



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM 621-2022, As Amended

Meeting Date: October 25, 2022

Municipal Clerk's Office
Amended and Approved
Date: **November 9, 2022**

1 **FROM: MAYOR**

2
3 **SUBJECT: RECOMMENDATION OF AWARD TO MANSON CONSTRUCTION**
4 **CO., INC. (MCC) TO PROVIDE DESIGN/BUILD SERVICES FOR**
5 **THE PORT OF ALASKA (POA) NORTH EXTENSION**
6 **STABILIZATION STEP 1 (NES1), FOR THE MUNICIPALITY OF**
7 **ANCHORAGE (MOA), PORT OF ALASKA MODERNIZATION**
8 **PROGRAM (PAMP) (\$97,515,500.00).**
9

10 At the Request of the PAMP, MOA Purchasing posted a Request for Proposals
11 (RFP) 2022P020 for Design/Build Services for the Port of Alaska (POA) North
12 Extension Stabilization Step 1 (NES1) project. Of the two proposals received,
13 MCC scored the highest with the lowest cost. The Contract amount will be
14 \$97,515,500.00 with a requested Change Order (CO) Authority of \$14,600,000.00
15 should all of the CO Authority be exercised (through amendment), the total
16 Contract amount will be \$112,115,500.00. The Period of Performance will be from
17 the Contract approval date through December 31, 2024.

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19 This Contract includes both full design and construction. Stabilization of the North
20 Extension of the Port property is required to both prevent collapse of the existing
21 bulkhead and stabilize the perimeter road. The Scope of Work will include ground
22 improvements of the North Extension uplands, demolition and removal of
23 approximately 1,000 linear feet of existing sheet piling, associated
24 excavation/dredging, and construction of an armor rock shore stabilization
25 structure.

26
27 Funding for this phase of the PAMP is provided through a combination of the
28 USDOT FY22 PIDP grant award (\$68,700,000) and a portion of the SOA FY23
29 capital matching grant award (\$43,415,500) for this contract award. Total NES1
30 project costs are estimated to be approximately \$130million, which includes this
31 contract as well as \$17.9 million in program management and construction
32 management costs covered already with the ongoing PMC contract. Therefore,
33 the recommended award value is well within the encumbered budget estimate.
34

35 Based on the above information and the attached Department Memorandum, it is
36 recommended that the Assembly approve this Contract with MCC for

1 \$97,515,500.00, a CO Authority of \$14,600,000, and a Period of Performance
2 through December 31, 2024.

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4 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

5
6 Recommended by: David Ames, PAMP Program Manager
7 Concurrence: Rachelle A. Alger, Purchasing Director
8 Fund Certification: Grant Yutrenzka, Acting CFO
9 570800 - PX.00025 – 530380 - \$97,515,500.00
10 Concur: Amy Demboski, Municipal Manager
11 Respectfully submitted: Dave Bronson, Mayor



Memorandum

Recommendation of Award – RFP No. 2022P020 – Design/Build Services for North Extension Stabilization Step 1 (NES1) – Manson Construction Co.

Date: October 18, 2022
Project Name: Port of Alaska Modernization Program
To: Rachelle Alger, Purchasing Director
Thru: John Daley, PAMP Engineering Manager *JD* 10/18/2022
From: David Ames, PAMP Program Manager *DA*

The Municipality of Anchorage (MOA) Purchasing Department received and opened proposals for the Design/Build Services for the Port of Alaska (POA) North Extension Stabilization Step 1 (NES1) on August 29th, 2022.

This Design/Build (D/B) delivery method will require full design and construction of upland ground improvements, demolition and removal of existing sheet piling, shore stabilization, and associated excavation/dredging. Design is anticipated to begin in late 2022 with completion of construction planned for no later than December 31, 2024, allowing for ground improvement work to be completed within the first season and the remaining demolition, shoreline stabilization, and associated excavation/dredging the following season.

Stabilization of the North Extension of the Port property is required to both prevent collapse of the existing bulkhead and stabilize the perimeter road. The scope of work is expected to include ground improvements of the North Extension uplands, demolition and removal of approximately 1,000 linear feet of existing sheet piling, associated excavation/dredging, and construction of an armor rock shore stabilization structure. Substantial completion for this contract shall be completed on or before November 30, 2024, with contract completion by December 31, 2024.

Removal of NES1 and the shore stabilization supports advancement of Phase 2 construction activities for the Port of Alaska Modernization Program (PAMP).

The MOA received two (2) proposals for this work. Manson had the highest overall score after a thorough review of the two proposals.

We are recommending award of the contract to Manson in the amount of \$97,515,500.00.

In accordance with AMC 7.15.080-A.4, regarding contract award in excess of \$2.5 million, we recommend change order authority in the amount of \$14,600,000.00 as 15% of the award value.