FACE STABILIZATION BALLYHOO ROAD PROJECT IN THE AMOUNT OF \$197,418

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 consulted with geologists to provide an initial risk assessment; and

WHEREAS, the consultant concluded that the cliff face requires mitigation to stabilize; and

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

WHEREAS, the City of Unalaska sought proposals from expert contractors in rock scaling and stabilization; and

WHEREAS, the City of Unalaska received one proposal from a qualified contractor; 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 Southeast Roadbuilders for rock stabilization services for the Cliff Face Stabilization Ballyhoo Road Project in the amount of \$197,418.

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.



HC60 Box 4800
Haines, Ak 99827
PHONE: 907-766-2833
FAX: 907-766-2832

CONTRACTOR'S LICENSE NO.: 134313
BUSINESS LICENSE NO.: 1086571

QUOTATION FOR:

International Port of Dutch Harbor (Unalaska)
Attn: Marc Kielmeyer, Project Engineer
Unalaska, Alaska 99692

OWNER: - City of Unalaska
DATE: September 17, 2023

Project:

PHASE I - Latitude 54 Rockfall Mitigation (scaling only)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	L.S.	All Req'd	\$29,000.00	\$29,000.00
2	Daily Rate - scaling/anchors (Site Development)	ea.	day	\$6,495.00	
3	Blasting/Matting/Scaling Manager (prep for phase II)	ea.	day	\$2,200.00	
4	Fixed Costs- (consumables and rentals)	L.S.	All Req'd	\$15,900.00	\$15,900.00
	TOTAL AMOUNT OF QUOTATION				\$44,900.00

L.S.(Lump Sum)/TBD(To Be Determined)/ea.(Each)/C.S.(Contingent Sum)/Tn(ton)/c.y.(cubic yard)

Borough Sales Tax Added Where Applicable

NOTES:

1 ea. mobilization - in/out

Without scaling incidental areas (away from wedge), we don't anticipate over 4 days of work, - R&M will direct accordingly
Item #3 - We don't expect this to be over a 2-day task to analyze and provide a risk assessment

INCLUSIONS:

Mobilization Includes crew to/from, freight for all non available materials/supplies from ANCH/ANCH layover
Day rate includes rental vehicle/3 ea. laborers/specialist/hotels/perdiem/equip. operating costs
Scaling at the direction of R&M Consultants (scaling only task)
9 hour day work day anticipated
local support for equipment and available consumables
(Item #3 -Manager will be knowledge of all available resources based upon methods recommended
(matting/blasting/rock bolting/dowels, etc.)

Anchoring system for scaling personnel

EXCLUSIONS:

Authorization for access above site and scaling debris removal by others
Permitting
Performance and Payment Bonding
non daylight work

- **This quote may be withdrawn if not signed and returned within 30 days.**
- **TERMS: Full payment due within 30 days of invoice, unless defined otherwise via subcontract**
A FINANCE CHARGE OF .88% per month (which is an annual percentage rate of 10.5%) will be imposed on any portion of your account not paid within 30 days after billing date.
- **A service charge of 2.5% will be imposed on all credit card payments**

If this proposal meets your approval, please complete and return. Your signature on one copy returned to us will make this a legal contract for the performance of the above work and your acceptance of the terms listed.

Company: _____

Phone No. _____

Billing Address: _____

Authorized Signer: _____

(printed name)

date: _____

SIGNATURE: _____



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Haines, Ak 99827
PHONE: 907-766-2833
FAX: 907-766-2832

CONTRACTOR'S LICENSE NO.: 134313
BUSINESS LICENSE NO.: 1086571

QUOTATION FOR:
International Port of Dutch Harbor (Unalaska)
Attn: Marc Kielmeyer, Project Engineer
748 Ballyhoo Road
Unalaska, Alaska 99692

OWNER: - City of Unalaska
DATE: September 17, 2023

Project:
Latitude 54 Rockfall Mitigation (Wedge Removal Option - Estimate Only)
Wedge Work Only

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization*	L.S.	All Req'd	\$1,600.00	\$1,600.00
2	Set-up (matting-secure site for release)	4.0	day	\$6,495.00	\$25,980.00
3	Professional Services w/ monitoring	4.0	day	\$3,200.00	\$12,800.00
4	Fixed Costs- (consumables, explosives/rentals/matting...)	L.S.	All Req'd	\$36,200.00	\$36,200.00
TOTAL AMOUNT OF QUOTATION					\$76,580.00

L.S.(Lump Sum)/TBD(To Be Determined)/ea.(Each)/C.S.(Contingent Sum)/Tn(ton)/c.y.(cubic yard) Borough Sales Tax Added Where Applicable

NOTES: *Mobilization - Assumes men "on-site" and paid in Phase 1 - otherwise approximately \$25,200.00)
This assumes we have a quick solution and Phase II immediately transitions from Phase I
Guestimate of 4-days work for wedge only. (netting/drilling/loading/shooting)
See phase I for any scaling or manual rock removal requirements

INCLUSIONS:
Assumes mats or approved protective netting is available in Unalaska
Day rate includes rental vehicle/3 ea. laborers/specialist/hotels/perdiem/equip. operating costs
also includes drilling for explosives as directed by specialist
Blasting magazine, blasting supplies, explosives and initiators are readily available for purchase in Unalaska
9 hour day work day anticipated
Local support for equipment and available consumables
Specialist working with R&M Consultants
Seismographs and vibration monitoring

EXCLUSIONS:
Scaling after release of wedge (uncertain of site conditions beyond, behind or above wedge)
Authorization for access above site by others/Clean-up & removal of scaled and rockfall materials
Permitting, Performance and Payment Bonding
Non daylight work
● **This quote may be withdrawn if not signed and returned within 30 days.**
● **TERMS: Full payment due within 30 days of invoice, unless defined otherwise via subcontract**
A FINANCE CHARGE OF .88% per month (which is an annual percentage rate of 10.5%) will be imposed on any portion of your account not paid within 30 days after billing date.
● **A service charge of 2.5% will be imposed on all credit card payments**

If this proposal meets your approval, please complete and return. Your signature on one copy returned to us will make this a legal contract for the performance of the above work and your acceptance of the terms listed.

Company: _____

Phone No. _____

Billing Address: _____

Authorized Signer: _____

(printed name)

date:

SIGNATURE: _____