
MEMORANDUM

To: Mayor McConnell and Assembly Members
Jay Sweeney, Interim Municipal Administrator

From: Michael Harmon, P.E., Public Works Director *mt*
Dan Tadic, P.E., Senior Engineer *DT*
Stan Eliason, Harbormaster *SE*

Reviewed: Mike Middleton, Interim Finance Director *MM*
Stephen Weatherman, P.E., Municipal Engineer *SW*
Mellissa Cervera-Bean, Contract Coordinator *MC*

Date: June 19, 2013

Subject: **ANB Harbor Float Replacement**
Approval to Award Procurement Contract

Background

The Public Works Department advertised an Invitation to Bid for the ANB Harbor Float Replacement – Procurement in accordance with City and Borough of Sitka procurement policies. This first stage of the project includes procurement of “Owner-supplied” fabrications to include floats, pilings, gangway, pedestals, luminaires and dock appurtenances. These items will be installed by a Marine Contractor under a separate Installation Contract that will be awarded in fall 2013.

Bids were opened for this project on June 7, 2013. One (1) responsive and responsible proposal was received, as indicated in the following table.

Bidder	Base Bid
Transpac Marinas, Inc.	\$2,698,870.00
<i>Engineer's Estimate</i>	<i>\$2,930,000.00</i>

Analysis

Transpac Marinas, Inc. (Transpac) was formed in 1984 and completes all float system design, engineering and manufacturing at their facilities in Anacortes and Tacoma, Washington. Transpac has developed a solid reputation in the industry and recently completed the new Petro Marine Floating Dock here in Sitka. Other recent representative projects follow. Reference checks with these respective Owners or Owners Representatives were generally positive.

- Port Lions Small Boat Harbor (2011), Port Lions, Alaska
- Chignik Small Boat Harbor (2011), Chignik, Alaska
- King Cove Old Harbor (2011), King Cove, Alaska
- False Pass Harbor (2008), False Pass, Alaska

- Seward South Harbor (2007), Seward, Alaska
- King Cove Babe Newman Harbor (2001), King Cove, Alaska

Rather than developing a unique design for the ANB Harbor floats, Staff and the consultant Moffat & Nichol (M&N) developed a performance specification for the project thereby allowing prospective float manufacturers to bid on their proprietary float systems developed and refined over dozens of harbor and marina projects across Alaska and the Pacific Northwest. Under this methodology, a number of bid level submittals were required to be submitted at the time of the bid to ensure that the proposed design conformed to the project requirements. After a thorough review of these submittals by M&N, supplemented by CBS Staff, the proposed Transpac design has been determined to meet the performance specifications.

Fiscal Note

The City and Borough of Sitka received a FY13 State of Alaska Municipal Harbor Facility Matching Grant (50/50 Grant), for the ANB Harbor Float Replacement Project, which will cover 50% of eligible construction costs not to exceed \$4,250,000 in match funding.

CBS has received bond proceeds from the Alaska Municipal Bond Bank in the amount of \$4,600,000 for this project. The Harbor Department also budgeted \$500,000 toward these costs in the FY2013 budget (CBS Project No. 90674) to cover a portion of the design fees which are not grant reimbursable.

Staff anticipates that exactly one half of this contract or \$1,349,435 will be reimbursable under the 50/50 Grant leaving the remaining \$1,349,435 to be paid for by the bond.

The estimated total cost for the ANB Harbor Float Replacement project (to include design, permitting, construction, and contingency) is approximately \$8.25 million. The estimate will be revisited and refined at each project milestone.

Recommendation:

Approve award of a contract to Transpac Marinas, Inc. in the amount of \$2,698,870.00 for completion of the ANB Harbor Float Replacement – Procurement project.