



Jacobs

Challenging today.
Reinventing tomorrow.

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

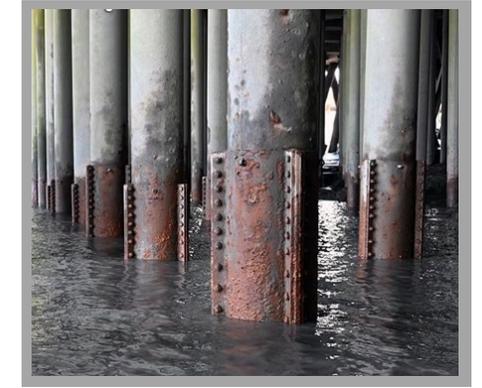


Since 2022 Legislative Session

- 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.



Alexander Herlant



Cost Summaries

Excavation, Removal and Disposal of Demolition Debris

PREVIOUSLY EXECUTED CHANGE-ORDER:	
Excavation and Removal of Pile Obstructions	\$597,764.00
PENDING APPROVAL TO PROCEED:	
Disposal of Excavated Debris and Unsuitable/Contaminated Soils	\$265,000.00
TOTAL	\$862,764.00

Scope Upgrades and Additional Services

PENDING APPROVAL TO PROCEED:	
Garage Fire Protection (MOA insurer requires protection beyond codes)	\$284,232.00
Communications and Security Upgrades (MOA IT requirements beyond original scope)	\$517,514.00
Additional Site Paving (improving pavements adjacent to work site)	\$124,126.00
TOTAL	\$925,872.00

Initial Base Contract Amount	\$8,266,286.00
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

Contract Summaries

- 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