



# City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

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FOR IMMEDIATE RELEASE  
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## NEWS RELEASE

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### **Gary Paxton Industrial Park Multi-Purpose Dock Project**

Sitka, Alaska – The City and Borough of Sitka (CBS) is moving forward with a plan to construct a multi-purpose dock facility at the Gary Paxton Industrial Park (GPIP), including options to accommodate freight and fishing industries, and allow for future development enabling use by larger vessels.

Since receiving a designated Legislative Grant in 2012, administered by the State of Alaska, Department of Commerce, Community & Economic Development, and Division of Community & Regional Affairs in the total amount of \$7.5 million, geotechnical investigations concluded initial conceptual designs for the facility far exceeded the grant amount. As a result, CBS elected to proceed with a project delivery method referred to as design-build, whereby a contract is issued to a single entity for all services required to complete the project.

The primary intent of the design-build approach was to enhance opportunity for competitive, design innovation and to support a collaborative relationship between the CBS, engineer, and contractor. The procurement process for the design-build contract was initiated this past June with the issuance of a Request for Proposals (RFP). On August 18<sup>th</sup>, the CBS received four proposals in response to the RFP.

All four proposals exceeded the available funds amount of \$6.8 million, as allocated for the design-build contract. After an evaluation of the proposals, the GPIP Board opted to restructure the project priorities in lieu of requesting additional funds from the Assembly. As permitted by the RFP and directed by the GPIP Board, CBS re-engaged all four proposer's in a competitive, Best & Final Offer process to obtain revised design solutions and revised lump sum prices.

On September 27<sup>th</sup>, CBS received three revised proposals that provided a total of six design options, each accompanied by a firm price, ranging from approximately \$6.2 million to \$9.3 million. Proposals included both fixed and floating structures.

Much effort was made to maintain a fair and neutral evaluation of the proposals. The evaluation process was based upon an industry standard, pre-defined scoring structure, as outlined in the RFP with the intent of determining the "best-value" option. To ensure maximum value to the public, the evaluation of the proposals included multiple factors including technical elements relating to team qualifications, design-build experience, contract and quality management, proposed design solution, risk assessment, schedule, and costs.

On Monday, the GPIIP Board met in executive session to consider input from technical experts and CBS staff, discuss the proposals in detail, and ultimately make an apparent best-value determination. Results of the evaluation and scoring process have now been released. CBS and the Apparent Best Value Proposer will proceed with negotiating a final scope of work and contract for review and approval by the Municipal Administrator, the GPIIP Board and the Assembly. Upon execution of a contract, the CBS will release the final design concept.

The GPIIP Multi-Purpose dock project is expected to be complete by January 2018.

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10/17/2016



**GARY PAXTON INDUSTRIAL PARK, MULTI-PURPOSE DOCK  
BEST VALUE DETERMINATION**

PROJECT NUMBER: 90748  
ENGINEER'S ESTIMATE: \$6,800,000.00  
SUBSTANTIAL COMPLETION:

ON OR BEFORE JANUARY 26, 2018

The successful Proposal (Apparent Best Value) will be the one calculated to have the highest Total Score.

<b>Technical Score</b> (Possible = 180)	<b>Price Score</b> (Possible = 50)	<b>Bonus for Alternative Options</b> (Possible = 20)	<b>Total Score</b> (Possible = 250)	<b>PROPOSER NAME</b>
170	49.92	10	229.92	Heko Services, Inc.
175	50	15	240	Pacific Pile & Marine, LP
180	49.92	20	249.92	Turnagain Marine Construction Corp

**APPARENT BEST VALUE DESIGN BUILDER**  
**APPARENT 2ND BEST VALUE DESIGN BUILDER**  
**APPARENT 3RD BEST VALUE DESIGN BUILDER**

**TURNAGAIN MARINE CONSTRUCTION COMPANY**  
**PACIFIC PILE & MARINE, LP**  
**HEKO SERVICES, INC.**