



City and Borough of Wrangell  
Special Borough Assembly Meeting  
AGENDA

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Thursday, July 06, 2023  
5:30 PM

Location: Borough Assembly Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PERSONS TO BE HEARD**

**4. CONFLICT OF INTEREST**

**5. NEW BUSINESS**

- a.**     **RESOLUTION No. 07-23-1795** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2024 BUDGET BY CUMULATIVELY TRANSFERRING \$213,812 FROM MULTIPLE ACCOUNTS TO THE ALDER TOP VILLAGE SUBDIVISION PROPERTY DEVELOPMENT ACCOUNT IN THE RESIDENTIAL CONSTRUCTION FUND FOR THE CIP FUND FOR THE ALDER TOP VILLAGE SUBDIVISION SITE WORK PROJECT AND AUTHORIZING ITS EXPENDITURES
- b.**     Approval of a contract award to Ketchikan Ready Mix & Quarry, Inc. in the amount of \$928,900 for the Alder Top Village Subdivision Site Work Project

**6. ADJOURNMENT**

## CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 6, 2023
	<u>Agenda Section</u>	<b>5</b>

**RESOLUTION No. 07-23-1795** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2024 BUDGET BY CUMULATIVELY TRANSFERRING \$213,812 FROM MULTIPLE ACCOUNTS TO THE ALDER TOP VILLAGE SUBDIVISION PROPERTY DEVELOPMENT ACCOUNT IN THE RESIDENTIAL CONSTRUCTION FUND FOR THE CIP FUND FOR THE ALDER TOP VILLAGE SUBDIVISION SITE WORK PROJECT AND AUTHORIZING ITS EXPENDITURES

<p><u><b>SUBMITTED BY:</b></u></p> <p>Amber Al-Haddad, Capital Facilities Director</p>	<p><u><b>FISCAL NOTE:</b></u></p> <p><b>Expenditure Required:</b> \$213,812</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">FY 24: \$213,812</td> <td style="width: 33%;"></td> </tr> </table> <p><b>Amount Budgeted:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">FY24 \$761,533 of \$2,206,123</td> <td style="width: 33%;"></td> </tr> </table> <p><b>Account Number:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">50000 000 9999 00 50001</td> <td style="width: 33%;"></td> </tr> </table> <p><b>Account Name:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%; text-align: center;">Site Work Task under Alder Top Village Subdivision Development Project</td> <td style="width: 33%;"></td> </tr> </table>		FY 24: \$213,812			FY24 \$761,533 of \$2,206,123			50000 000 9999 00 50001			Site Work Task under Alder Top Village Subdivision Development Project	
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	50000 000 9999 00 50001												
	Site Work Task under Alder Top Village Subdivision Development Project												

  

<u><b>Reviews/Approvals/Recommendations</b></u>	
<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. Resolution No. 07-23-1795.

### RECOMMENDATION MOTION:

Move to Approve Resolution No. 07-23-1795.

### SUMMARY STATEMENT:

The Alder Top Village Subdivision development project was elevated to the City and Borough of Wrangell's Priority Capital Project in FY23 and FY24. Recognized as a community priority, the Borough allocated \$2,206,123 for the design and construction of the project, which includes design

and construction for road and utilities for the Phase I Subdivision Development and for partial development of the Phase II Subdivision Development clearing and grubbing only for roads. From this initial budget, \$761,533 as identified as the estimate for the Phase I and Phase II clearing and grubbing site work construction and contingency.

The CBW issued a Notice Inviting Bids for the Site Work, and received three bids. The low bid was in the amount of \$928,900 including the Base Bid and the Additive Alternatives 1 and 2. By adding a five percent (5%) construction contingency, in the amount of \$46,445, an additional \$213,812 is necessary to be allocated to this project in order to make the construction contract award to the low bidder.

Resolution No 07-23-1795 requests the FY 2024 Budget be amended to reflect a transfer of funds from the Sales Tax and the Residential Construction Funds to the Residential Construction Fund, in a total amount of \$213,812 for expenditures under the Alder Top Village Subdivision Site Work Project account 50000 000 9999 00 50001 as follows:

\$115,098.76 from Sales Tax Fund Streets Set-Aside Balance

\$ 98,713.24 from Residential Construction Fund, Unrestricted Fund Balance

If Resolution 07-23-1795 is approved, the total Site Work project funds allocated will be \$975,345.

## CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 07-23-1795

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2024 BUDGET BY CUMULATIVELY TRANSFERRING \$213,812 FROM MULTIPLE ACCOUNTS TO THE ALDER TOP VILLAGE SUBDIVISION PROPERTY DEVELOPMENT ACCOUNT IN THE RESIDENTIAL CONSTRUCTION FUND FOR THE CIP FUND FOR THE ALDER TOP VILLAGE SUBDIVISION SITE WORK PROJECT AND AUTHORIZING ITS EXPENDITURES

WHEREAS, the Alder Top Village Subdivision development project was elevated to the City and Borough of Wrangell's Priority Capital Project in FY23 and FY24; and

WHEREAS, the development of the Alder Top Village Subdivision will be conducted in phases, whereby a phase one and a partial development of phase two roads and utilities design and construction was funded in the initial amount of \$2,206,123 from which the estimate for the site work tasks was valued at \$761,533; and

WHEREAS, following receipt of construction bids for the site work, in order to fully fund the construction project in the amount of \$928,900, including a five percent (5%) construction contingency in the amount of \$46,445, an additional \$213,812 is necessary to be allocated to this project.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, that:

Section 1: The FY 2024 Budget is hereby amended to reflect the following transfers from the Sales Tax and the Residential Construction Funds to the Residential Construction Fund, in a total amount of \$213,812 for expenditures under the Alder Top Village Subdivision Site Work Project account 50000 000 9999 00 50001:

\$115,098.76 from Sales Tax Fund Streets Set-Aside Balance

\$ 98,713.24 from Residential Construction Fund, Unrestricted Fund Balance

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 6<sup>th</sup> DAY OF JULY, 2023.

CITY & BOROUGH OF WRANGELL, ALASKA

\_\_\_\_\_  
Patricia Gilbert, Borough Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

## CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	July 6, 2023
	<u>Agenda Section</u>	<b>5</b>

Approval of a contract award to Ketchikan Ready Mix & Quarry, Inc. in the amount of \$928,900 for the Alder Top Village Subdivision Site Work Project

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director

FISCAL NOTE:

**Expenditure Required:** \$928,900

FY 22:	FY 23: \$928,900	FY24:
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**Amount Budgeted:**

**Account Number(s):**

50300-000-9999-00-50001

**Account Name(s):**

Alder Top Village Subdivision Site  
Work Project

Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Bid Opening Checklist and Tabulation Summary for the Alder Top Village Subdivision Site Work Project

### RECOMMENDATION MOTION:

Move to approve a contract award to Ketchikan Ready Mix & Quarry, Inc. in the amount of \$928,900 for the Alder Top Village Subdivision Site Work Project.

**SUMMARY STATEMENT:**

The Alder Top Village Subdivision Site Work Project involves the clearing and grubbing of the right of ways for Phases I and II of the Subdivision. The Base Bid work consists of mobilization, construction surveying, clearing and grubbing of the proposed right-of-way for the Alder Top Village subdivision, working in conjunction with the Borough's Archologist for cultural monitoring, removal of unsuitable soils to a firm foundation, placement of shot rock road subbase to a minimum depth of 4' or to the grade shown on the project drawings. The project includes Additive Alternative No 1 consisting of clearing and grubbing the alders from the twenty-two lots in the Subdivision Phase I and Additive Alternate No 2 consisting of removing and disposing of the perimeter chain link fencing.

Following completion of the design work, the City & Borough of Wrangell issued an Invitation to Bid for the construction of the Alder Top Village Subdivision Site Work Project. On June 30, 2023, the CBW received three bids, according to the attached bid opening summary. Pending receipt of pre-award submittals from the contractor, staff recommend awarding the construction contract to the low bidder for the Base Bid and Additive Alternate Nos 1 and 2 to Ketchikan Ready Mix & Quarry, Inc. for a total contract price of \$928,900.

## Alder Top Village Subdivision Site Work

## Bid Opening Checklist and Tabulation Summary

Bid Opening Date: June 30, 2023 @ 2:00 p.m. - Assembly Chambers

Bidder's Name	Bid Form 00 03 00	Bid Schedule 00 03 10	Bid Security 00 03 20	Addenda				Base Bid	Base Bid Mod	Additive Alternate No 1	Add Alt No 1 Mod	Additive Alternate No 2	Add Alt No 2 Mod	Total Base Bid + Add Alts Nos. 1+2
				#1	#2	#3	#4							
BW Enterprises	x	x	x	x	x	x	x	\$1,364,000.00		\$37,500.00		\$15,000.00		\$1,416,500.00
MCG Constructors, Inc	x	x	x	x	x	x	x	\$1,025,850.00	\$20,624.00	\$29,500.00	\$0.00	\$3,600.00	\$20,624.00	\$1,100,198.00
Ketchikan Ready Mix and Quarry Inc.	x	x	x	x	x	x	x	\$851,400.00	\$42,500.00	\$40,000.00	-\$15,000.00	\$20,000.00	-\$10,000.00	\$928,900.00

Item b.

Amber Al-Haddad.

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