



Legislation Text

File #: 19-0295, **Version:** 1

ITEM TITLE:

Approval of Contract with Roger Hickel Contracting, Inc., for Kelsey Dock Phase II in the amount of \$6,477,829. Postponed from July 16, 2019.

SUBMITTED BY: Lindy Vititow, Capital Facilities Project Manager

FISCAL NOTES:

Expenditure Required: \$6,477,829.00

Unencumbered Balance: \$7,235,866.41

Funding Source: 310-6400-58000 / 310-9513-58000

RECOMMENDATION:

Approve contract with Roger Hickel Contracting, Inc. for Kelsey Dock Phase II in the amount of \$6,477,829.

SUMMARY STATEMENT:

In March, 2019, after a competitive proposal process, the City Council awarded Roger Hickel Contracting, Inc., a Construction Manager / General Contractor (CM/GC) contract for Kelsey Dock Phase II Pre-Construction Services. This provides the City of Valdez with comprehensive planning and cost information relative to the modifications of the Yellow Building Warehouse and to develop a scope of services and associated costs for the necessary upgrades needed at the current Parks & Building Maintenance lot on West Egan. RHC, Inc., worked closely with ECI Architects and all consultants to provide the city with a Guaranteed Maximum Price for this CM /GC contract to complete all work required for the project scope: removing the ends and beautifying the Yellow Building and recreating displaced storage on the centralized maintenance site.

RHC GMP is based on self-performed work compensated at a fixed rate, competitive bidding of sub contracted work, a fix fee for profit and overhead as outlined in their original proposal, and Contractor and Owner contingencies.

Below outline the three packages or phases that comprise the work necessary to truncate the Yellow building and provide an adequate replacement on the existing Building Maintenance and Parks and Recreation site on West Egan.

Please note in order to facilitate plan review and estimating, the scopes are divided into three distinct design packages: 'A', 'B', & 'C'. comprise the entirety of the project. These packages are referenced in the contract and identified the attached document names.

Yellow Building Modifications:

Contractor to remodel existing Yellow Building Warehouse to reduce the footprint on the north side and remove the storage on the south side of the existing building. No changes are to be made to the interior Museum Annex space. The remodel includes demo work, refurbishment of the existing metal roof, new exterior paint, the installation of new insulated metal panels on the north and south ends of the building, new canopy entry for the Museum Annex, an exterior mural, regrading and installing a new ADA accessible route, an ADA compliant parking lot, installation of building signage, landscaping and all other work required within the Construction Documents and Specifications (see package 'B'). Work will commence in August and structural work will be complete late fall 2019. Painting and mural work will be complete in spring 2020. The Contractor has worked with the Museum and Port and is contractually obligated to accommodate any cruise ship traffic. The cost for this scope is \$2,339,903.

Parks Maintenance Storage:

Work includes enclosing and adding a mezzanine to the existing covered pole barn on the West Egan property adjacent to the school district bus barn.

The total area of the current level and the new mezzanine is 5,800 square feet. Additionally, the Contractor is to remove and install a new larger coiling door and hose bib as detailed in the Construction Documents (see package 'A') at the existing Building Maintenance Shop to accommodate the PistenBully trail groomer. This work will also begin in August 2019 and continue through winter 2019 at a cost of \$1,357,926.

The second half of the work at the West Egan maintenance lot entails the construction of a 2,400 square foot conditioned storage building which will provide storage for large equipment and workable space for Parks and Recreation as well as storage for the Police Department for large evidence impound. This package also includes an unconditioned receiving/ storage canopy for the existing Building Maintenance Shop covering the existing west overhead door. Lastly, the Contractor is to regrade and resurface the existing site to provide enhanced drainage per the Construction Documents and Specifications (see package 'C'). The inclusion of the Police impound portion of the facility is to provide a more valuable solution than the currently approved project of an impound lot off of Loop Road.

The new conditioned space is a concept design that will be further developed by a design-build type of effort with the City, ECI & RHC and scoped according to the available budget. The budget was established by similar past projects and regionally adjusted costs per square foot data. Construction will commence as soon as possible following State Fire Marshal approval (assumed fall 2019) and will continue through summer 2020. The budget for this portion of the scope is \$2,780,000.