

**CITY OF UNALASKA
UNALASKA, ALASKA**

RESOLUTION NO. 2017-26

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND ENTER INTO AGREEMENTS WITH TURNAGAIN MARINE CONSTRUCTION AND PND ENGINEERS, INC TO CONSTRUCT THE UNALASKA MARINE CENTER DOCK POSITION 3 & 4 REPLACEMENT PROJECT IN A TOTAL AMOUNT NOT TO EXCEED \$39,000,000.

WHEREAS, the City of Unalaska, Alaska recognized the necessity to make improvements to the 50+ year old UMC Position 3 and 40+ year old UMC Position 4; and

WHEREAS, the City of Unalaska, Alaska adopted the UMC Positions 3 & 4 Replacement Project as a Capital Project; and

WHEREAS, the City of Unalaska adopted a Capital Project Budget which includes funding for the construction of the UMC Positions 3 & 4 Replacement Project, and

WHEREAS, the City of Unalaska has been authorized to accept a loan from the Alaska Municipal Bond Bank to finance a portion of the costs of capital improvements, and

WHEREAS, PND Engineers, Inc, completed the project design, provided bid phase services, is the project's Engineer of Record, and

WHEREAS, the UMC Positions 3 & 4 Replacement Project was advertised for over thirty days and three bids were received; and

WHEREAS, Turnagain Marine Construction, an experienced construction firm, was determined to be the best value based on technical proposal and cost.

NOW, THEREFORE, BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to negotiate and enter into agreements with Turnagain Marine Construction and PND Engineers, Inc for the construction of the UMC Dock Positions 3 & 4 Replacement Project in the amount not to exceed \$39,000,000.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 28TH DAY OF MARCH, 2017.


Mayor


City Clerk



Capital Budget including appropriations for Unalaska Marine Center Positions 3 and 4 Expansion Project in an amount not to exceed \$1,021,802.

- Ordinance 2016-12: adopting the FY2017 Operating & Capital Budgets, including \$1,121,000 for UMC Position III & IV Replacement design work by PND.
- Ordinance 2017-05: a budget amendment which increased funding for this project by \$161,500 for final design services.

BACKGROUND: This project will replace the existing 50+ year old wooden pile supported dock Position 3 and the 30+ year old steel pile supported dock Position 4 with a single modern, high capacity sheet pile bulkhead dock that extends from the existing US Coast Guard Dock Position 2 to the UMC Dock Position 5.

Unalaska Port operations see numerous Catcher Processor offloads occurring at Dock Positions 3 and 4; these operations require more length at the face of the dock and more uplands area than the existing infrastructure allows. The existing pile supported docks located at Positions 3 and 4 are aging structures located in shallower water that no longer meet the needs of the Port. Dock Position 3 is a timber pile supported dock with approximately 160-ft. of dock face constructed in the 1960's by the US Army Corps of Engineers. This dock has been used for the Alaska Marine Highway System, vessel moorage and Catcher Processor offloads, but use of this structure is severely limited due to the low load carrying capacity of the dock. The bull rails, deck surface, and bollards have deteriorated with age and heavy use. Dock Position 4 is a steel pile supported concrete deck structure with an approximate length of 200-ft. constructed in the 1980's by the State of Alaska. Similar to Dock Position 3, use of this dock is limited due to the low load capacity of the structure. Erosion has damaged a retaining wall beneath the dock that is very difficult to repair and has the potential for further damage to adjacent portions of the dock.

Positions 3 and 4 do not align with the larger sections of the UMC, significantly limiting usable moorage space. This Project will align the adjacent facilities of the UMC and the Coast Guard dock thereby eliminating two angle breaks and provide substantially more usable moorage and working area allowing for larger vessel berthing as well as simultaneous use of the UMC facilities. It will also provide for future extension of the existing container crane rail system to accommodate the expected increase in container handling at the UMC.

During the 2012 CMMP process, the UMC Expansion and Replacement Project for Positions 3 and 4 was proposed and adopted by Council. In January of 2014, Council authorized the contract with PND for the preliminary design. In 2015, the City Council authorized PND to design up to 30% and further the permitting and data collection for marine mammals as well as the public input process. In FY16, City Council authorized funds for the Project's final design.

DISCUSSION: The proposed project provides 610-ft of new dock face with a minimum water depth of approximately 45 ft. The project will also provide approximately 220-ft of dock aligned with exiting UMC Positions 5 through 7, creating the added length needed for modern container ships to utilize the Port of Dutch Harbor.

The work to be awarded under this Contract will require demolition of Positions 3 & 4 of the existing UMC Dock to allow for installation of a new OPEN CELL SHEET PILE™ bulkhead with an approximate length of 750 feet. Major work items include demolition of two existing pile supported docks, removal and salvage of existing armor rock, and installation of a new sheet pile bulkhead, vibracompaction, structural steel, new pile supported concrete crane rail beams, interlocking concrete block pavement surface, and high mast lighting. Additional work items to be constructed as part of the Project include new fenders, a new water service, removal of existing fuel lines, installation of new fuel lines and associated cathodic protection system, removal of asphalt and concrete pavement, as well as storm drain, sewer, electrical, and communication improvements.

Final design of the Project was completed by PND in February of 2017, advertised for thirty days on the City Website per Ordinance, and advertised weekly in the ADN Legal Ads section for four weeks. The Invitation to Bid called for Technical Proposals and Cost Proposals.

The Cost Proposal requested pricing for the following:

- Base Bid
- Additive Alternate #1 - Ballyhoo Extension Tidelands Fill
- Additive Alternate #2 - Onsite Quarry
- Additive Alternate #3 - 4" Pavers

Technical Proposals describing each bidders qualifications and their approach to the work was worth 10% of the overall bid were received on March 15, 2017, and scored by a team of Staff which consisted of Port Director Peggy McLaughlin, Deputy Port Director Scott Brown, City Engineer Robert Lund, Dempsey Thieman of PND Engineers, Inc., and Tom Cohenour, Director of Public Works.

Cost Proposals worth 90% of the overall bid were received on March 22, 2017, at the offices of PND Engineers, Inc. in Anchorage. They were opened and read aloud in public, and recorded on the Bid Tabulation which incorporates the scoring of the Technical Proposals.

A total of three firms submitted Technical and Cost proposals:

- Orion Construction
- Turnagain Marine
- Pacific Pile & Marine

TURNAGAIN MARINE The results of the Bid Tabulation revealed that Turnagain Marine Construction (Turnagain) had both the highest rated Technical Proposal and the lowest Base Bid Price and the lowest Additive Alternate #3 - 4" Pavers price. Turnagain did not submit the lowest price for Additive Alternate #1 – Ballyhoo Extension Tidelands Fill and chose not to submit pricing for Additive Alternate #2 – Onsite Quarry. **The Bid Tabulation is included with this memo as Attachment #1.**

PND ENGINEERS, INC. PND's involvement with this project covers a span of six years. From the initial concept to preliminary design, public presentations, geotechnical explorations, marine mammal counts, permitting, and bidding. PND owns the patent on the

OPEN CELL SHEET PILE™ design. PND is the engineer of record and submitted a price proposal to provide the City with construction phase engineering, inspection, and oversight.

PROJECT BUDGET

Turnagain Base Bid	\$34,066,670.
Turnagain Additive Alternate #3 – 4” Pavers	\$78,565.
PND CA Services (engineering, inspection)	\$1,910,000
<u>Contingency 8%</u>	<u>\$2,944,765.</u>
Total	\$39,000,000.

ALTERNATIVES: Alternatives include, but are not limited to, the following:

TURNAGAIN

- A. Choose not to award the construction contract
- B. Award the base bid alone
- C. Award base bid and Additive Alternate #3

PND

- A. Choose not to award the CA Services contract
- B. Award the CA Services contract

FINANCIAL IMPLICATIONS: Funding will come from the Ports Department Proprietary Fund which includes proceeds of the bond sale. The project is fully funded and able to award Contracts to Turnagain for construction and PND for construction engineering.

LEGAL: The City Manager will determine whether a legal opinion is required.

STAFF RECOMMENDATION: Staff recommends Council approve Resolution 2017-26 and award the work to Turnagain for construction and PND for construction administration and inspection.

PROPOSED MOTION: I move to approve Resolution 2017-26.

CITY MANAGER’S COMMENTS: I recommend the Council approve the resolution allowing the City Manager to enter into agreements with both Turnagain and PND for a total amount not to exceed \$39,000,000.



Owner: City of Unalaska
 Project: UMC Dock Position III IV Replacement
 Scope: Final Score Evaluation/Bid Opening

Wednesday March 22, 2017
 2:00 PM (AKST)

	Price	Technical Score	Total
WEIGHTS	90%	10%	100%

ONLY ENTER VALUES INTO CELLS HIGHLIGHTED IN YELLOW

	BASE BID	ADD ALT #1 BALLYHOO EXTENSION	ADD ALT #2 ONSITE QUARRY	ADD ALT #3 4" PAVERS	Technical Score
Bidder	Bid Price	Bid Price	Bid Price	Bid Price	Raw Average
Orion Marine	\$ 40,981,100.00	\$ 2,454,160.00	\$ 2,667,980.00	\$ 218,300.00	93.60
Turnagain	\$ 34,066,670.00	\$ 3,653,700.00	\$ 4,327,031.25	\$ 78,565.00	94.50
Pac. Pile	\$ 37,839,450.00	\$ 3,995,000.00	\$ 5,371,000.00	\$ 132,000.00	81.90
Engineer's Estimate	\$ 35,770,200.00	\$ 3,061,200.00	\$ 1,887,300.00	\$ 244,900.00	

