Port of Alaska Modernization Program
EUOC Meeting – 16 November 2023

- Shannon & Wilson Change Order for Env. Survey
- Cargo Terminals 1 & 2 independent cost estimate contract
- Admin Building – Requested Increase in Change Order Authority
- Brief Terminal 1 update
Environmental Site Assessment (ESA)

- ESA for Cargo Terminals awarded to Shannon and Wilson November 2022
- Phase 1 of ESA Desktop study completed.
- Phase 2 will advance soil borings to test for Petroleum, Oils and Lubricants (POLs). Did not find any above ADEC clean up levels
- Next Phase:
  - Hazardous Building Materials (HBM) Assessment
  - Environmental Management Plan (EMP)
  - Recommendation to Award has been provided to Purchasing
    - Shannon and Wilson
    - Period of Performance is Approximately 8 weeks from NTP
    - Original Contract Value: $17,271.00
    - CO #1 Value: $53,598.00
    - CO#2 Value: $43,032.00
    - Total contract value will be: $113,901.00
Independent Cost Estimate (ICE) Services for Cargo Docks

- ICE Services
  - RFP released on October 17th, 2023
  - Two proposals received and evaluated by a committee of five members
  - Recommendation to Award has been provided to Purchasing from MOA Legal
    - Kelly McNutt Consulting
    - Period of Performance is from NTP to end of March 2024
    - Provide ICE Services for Terminal 1
    - Provide ICE services for T2, which includes two options:
      - 69-ft wide wharf
      - 120-ft wide wharf
    - Contract Value is $148,980.00
Admin Building – Request to Increase Change Order Authority

- Progress continues well despite contaminated soils.
- Initial contingency Change Order Authority would be more-than extinguished by debris excavation, removal and disposal costs of contaminated soils and water.
- Request additional Change Order Authority to cover the above changes, beyond the original contingency levels.
Subterranean obstructions and contaminated soils at new Administration Building water tie-in

- Debris encountered during water line tie-in
- Excavation and debris removal are complete. Water tie-in completed and area is paved
- Contaminated water disposal per ADEC approved plan is completed. Holding tanks need to be removed and cleaned.
- Contaminated soil remains on site and will be disposed of by POA
Contract Summaries

- Total Recommended Increase = $710,000.00
- Pending values represent Not-to-Exceed costs
- Funding source: FY2023 State of Alaska Designated Legislative Grant No. 23-DC-045, $25,000,000 awarded July 1, 2022
- Assuming utilization of the full not-to-exceed values for pending work recommended above, a Change Order Authority limit of $517,570.00 ($1,227,570.00 minus $710,000.00) would remain to manage contingency needs for the remainder of this Contract.

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<tr>
<th>Initial Base Contract Amount</th>
<th>$8,266,286.00</th>
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<tbody>
<tr>
<td>Change Order 1</td>
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<tr>
<td>Change Order 2</td>
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<td>Change Order 7</td>
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**Total Authorized (Net Value of Contract)**: $10,364,352.00

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<tr>
<th>Original Change Order Authority</th>
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<tbody>
<tr>
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<td>Change Order Authority Increase via AM No. 281-2023</td>
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<td>Change Order 7</td>
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<td>Change Order Authority Increase Requested</td>
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**Total Remaining Change Order Authority**: $1,227,570.00
Update – Terminal 1

- Terminal 1 concept is established and detailed design is proceeding
  - Designer of Record (DOR) is completing 65% design and submission is due end of this week
  - Industry Day held on October 17th and Port tours on October 18th
  - 14 contractors and approximately 40 people in attendance
- Next Steps for Terminal 1 Construction
  - Pre-qualification package for construction contractors to be released December 2023
  - Complete Terminal 1 Issued For Construction (IFC) package March 2024
  - T1 construction bidding package for pre-qualified bidders to be released once IFC drawings are complete
  - Notice To Proceed (NTP) for T1 construction is targeted for October 2024
Thank You