Port of Alaska Modernization Program
EUOC Meeting – 16 March 2023

- PAMP Items to go before the Assembly
  - Brief Program Update
  - Cargo Terminal 1 – Recommendation to Award Designer-of-Record Contract
  - Admin Building - Requested Increase in Change Order Authority
Since 2022 Legislative Session

• Completed PCT and SFD Construction
• Awarded a $9 million design-build contract for the new Administration Building project
• Awarded a $114 million design-build contract for the North Extension Stabilization - Step 1 (NES1) project
•Received a $68.7M grant for NES1
• Completed preliminary design for the Cargo Terminals Replacement project
• Conducted bid process for Designer-of-Record contract for new Terminal 1
• Continued permitting for Phase 2A and Phase 2B projects
Cargo Terminal 1: Designer-of-Record Contract

- 30% preliminary design complete – not impacted by POA’s proposed change to Terminal 2
- Terminal 1 is key to Food Security – Operating restrictions possible by 2025
- Federal grant applications this year will focus on Cargo Terminals Replacement
- Funding source: FY2023 State of Alaska Designated Legislative Grant No. 23-DC-045, $25,000,000 awarded July 1, 2022
- Recommendation to Award DOR Contract:
  - Selected proposer: GHD-WSP
  - Contract terms have been negotiated and have been approved by MOA Legal
  - Fee proposal in final negotiations – initial fee proposal was $12.5 million
  - Anticipated on Assembly Meeting Agenda for April 11th
  - Design completion in 1Q 2024
Admin Building – Request to Increase Change Order Authority

- Progress continues well despite delays caused by demolition debris buried at the site
- Initial contingency Change Order Authority would be more-than extinguished by debris excavation, removal and disposal costs
- Additional scope changes and value-adding services recommended by POA to expedite transition to the new building and facilitate the commencement of Terminal 1 construction
- Request additional Change Order Authority to cover the above changes, beyond the original contingency levels
Subterranean Debris at New Administration Building Site

• Debris encountered during water line excavation and pile testing.
• Debris appears to be rubble disposed after 1964 earthquake. No records of placement exist.
• Excavation and debris removal are complete. Helical foundation piles have now been installed.
• Offsite disposal of debris and contaminated soils pending approval.
## Cost Summaries

### Excavation, Removal and Disposal of Demolition Debris

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PREVIOUSLY EXECUTED CHANGE-ORDER:</strong></td>
<td></td>
</tr>
<tr>
<td>Excavation and Removal of Pile Obstructions</td>
<td>$597,764.00</td>
</tr>
<tr>
<td><strong>PENDING APPROVAL TO PROCEED:</strong></td>
<td></td>
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<tr>
<td>Disposal of Excavated Debris and Unsuitable/Contaminated Soils</td>
<td>$265,000.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$862,764.00</td>
</tr>
</tbody>
</table>

### Scope Upgrades and Additional Services

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td><strong>PENDING APPROVAL TO PROCEED:</strong></td>
<td></td>
</tr>
<tr>
<td>Garage Fire Protection (MOA insurer requires protection beyond codes)</td>
<td>$284,232.00</td>
</tr>
<tr>
<td>Communications and Security Upgrades (MOA IT requirements beyond original scope)</td>
<td>$517,514.00</td>
</tr>
<tr>
<td>Additional Site Paving (improving pavements adjacent to work site)</td>
<td>$124,126.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$925,872.00</td>
</tr>
</tbody>
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### Contract Summaries

**Initial Base Contract Amount**  | $8,266,286.00
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**Change Order 1**  | $69,443.00
**Change Order 2**  | $735,065.20

**Total Authorized (Net Value of Contract)**  | $9,070,794.00

| Original Change Order Authority | $827,000.00 |
| Change Order 1 | ($69,443.00) |
| Change Order 2 | ($735,065.00) |
| **Change Order Authority Increase (Recommended)** | **$1,788,636.00** |

**Total Remaining Change Order Authority**  | $1,811,128.00

- Total Recommended Increase = **$1,788,636**, anticipated on April 11th Agenda
- Once pending scope changes are approved, **$620,256** in contingency Change Order Authority will remain
- Pending values represent Not-to-Exceed costs for each item
- These services need to be completed whether under this Contract or another
- Completing them under this Contract facilitates the transition to the new building and compresses the overall move schedule
- Funding source: FY2023 State of Alaska Designated Legislative Grant No. 23-DC-045, $25,000,000 awarded July 1, 2022