

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2019-27

A RESOLUTION OF THE UNALASKA CITY COUNCIL AMENDING THE FY20-FY24 CAPITAL AND MAJOR MAINTENANCE PLAN TO INCLUDE THE UPDATED FY20-FY24 CMMP NOMINATION FOR THE DEPARTMENT OF PUBLIC SAFETY BUILDING ASSESMENT PROJECT

WHEREAS, the purpose of the Capital and Major Maintenance Plan (CMMP) is to formalize the process of identifying and completing capital projects and major maintenance projects; and

WHEREAS, the CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community; and

WHEREAS, City Departments were invited to submit project nominations; and

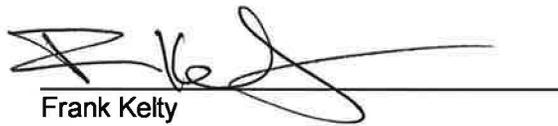
WHEREAS, the updated FY20-FY24 nomination for the Department of Public Safety Building Assessment was inadvertently omitted from Resolution 2019-18, the resolution adopting the FY20-FY24 Capital and Major Maintenance Plan, approved by Council on April 23, 2019; and

WHEREAS, Staff completed the updated FY20-FY24 DPS Building Assessment Project Nomination and wishes to amend the CMMP approved by Council on April 23, 2019; and

WHEREAS, funding for this project in the amount of \$190,000 will come from the General Fund.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Unalaska approves and adopts the updated DPS Building Assessment Nomination as presented by the City Manager, and amends the CMMP adopted via Resolution 2019-18 to include the FY20-FY24 DPS Building Assessment Nomination.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on May 14, 2019.



Frank Kelty
Mayor

ATTEST:



Marjie Veeder
City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Tom Cohenour, Director, Department of Public Works
Through: Thomas Thomas, City Manager
Date: May 14, 2019
Re: Resolution 2019-27 – Amending the FY2020-2024 Capital and Major Maintenance Plan to include the updated FY20-24 CMMP nomination for the Department of Public Safety Building Assessment Project

SUMMARY: If approved, this resolution adds the DPS Building Assessment Project to the FY2020-2024 Capital and Major Maintenance Plan (CMMP) with \$190,000 in new funding. This project nomination was inadvertently omitted from the FY2020-FY2024 Capital and Major Maintenance Plan document approved by Council via Resolution 2019-18 on April 23, 2019.

PREVIOUS COUNCIL ACTION: May 22, 2018: Council funded the DPS Building Assessment project in the amount of \$100,000 via the FY2019 Capital & Operating Budget Ordinance No. 2018-04.

December 11, 2018: Council passed Resolution 2018-63 which authorized the City Manager to enter into an agreement with Jensen Yorba Lott, Inc (JYL) to perform the DPS Building Assessment Project for \$97,000.

December 11, 2018: Council approved Ordinance 2018-11, which effectively split the Department of Public Safety by creating the Department of Fire and Emergency Medical Services, thereby necessitating the furtherance of the DPS Building Assessment Project.

March 12, 2019: Corey Wall, JYL's Principal Architect, gave a presentation to the Council on the Project's progress and provided options for remodeling the existing facility as well as possible locations to place a new facility. At the conclusion of the presentation, Council directed staff to investigate the subsurface conditions of the existing Skate Park site as a likely location for a new Police facility. It was agreed that the Skate Park site was prime City owned real estate and a site investigation was warranted regardless of what future development occurred there.

April 23, 2019: Council approved the FY2020-2024 CMMP via Resolution 2019-18.

BACKGROUND: JYL's original scope of work included a functional assessment of the existing DPS facility and to provide schematics for existing building expansion or new construction to serve both Police and Fire needs. The work performed by JYL under their current Agreement is approximately 75% complete. The remaining portion of JYL's

work includes a new facility Pre-Design. The Pre-Design cannot be adequately accomplished until the subsurface conditions at the Skate Park site have been evaluated to determine if the DPS Facility can cost-effectively and feasibly be constructed there. The proposed FY20 scope of work for this project includes Site Survey and Geotechnical Investigation per JYL's cost proposal of \$145,061 plus \$43,939 contingency.

DISCUSSION: The addition of this next phase of the DPS Building Assessment to the FY2020-2024 CMMP can be accomplished without straining staff resources since most of the contracting has been completed under the initial phase of work.

ALTERNATIVES: Council may choose to postpone or abandon the continuation of this Project. However, the initial findings of the DPS Building Assessment clearly indicate the existing facility is undersized and functionally inadequate.

FINANCIAL IMPLICATIONS: The proposed nomination requests \$190,000 for FY20 from the General Fund.

Subsurface Site Investigation	\$146,061.
<u>Contingency at 30%</u>	<u>\$43,939.</u>
Total	\$190,000.

LEGAL: N/A.

STAFF RECOMMENDATION: Staff believes it is in the best interests of the City to proceed with this next phase of work. Staff recommends adding this next phase of work to the DPS Building Assessment project nomination to the FY2020-FY2024 CMMP document.

PROPOSED MOTION: I move to approve Resolution 2019-27.

CITY MANAGER COMMENTS: I recommend approval of Resolution 2019-27.

ATTACHMENTS:

- FY2020-FY2024 DPS Building Assessment Project Summary Sheet
- Cost Proposal from JYL, Inc. to perform Site Survey and Geotechnical Investigation

Project Description: An independent assessment of the city's oldest building, public safety (1987) with the following goals and objectives:

1. Analyze comprehensive space needs for current/future program requirements.
2. Identify short-comings of the existing facility to meet those requirements.
3. Analyze building for building codes, conditions, and expansion opportunities.
4. Provide a schematics for building expansion or new construction that meets DPS program requirements and will serve the City of Unalaska for the next 50 years.
5. Identify potential sites suitable for consideration for a new DPS complex in Unalaska .

Project Need: Presently, the Department of Public Safety (DPS) structure is unable to safely serve as a modern day Public Safety Complex. The physical structure does not support all the operational needs of the department. Existing facility issues include but are not limited to:

- Inadequate staff support space, undersized staff offices with little privacy; limited interview and observation space; and no locker rooms for uniform changes, post-exposure decontamination, etc.
- Building access restrictions that are required for Police operations constrain volunteer fire-fighter use and activities.
- Detainee entrance is a narrow passage to parking area; emergency responses delayed if prisoners are being unloaded. Undersized booking area crowded and potentially hazardous for staff with unruly prisoners. Evidence drop-off/storage area is remote resulting in chain of custody and security issues.
- Crowded dispatch area provides little security from the public lobby, creating a safety and confidentiality issue. The lobby has seating space for only two people.
- Fire apparatus garage houses EMS supplies, turnout gear, air compressor and gym due to lack of space and creates potential contamination from the garage fumes.

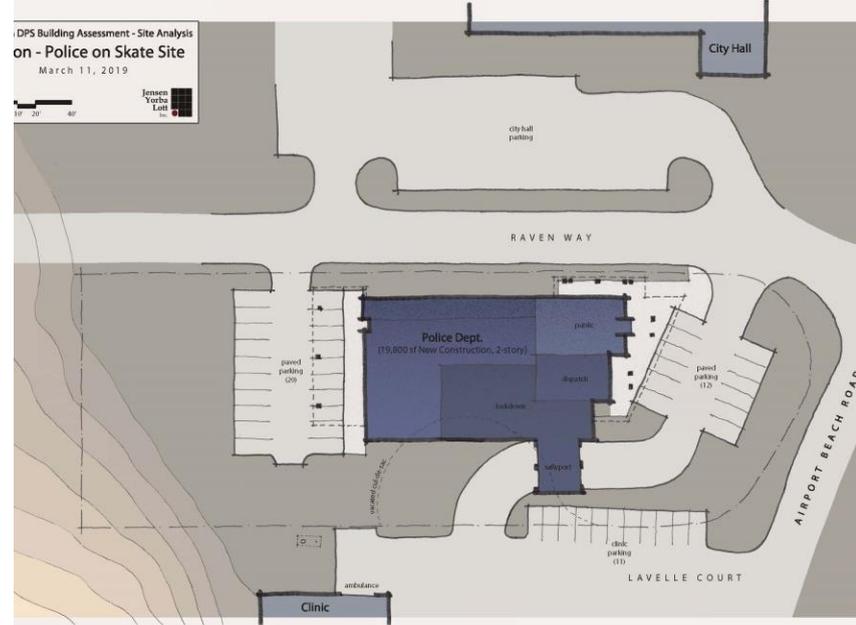
Development Plan & Status (Include Permit and Utility Requirements): FY20 includes funding for a Site Survey and Geotechnical Investigation.

Cost & Financing Data: All monies will come from the general fund. Cost proposal for site survey and geotechnical investigation provided by JYL architects who is performing the DPS Building Assessment.

FY20-24 CMMP

DPS BUILDING ASSESSMENT | GENERAL FUND

Estimated Project & Purchase Timeline
Pre Design: FY 2020
Engineering/Design: TBD
Purchase/Construction: TBD



Skate Park site showing possible Police Facility location. Geotechnical investigation and soils analysis in FY20.

Cost Assumptions	
Engineering, Design, Const Admin	
Other Professional Services	-
Construction Services	146,154
Machinery & Equipment	-
Subtotal	146,154
Contingency (set at 30%)	43,846
TOTAL	190,000
Less Other Funding Sources (Grants, etc.)	
Total Funding Request \$	190,000

REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DPS)	100,000	190,000					290,000
1% Sales Tax Grant							
Proprietary Fund							
TOTALS \$	100,000	190,000					290,000
Requested Funds:							

Serving Alaska Since 1935

Date: April 23, 2019
To: Unalaska DPS Project Team (Tom Regan, Tom Cohenour, Robert Lund)
From: Corey Wall
RE: **Unalaska DPS – Site Investigation Fee Proposal and Project Update**

SITE INVESTIGATION FEE PROPOSAL

Please find attached a fee proposal for site investigation at the “Skate Park Site”. See attached for details, but general, the fee proposal includes:

- Site Survey of approximately 3 acres. Survey will include development of a topographical plan at 1’ intervals and locates of all above and below ground utilities.
- Geotechnical Investigation and Report, including borings and test pits.
- Conceptual civil site and structural foundation design.

Please note that the fee proposal includes limited architectural time for coordination and management, but an on-site presence by JYL during this site investigation work is not anticipated.

Total Time and Expense fee proposal for this work is \$145,061.

PROJECT UPDATE – COMPLETED WORK

The Pre-Design portion of the project currently is about 75% complete. As discussed, the original timeline of the Pre-Design work has been expanded to incorporate the Site Investigation required to determine if a Police Station can be cost-effectively constructed on the Skate Park Site. The original tasks outlined for Pre-Design were:

- **Kick-Off Teleconference.** (Complete)
- **Existing Document Review.** (Complete)
- **Development of Initial Space Program Check-List.** (90% Complete). Space Programming of the Fire Station is complete. Space Programming of the Police Station is mostly complete, pending a final review by the new Chief.
- **TASK 2 – 1st SITE VISIT – INITIAL MEETINGS AND CONDITION SURVEY** (Complete)
 - **In-Depth Department Meetings.** (Complete)
 - **Existing Building Condition Survey.** (Complete)
 - **Development of Initial Conceptual Ideas.** (Complete)
- **TASK 3 – 2nd SITE VISIT - DEVELOPMENT OF SPACE PROGRAM AND CONCEPTUAL OPTIONS**
 - **Development of Space Program.** (90% Complete)
 - **Development of Conceptual Options.** (Complete)

- **Conceptual Option Presentations.** (Complete).
- **Select Option.** (50% Complete) Public, Stakeholder and City Council consensus was to construct a new Police Station on the Skate Park Site with the existing DPS Building renovated to house the Fire Department. Specific design options for the Police Station were not developed.
- **Presentation to the City Council.** (Complete)

PROJECT UPDATE – FUTURE TASKS

With the remaining monies in the original \$97,000 Pre-Design Fee, the following tasks will be completed:

- **TASK 4 – 3rd SITE VISIT – FINAL CONCEPT DESIGN & PRESENTATION**
 - The Police Station Space Program, developed with staff during the previous phase, will be confirmed with the current leadership team.
 - After the Site Investigation is complete, the architectural team will develop several concepts for the new Police Station on the Skate Park Site. The concept plans will include site plans, diagrammatic floor plans, and rough 3D massing models.
 - Through webinar presentations to the Police Station leadership, one of the conceptual options will be selected for Cost Estimation.
 - The Structural, Mechanical, and Electrical Engineers will complete conceptual systems narratives for both the Fire Station Renovation and the Police Station Construction projects.
 - The Fire Station Renovation and one of the conceptual Police Station Construction projects will be professionally Cost Estimated.
 - The Architectural leads of the Design Team will return to Unalaska to present the final Conceptual Designs, Site Investigation Reports and Cost Estimate to the Project Team, Stakeholders and City Council. (2-4 weeks)

Completing these tasks should give a solid foundation for future design and construction of the projects. If the cost estimates and conceptual designs are approved by the Council and local Stakeholders, it may make sense to proceed into Schematic Design so more complete cost estimates can be developed.



SITE INVESTIGATION SERVICES

Project: **Unalaska Department of Public Safety**

STAFF:	Architect						Interior Design			Construction Manage			Drafter		Exec A	Cler A	ACC	TOTAL
	PMgr	A-III	A-II	A-I	Int III	Int II	ID-III	ID-II	ID-I	CM-III	CM-II	CM-I	D-II	D-I	EA	CA	A	
	\$170	\$140	\$125	\$110	\$95	\$85	\$140	\$115	\$65	\$140	\$120	\$95	\$95	\$85	\$80	\$40	\$85	
ARCHITECTURE:																		
Project Management	8																	
Survey Preparation	2												8					
Subtotal Hours	10	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	18
Subtotal Dollars \$	1,700	0	0	0	0	0	0	0	0	0	0	0	760	0	0	0	0	2,460

CONSULTANTS:		
Survey		\$18,104
Geotechnical Investigation and Report		\$106,618
Concept Development Support		\$4,915

Subtotal		\$129,637
Overhead/Profit	10%	\$12,964
Total		\$142,601

TOTAL SITE INVESTIGATION SERVICES FEE	\$145,061
--	------------------

FEE PROPOSAL



PROJECT TITLE: Unalaska Department of Public Safety
 Task: Civil, Geotech, and Survey
 CLIENT: JYL

4/9/2013
 Rev 1

PROPOSAL NUMBER: 181209

Prepared by:

PK

FEE SUMMARY		
TASK	DESCRIPTION	FEE
Phase 1		
1.00	Survey	\$18,104
2.00	Geotechnical Investigation & Report	\$106,618
Phase 2		
3.00	Concept Development Support	\$4,915
TOTAL:		\$129,637

Notes:

1. See notes each tab for scope, exclusions, and conditions.

FEE PROPOSAL



PROJECT TITLE: Unalaska Department of Public Safety
 Task: Concept Development Support
 CLIENT: JYL

4/9/2013

PROPOSAL NUMBER: 181209

Prepared by: PK

LABOR:	Task	Task (Scope of Services)	Project	Senior	Senior	Staff	Staff	Staff	CAD	Total	Labor
			Manager	Engineer III	Engineer II	Engineer IV	Engineer III	Engineer II	V		
			\$195.00	\$140.00	\$130.00	\$110.00	\$105.00	\$95.00	\$105.00		

3 Concept Development

3.100	Structural and Civil Support	14	0	16	0	0	0	1	0	31	\$4,915
3.101	Preliminary Foundation Concept Development	8		8				1		17	\$2,705
3.102	Preliminary Structural/Civil Concept Development	6		8						14	\$2,210
3.103										0	\$0
3.104										0	\$0
3.105										0	\$0
3.106										0	\$0
Total										31	\$4,915

EXPENSES:

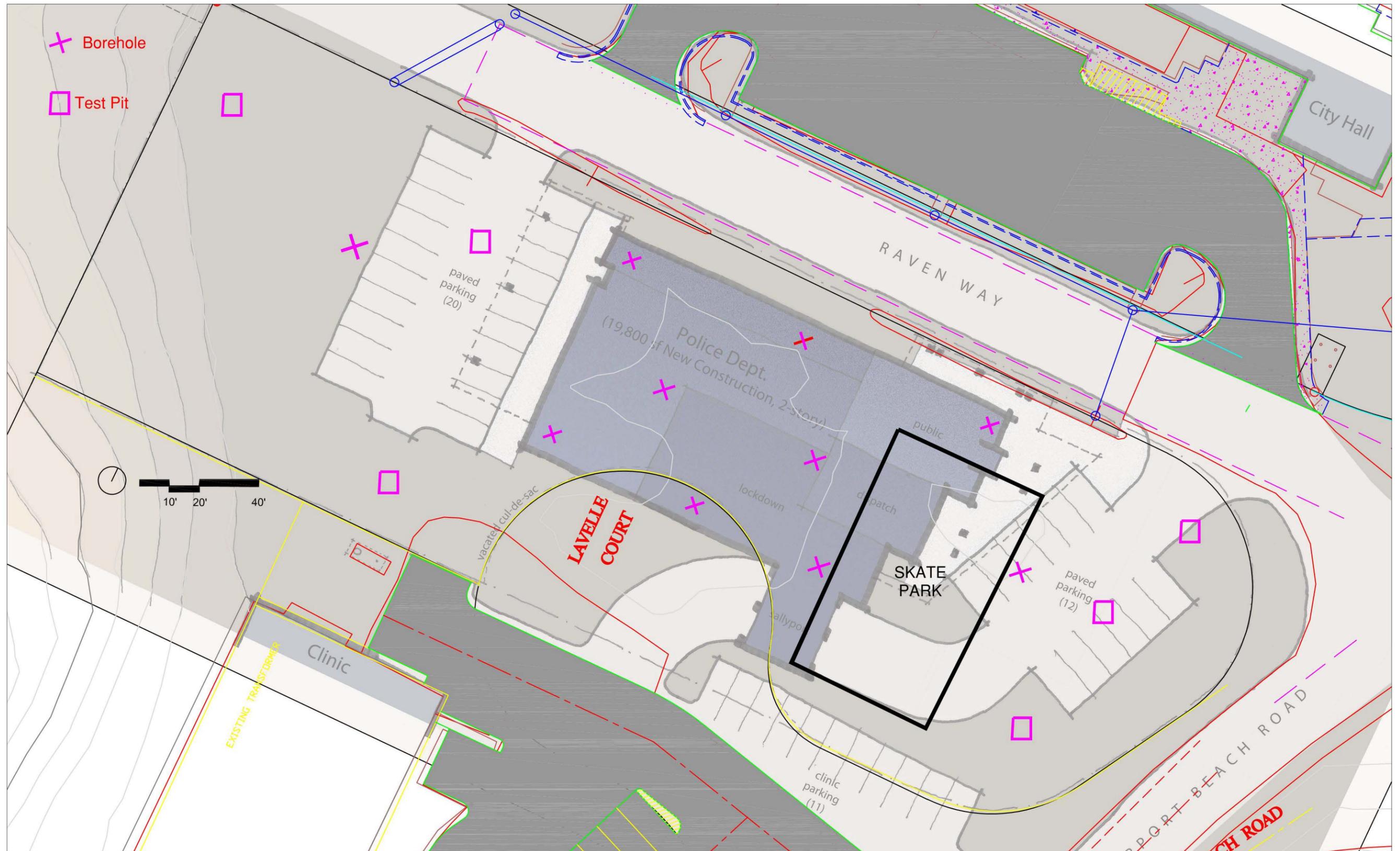
Item	Units	Quantity	Unit Cost	Subtotal	Expenses per Unit	Markup per unit 10%	Total Cost
a							
b							
c							
d							
e							
f							

Total Expenses: \$0

Task Total: \$4,915

NOTES:

- 1 Fee is based on provided preliminary design input for concepts to be developed/drafted by JYL.
- 2 Preliminary foundation concept will be of sufficient detail to accurately capture probably costs for development of a building on this site.
- 3



Unalaska Police Department Building Geotechnical Investigation
Boring and Test Pit Locations



P.O. Box 111165
Anchorage, Alaska 99511
(907) 344-6431
Fax (866) 901-3499

April 8, 2019

Quote # 19-134D

Paul Kendall
PND Engineers, Inc.
1506 W. 36th Ave
Anchorage, Alaska

Discovery Drilling Inc. is pleased to submit costs for geotechnical drilling services for a site in Dutch Harbor, Alaska during the summer of 2019. We plan to field a rubber track mounted Geoprobe 6712DT operated by a two-man crew to complete this work.

Discovery Drilling understands the scope of work to be as follows:

- Mobilize drill, equipment, & crew to Dutch Harbor.
- Drill, sample and backfill 8 borings 50-70' in depth.
 - Air rotary tooling and an air compressor shall be on-site should air rotary methods be required.
 - NQ core tooling shall be on-hand for bedrock confirmation cores on each borehole. It is assumed that roughly 10-12' of core may be recovered per borehole if bedrock is encountered before 70' bgs.

Discovery Drilling assumes the following regarding this work:

- Utilities will be located and marked as necessary.
- No wage requirements apply to this work.
- Boring locations are all accessible by a Geoprobe 6712DT.
- Client is responsible for all site-specific permits and access.
- Fuel is available on site.
- Water shall be made available on-site from either a fire hydrant or water truck.
- A minimum of 300' of drilling (no coring) shall be invoiced for total drilling length up to 300'. The client may add additional boring locations to achieve the 300' of total drilling. Additional drilling length in excess of 300' and any NQ Coring shall be billed by the foot and per diem rates below.

Mobilization/Demobilization of drill, equipment, & crew to Dutch Harbor – LS:	\$ 28,500
Crew Per Diem – estimate 5 days @ \$ 700 / day	\$ 3,500
Air Compressor & Truck Rental – estimate 5 days @ \$ 650 / day	\$ 3,250
Drill, sample and backfill borings – estimate 300' @ \$ 42 / ft	\$ 12,600
NQ Coring Expendables – estimate 100' @ \$ 13 / ft	\$ 1,300
Weather standby @ \$ 2,800 / day	TBD
Estimated project total:	\$ 49,150.00

We look forward to working with you on this project, please call with any questions you may have.

Sincerely,

Keeter Brown
Discovery Drilling Inc.
keeter@discoverydrilling.com