

HAINES BOROUGH, ALASKA
RESOLUTION 22-09-996

A Resolution of the Haines Borough Assembly authorizing the Borough Manager to execute a contract with Turnagain Marine Construction, for the Progressive Design-Build of the Lutak Dock Replacement Project for an amount not-to-exceed \$310,000.00.

WHEREAS, the Haines Borough was awarded up to \$20,000,000 from the federal government for a FY21 Rebuild American Infrastructure with Sustainability and Equity (RAISE) grant for the Lutak Dock Design and Development Concept; and

WHEREAS, after exploration of design options, the Haines Borough learned of the Progressive Design-Build (PDB) option which facilitates involvement of the design-build team during the earliest stages of the owner's project development, ensuring they are part of the project team developing design solutions; and

WHEREAS, the Borough Attorney has evaluated the PDB approach and determined that it is consistent with both Haines Borough Code and federal procurement requirements; and

WHEREAS, the PDB option emphasizes collaboration with the designer and the contractor working directly with the owner; and

WHEREAS, while a project design is usually 35 percent complete by the time a design-builder is procured in the traditional two-step design-build process, PDB adds the design-builder to the owner's team (including the public) even earlier in the design phase; and

WHEREAS, when the design is approximately 50-75 percent complete, the design-builder issues a Guaranteed Maximum Price (GMP) which allows for the identification and mitigation of risk earlier in the design phase resulting in a GMP that reflects the actual cost to construct the project; and

WHEREAS, in the PDB option, there are two phases of the Design-Build agreement, one for Phase I to perform permitting and design of the project, and Phase 2 to agree on the Guaranteed Maximum Price (GMP) for the construction of the dock; the Design-Build team is selected based upon qualifications in addition to cost; and

WHEREAS, the Haines Borough requested qualifications (RFQ) from qualified and licensed firms to perform the work for the Design-Build Team of the Lutak Dock using the PDB option; and

WHEREAS, the borough received three responses from firms with professional qualifications, Pacific Pile and Marine, Western Marine, and Turnagain Marine Construction; and

WHEREAS, the borough then issued a request for proposals (RFP) and set up interviews with each of the three responders to the RFQ; and

WHEREAS, the selection committee scored each of the proposals and Turnagain Marine Construction received the highest scores; and

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WHEREAS, the Design-Builder funds can be paid from the grant funds provided,

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly authorizes the Borough Manager to execute a contract with Turnagain Marine Construction for an amount not to exceed \$310,000.00.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this 22nd day of September, 2022.



Douglas Olerud, Mayor

Attest:



Alekka Fullerton, CMC, Borough Clerk

