

**ASSEMBLY STANDING COMMITTEE
PUBLIC WORKS AND FACILITIES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

July 13, 2017 5:00 PM
Municipal Building - Assembly Chambers

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC PARTICIPATION on NON-AGENDA ITEMS

IV. ITEMS FOR ACTION

- A. Juneau International Airport Construction Projects
- B. Public Interest Finding for Pump Room and Restroom Building Supplemental Agreement, Seawalk Bridge to Gold Creek, Phase III, E16-128

V. INFORMATION ITEMS

VI. CONTRACTS DIVISION ACTIVITY REPORT

- A. June 9, 2017 to July 11, 2017

VII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org



MEMO

TO: Roger Healy,
Public Works Director

DATE: June 30, 2017

FROM: Ken Nichols, P.E.
Airport Engineer

THROUGH: Patty Wahto,
Airport Manager

RE: Juneau International Airport Construction Projects

General

Several capital and planning projects are under development for bidding or selection and award to design consultants over the next few months. This memo is a general overview of the projects and projected funding sources. The Airport Board will review all awards and fund transfers prior to formal action by the Assembly.

Project Components

Five projects are currently under development for FAA FFY 17 Funding.

Construct Runway Safety Area Phase IIC (NE/NW Aprons and Fencing) \$10,800,000: This project continues the work of the overall RSA project with the construction of transient aircraft parking aprons for large aircraft, perimeter fence/gate improvements, hangar access taxilanes, and drainage improvements. The work will take place in two areas of the airfield: the northwest quadrant, and the northeast quadrant. The project is eligible for FAA AIP grant funding, currently estimated to be \$10,125,000 (this figure will be confirmed following completion of detailed estimates by the consultant). FAA may direct this project to be broken into smaller pieces for funding. Therefore, the project has been developed with several bid schedules that can be bid based on funds received from FAA. Local match funds of \$675,000 will be provided to meet the full budget needs. In accordance with CBJ policy, the project will be reviewed for inclusion of a Project Labor Agreement.

Design Taxiway-A Rehabilitation and Taxiway E Realignment \$1,280,000: This project will include final design for rehabilitation of the pavement and taxiway edge lighting for Taxiway-A and realignment of Taxiway E. Construction for these improvements will be funded through a future grant. The project is eligible for FAA AIP grant funding, currently estimated to be \$1,200,000 (this figure will be confirmed following negotiation with the selected consultant). Local match funds of \$80,000 will be provided to meet the full budget needs. Proposals were received from design consultants on June 23, 2017.

Design and Construct Gate 2 Passenger Boarding Bridge \$2,000,000: This project provides a Passenger Boarding Bridge (PBB or Jetbridge) at Gate 2 of the terminal. This project replaces current outside ground loading for passengers. It is scheduled for bidding by the end of July 2017. This project is eligible for FAA AIP grant funding currently estimated to be \$1,875,000 (this figure will be confirmed following receipt of bids). Local match funds of \$125,000 will be provided to meet the full budget needs.

Design and Construct Ramp Lighting LED Upgrade \$256,000: This project replaces exterior lights with LED fixtures. The project is eligible for special energy efficiency grant funding (through the FAA), currently estimated to be \$240,000 (this figure will be confirmed following preparation of detailed estimates by the consultant). Local match funds of \$16,000 will be provided to meet the full budget needs.

Design and Construct Seaplane Base Improvements \$500,000: This project replaces the outlet structure for flow control and provides bank stabilization on the south shoreline. The project is eligible for FAA AIP grant funding, currently estimated to be \$468,750 (this figure will be confirmed following negotiation with the selected consultant, and preparation of detailed estimates by the consultant). Local match funds of \$31,250 will be provided to meet the full budget needs. Proposals were received from design consultants on June 7, 2017.

Requested Action

The airport requests that the Public Works and Facilities Committee recommend each of the projects to the Assembly for appropriation of the funds for the project in anticipation of grants from FAA and local funding. AIP funded solicitations will include language notifying respondents that award of a contract is contingent upon receipt of grants adequate to fund the particular project.



Engineering & Public Works Department

155 South Seward Street

Juneau, Alaska 99801

Phone: 907-586-0800 | Fax: 907-463-2606

DATE: July 13, 2017

TO: Mary Becker, Chair
Public Works and Facilities Committee

FROM: Michele Elfers
Chief Landscape Architect

SUBJECT: Public Interest Finding for Pump Room and Restroom Building Supplemental Agreement, Seawalk Bridge to Gold Creek, Phase III, E16-128

Phase III construction of the Seawalk Bridge to Gold Creek project is underway. Currently the contractor is working on pouring the pool concrete foundation and walls, placing the final planting medium (topsoil and gravels) on the island, and placing rock for the parking lot. Phase II is almost complete with punch list items being finished in the next few weeks. For completion of the pool and fountainworks, a pump room and additional piping must be constructed and installed. Additionally, a restroom is recommended due to high anticipated user volumes. The cost of this construction work is \$650,000 for the pump room and piping and \$614,470 for the restroom, for a total cost of \$1,264,470.00. The original contract amount awarded to Admiralty Construction is \$2,961,791.00. The additional cost of the pumproom and restroom work is a 43% increase to the original award amount.

Admiralty Construction's bid for Phase III of the Seawalk- Bridge to Gold Creek was \$500,000 below the Engineer's Estimate. In addition, the Whale Project was able to fundraise an additional \$250,000 to go towards the pump room construction. With the current budget, there is adequate funding in place for all restroom and pumproom project costs. Staff requests performing this work under a supplemental agreement with the Phase III contractor, Admiralty Construction. Supplemental agreements are allowed by code and have been used in projects that exhibit: bids lower than expected, newly identified needs, maintenance needs, public safety concerns, proximity, public desire, use of opportunity, and documented savings in mobilization and materials.

Issuing a Supplemental Agreement for the construction of the Pump Room and Restroom at the Seawalk Bridge to Gold Creek project will ensure that the fountain and restrooms will be completed, commissioned and functioning by spring 2018. CBJ will realize cost savings with the supplemental agreement in construction costs, contract administration costs, and operations and maintenance costs. CBJ 53.50.040 allows for Supplemental Agreements to existing contracts provided that there is a written finding that such Agreement is in the best interests of the CBJ. The size of this proposed Agreement requires Assembly approval. The following are benefits to be derived from a supplemental agreement for this work:

1. Bid Preparation Costs
 - a. Staff estimates \$20,000 in savings in design, bidding and CBJ overhead costs.
2. Cost and Schedule Benefits
 - a. Approximately \$30,000 in savings for electrical work will be realized by installing electrical infrastructure inside the pump room and restroom building. Currently, the site panel and boxes are being installed under the Phase III contract in the park. Constructing the building this fall allows for relocation inside the building, protection from weather and easier maintenance.
 - b. Bidding the project would likely push the schedule back so that the foundation and walls would not be poured until early spring (warmer temperatures) and it would not be possible to finish and start-up the project prior to the summer season, making this new facility unavailable to Juneau residents and visitors for another year. Pursuing this work through supplemental agreement will save CBJ monies in inflation (approximately \$15,000), but also allow Juneau residents full benefit of the facility sooner.
 - c. Next spring, the seawalk, park, and parking lot will be open to residents and visitors. Construction of the restroom and pump room next spring and summer would create user conflicts and public safety issues.
 - d. Part of the work is the purchase of the remaining fountain and pump room piping equipment from the fountain manufacturer, Roman Fountains. These parts have a long lead time. To install the parts in the fall and winter, a contract must be in place by early August. To complete bid documents and bid the project would push the ordering of the parts until fall.
 - e. The whale piping system is very complex and there is substantial benefit for the CBJ to limit contractors working on the system. To complete the fountain, the contractor needs to connect the piping into the pump room and pumps as well as complete the piping manifold within the whale. The commissioning and startup of the fountain will require adjustments that will be more efficient if one contractor has installed most of the system. Additionally, after construction Parks and Recreation will manage the park, pumps, and fountains. When problems arise, they can work with one contractor to understand the system and potential issues. This will save CBJ time and money in operations and maintenance.
3. Similarity of Work
 - a. As discussed above, piping for the whale fountain is being installed in Phase III, the pump room and restroom building project requires connections to the piping and pumps as well as piping work within the whale. Considerable time and effort is needed to understand the system in its entirety and one contractor completing the system will be more efficient.
 - b. The pump room and restroom building is designed with similar structural details, materials and finishes to the two shelters in the park that are being constructed under the Phase III contract.
4. Mobilization Costs & Proximity

- a. The Phase III contractor is currently mobilized on site and therefore can offer savings in this bid item. Typically, mobilization costs are 5% of construction costs, or roughly \$60,000 for this project. A supplemental agreement would lower the mobilization cost by at least \$20,000.
- 5. Schedule Impacts
 - a. In order to complete the pump room and restroom by next May, the foundation and building shell will need to be completed prior to cold winter temperatures. Bidding the project will likely result in this work being delayed by six months and occurring in the spring.
- 6. Inspection and Administrative Efficiencies
 - a. Time can be added to the current Contract Administration and Inspection services contract for the Phase III project. Approximately \$3000 in cost savings will be realized by eliminating the RFP process for services.

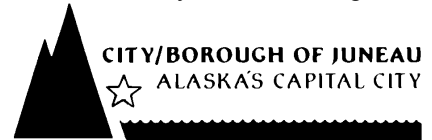
Following a competitive bidding process could allow for perceived bid day savings, but in our opinion the earlier completion date, the identifiable savings and the avoidance of conflict between separate contractors and subcontractors supports the finding that the award of this Supplemental Agreement is in the best interests of the CBJ.

Staff requests that the PWFC forward this Supplemental Agreement request to the full Assembly for approval.

53.50.040 - Public improvement contracts.

(c)

Supplemental agreements. A supplemental agreement shall be approved only as provided in this subsection (c). Competitive sealed bids shall not be required for public improvement projects procured by supplemental agreement. A supplemental agreement may be approved only if the manager makes a written finding that procuring a particular public improvement by supplemental agreement would be in the best interests of the City and Borough because doing so would save substantial and verifiable amounts of money for the City and Borough. In making this finding, the manager shall consider bid preparation costs, contractor mobilization costs, similarity of work, schedule savings, weather or environmental factors, site constraints, inspection and administration efficiencies, and other factors found relevant by the manager. The manager may approve supplemental agreements not greater than \$250,000.00 or 25 percent of the contact amount, whichever is less, per contract. The manager shall notify the assembly, at its next regular meeting, of any supplemental agreement approved. Prior assembly approval shall be required for any supplemental agreement greater than \$250,000.00. Nothing in this subsection shall be applied or construed in any manner inconsistent with the requirements of CBJ Charter [Section 9.13](#). The manager shall seek an appropriation or transfer of funds by the assembly prior to incurring any obligation for any supplemental agreement unless the manager ascertains that there is a sufficient unencumbered balance in an appropriation for the project the agreement supplements, and that sufficient funds are or will be available to cover the obligation. As used in this subsection, "manager" shall have the meaning set forth in CBJ Charter [Section 4.1](#).

MEMORANDUM

TO: Roger Healy, P.E.
Engineering & Public Works Director

FROM: Greg Smith
Contract Administrator

Date: July 11, 2017

SUBJECT: Contracts Division Activity
June 9, 2017 to July 11, 2017

Current Bids – Construction Projects >\$50,000

BE17-266	Project Playground Cleanup	Estimate \$150,000. Bids due 6/1/17. 5 bids received. GR Cheeseman Construction, low bidder, \$110,000. Award in progress. NTP issued 6/15/17.
BE17-092	JNU Radio Coverage Improvements	Estimate \$72,000. Bids due 7/6/17. 1 Bid received.
B16-010	Dunn Street Paving	Estimate \$400,000. 6 bids received. Under protest. Protest overturned results of Bid. Protest received after new posting. Intent to request Bidding Review Board review has been filed. BRB recommendation issued 5/4/17. Manager decision issued 5/15/17. Arete Construction low bidder, \$335,954. Award in progress. NTP issued 6/20/17.
BE17-260	Centennial Hall Floor Renovation	Estimate \$140,000. Bids due June 13, 2017. 3 bids received. Low Bidder, Island Contractors, \$127,650. NTP issued 6/20/17.
BE17-245	Stabler Point Rock Quarry Expansion	Estimate \$270,000. Bids due 6/2/17. 6 bids received. Alaska Juneau Construction, low Bidder, \$202,760. NTP issued 6/23/17.
BE17-253	Juneau-Douglas High School Bleacher Replacement	Estimate \$350,000. 4 Bidders. Silver Bow Construction Co. low bidder \$190,000. NTP issued 7/3/17.
DH17-045	Port of Juneau Cruise Ship Berths Safety Improvements	Estimate \$455,000. 7 Bidders. Alaska Commercial Contractor's low bidder \$364,900. NTP issued 7/10/17.
BE17-231	Juneau Police Department Flooring Replacement	Estimate 75,000. 4 Bidders. Westside Flooring low bidder \$44,486. Processing.
BE17-206	West Eighth Street Reconstruction	Estimate \$508,000. 4 Bidders. Admiralty Construction low bidder \$426,226. NTP issued 7/7/17.
BE17-256	Eaglecrest Ptarmigan Lift Off-Load Ramp	Estimate \$118,000. 2 Bidders. Enco Alaska low bidder \$181,750. Processing.
BE17-283	Engineers Cutoff Waterline Replacement	Estimate \$91,000. 2 Bids received. Southeast Earthmovers, Inc. low Bidder, \$78,750. Processing.
BE17-133	MWWTP Biosolids Dryer Facility	Estimate 14.8 million. Bids due 7/13/17.
BE17-217	F Street Reconstruction	Estimate \$450,000. Bids due 8/2/17.
BE17-207	Douglas Highway Water Main Replacement	Estimate \$2,416,260. Bids due 7/26/17.
BE17-252	Downtown Fire Station Apparatus Bay Reroof	Estimate \$303,000. Bids due 7/18/17.

Current RFP's – Services

RFP E17-239	CA & Inspection Services for Blueberry Hills Reconstruction	Proposals due 4/6/17. 3 proposals received. Wilson Engineering successful proposer. In negotiations.
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Contracts Division Activity
June 9, 2017 to July 11, 2017

RFP E17-269	Design, Construction Administration and Inspection Services for Juneau International Airport Float Pond Improvements	Proposals due 6/7/17. 3 proposals received. PND Engineers successful proposer. Negotiations underway.
RFP E17-235	Design and Construction Administration and Inspection Services for the CBJ-Public Works Demuck and Vehicle Wash Addition	Proposals due 5/2/17. 2 proposals received. PDC Engineers successful proposer. Negotiations letter sent 6/12/17.
RFP E17-270	Juneau International Airport Taxiway-A Rehabilitation and Taxiway-E Realignment	Proposals due 6/21/17. 4 proposals received. Under evaluation.

Other Projects – Professional Services – Contracts, Amendments & MR's >\$20,000

MRE17-166 (Engineering)	CA & Insp. for Dunn Street Paving	Responses due 2/23/17. 3 responses received. PDC Engineers, successful proposer. Negotiations in progress.
MR E17-166 (PDC)	Glacier Avenue & Stikine Street CA and Inspection Services	Responses due 4/4/17. 3 responses received. PDC Inc., Engineers successful proposer. NTP issued 7/7/17.
RFP E16-072	A5 – Design Services for Mendenhall and Juneau Douglas Wastewater Treatment Plants Headworks Improvements	DOWL, \$50,000. Routing for signatures. NTP issued 6/14/17.
MR E17-166 (HNS)	Inspection Services for Glacier Highway Waterline and Sanitary Sewer Installation	Responses due 4/7/17. 4 responses received. proHNS successful proposer, \$22,600. NTP issued 6/14/17.
MR E17-166	Structural Engineering and Design Services for Downtown Sidewalks	Responses due 6/6/17. 2 responses received. Selection under way 6/7/17.
RFP E14-111	A7 – Design Services for Egan Drive Water System Replacement Main Street to Tenth Street	DOWL \$21,825. NTP issued 7/6/17.
MRE17-166 (WEI)	PA3 – CA and Inspection Services for Crow Hill Reservoir Fill Line Replacement	Wilson Engineering, \$32,950. NTP issued 7/10/17.
MR E17-166 (Architecture)	Design Services for Douglas Library Wood Shingle Roof Replacement	Estimate \$20,000. Responses due 7/18/17.

Term Contract – Downtown Stairs Rehabilitation (between \$20,000-\$50,000)

RFP E14-180 (C)	PA2 – Calhoun Stairs	Carver Construction, \$49,888. Routing for signatures.
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Term Contracts – Painting (between \$20,000-\$50,000)

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Term Contracts – Construction Work (between \$20,000-\$50,000)

Term Contracts – Electrical Work (between \$20,000-\$50,000)

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Contracts Division Activity

June 9, 2017 to July 11, 2017

Construction Change Orders (>\$20,000)

BE17-150	CO 1 – Glacier Avenue and Stikine St. Paving	SECON, \$31,690. Bonding letter issued 6/19/17.
BE17-137	CO 1 – Downtown Street Improvements – PH I	Arete Construction - \$105,026.76. Processing 7/6/17.

MR E17-166 – Term Contract for Professional Services. This solicitation is open for the next three years. Consultants continue to submit proposals. Contracts are in progress and underway.

Key for Abbreviations and Acronyms

A	Amendment to PA or Professional Services Contract
CA	Contract Administration
CO	Change Order to construction contract or RFQ
MR	Modification Request – for exceptions to competitive procurement procedures
NTE	Not-to-exceed
NTP	Notice to Proceed
PA	Project Agreement - to either term contracts or utility agreements
RFP	Request for Proposals, solicitation for professional services
RFQ	Request for Quotes (for construction projects <\$50,000)
RSA	Reimbursable Services Agreement
SA	Supplemental Agreement