
MEMORANDUM

To: Mayor McConnell and Members of the Assembly
Jim Dinley, Municipal Administrator

From: Michael Harmon, P.E. Public Works Director *MH*
Lance E. Henrie, P.E., Senior Engineer *LH*

Reviewed: Stephen Weatherman, P.E, Municipal Engineer *SW*
Jay Sweeney, Finance Director *JS*
Mellissa Cervera-Bean, Contract Coordinator

Date: December 28, 2012

Subject: Crescent Harbor & Centennial Hall Parking Lot Improvements, CIP# 90696
Recommendation for Award of Construction Contract

The Public Works Department opened bids for this project on December 27, 2012. The Invitation to Bid was published in the Sitka Sentinel and Juneau Empire, in accordance with City and Borough of Sitka procurement policies. Three (3) proposals were received, as indicated in the following table:

Contractor	Base Bid	Additive Alternate No. 1A	Additive Alternate No. 1B	Total Bid with Add. Alt. No. 1A	Total Bid with Add. Alt. No. 1B
S&S General Contractors	\$2,487,261.00	\$126,390.00	\$334,650.00	\$2,613,651.00	\$2,821,911.00
Admiralty Construction	\$2,859,590.00	\$149,520.00	\$352,110.00	\$3,009,110.00	\$3,211,700.00
QAP	\$3,848,570.00	\$146,610.00	\$392,850.00	\$3,995,180.00	\$4,241,420.00
Engineers Estimate	\$2,534,927.00	\$184,400.00	\$320,100.00	\$2,719,367.00	\$2,855,027.00

Analysis

All three (3) bids were judged to be responsive. S&S General Contractors was the low bidder for both the base bid at \$2,487,261.00, Base Bid plus Additive Alternate No. 1A at \$2,613,651.00, and Base Bid plus Additive Alternates No. 1B at \$2,821,911.00. Additive Alternates 1A and 1B were bid as an either/or option for the pavement type in front of Centennial Hall, with Additive Alternate 1A being asphalt and Additive Alternate 1B being concrete. A life cycle cost multiplier was applied to the asphalt alternate at bid opening for comparing the two paving options. This analysis proved asphalt (1A) to be the most cost effective option for the pavement in the Centennial Hall parking lot. The total bid with Additive Alternate 1A is approximately 4% below the Engineers Estimate.

Fiscal Note:

The project has funding from various sources.

Current secured funding

- Legislative cycle 2011
Crescent Harbor Parking Lot \$1,000,000
- Legislative cycle 2012
Bus staging area \$500,000
- Legislative cycle 2013
Centennial Hall Parking Lot \$400,000
Additional Legislative Cycle 2013 Funding \$400,000
- Crescent Harbor Park Fund (Sea Walk)
Portion of 2011 Legislative grant \$300,000
- Kettleson Library Project (60" Storm Drain & Parking)
Portion of \$5.7 million Legislative direct appropriation grant \$350,000
- Transfer from Marine Passenger Fee Fund \$1,000,000

Total funding: \$3,950,000

The project includes removal and re-construction of associated curb, gutter, sidewalks, asphalt and other surfacing, utilities and storm drain, site and parking lot lighting, pedestrian amenities and landscaping. The total estimated cost of the project including design, administrative costs, construction contingencies and inspections is \$3,800,000.00.

Recommendation:

Award a contract to S&S General Contractors, in the amount of \$2,613,651.00, for the Base Bid and Additive Alternate No. 1A option for the Crescent Harbor and Centennial Hall Parking Lot Improvements project.