



City Manager
334 Front Street
Ketchikan, AK 99901

Phone (907) 228-5603
Fax (907) 225-5075

TRANSMITTAL MEMORANDUM

TO: The Honorable Mayor and City Council

FROM: Lacey G. Simpson, Acting City Manager

DATE: September 27, 2022

RE: **Change Order No. 1 (FINAL) to Contract No. 21-07 – Ketchikan General Hospital Original Building Re-Roof, Coogan Construction Co.**

At its meeting of September 2, 2021, the City Council adopted a motion accepting the bid of Coogan Construction Co. in the amount of \$2,401,000 for Contract No. 21-07, Ketchikan General Hospital Original Building Re-Roof. The motion adopted by the City Council also established a contingency in the amount of \$240,100, bringing the total project cost to \$2,641,100.

The motion detailed below was prepared at the request of Public Works Project Manager Amanda Robinson, who asked that it be placed before the City Council for consideration at its October 6, 2022 meeting. If adopted, the motion provides for approving Change Order No. 1 (FINAL) to Contract No. 21-07 in the amount of \$48,500, bringing the total contract cost to \$2,449,500. The rationale for the change order is detailed in Ms. Robinson's transmittal memorandum and requires no elaboration on the part of the City Manager's office. PeaceHealth has agreed to the above change order amount. I concur with the Project Manager's recommendation.

The Public Works Director will be attending the City Council meeting of October 6, 2022, in order to address any questions and/or concerns that Councilmembers may have.

A motion has been prepared for City Council consideration.

RECOMMENDATION

It is recommended the City Council adopt the motion approving Change Order No. 1 (Final) to Contract 21-07, Ketchikan General Hospital Original Building Re-Roof between the City and Coogan Construction, Co. in the amount of \$48,500 bringing the total contract cost to \$2,449,500; authorizing funding in the amount of \$48,500 from the contract contingency; and directing the City Manager to execute the contract change order on behalf of the City Council.

Recommended Motion: I move the City Council approve Change Order No. 1 (Final) to Contract 21-07, Ketchikan General Hospital Original Building Re-Roof between the City and Coogan Construction, Co. in the amount of \$48,500 bringing the total contract cost to \$2,449,500; authorize funding in the amount of \$48,500 from the contract contingency; and direct the City Manager to execute the contract change order on behalf of the City Council.

MEMORANDUM

TO: Lacey Simpson, Acting City Manager
CC: Mark Hilson, P.E., Public Works Director
FROM: Amanda Robinson, AIA, Project Manager
DATE: September 26, 2022
SUBJECT: **Change Order No. 1 (Final) to Contract No. 21-07, Ketchikan General Hospital Original Building Re-Roof**

At the meeting on September 2, 2021 City Council awarded contract 21-07 to Coogan Construction in the amount of \$2,401,000 and established a contract contingency in the amount of \$240,100 to fund replacement of the leaking roof over the original building portion of Ketchikan General Hospital. The City of Ketchikan and PeaceHealth shared responsibility for the project with the City of Ketchikan funding the design and providing in-house project management of the project and PeaceHealth funding construction. The project is now complete as shown in the attached photos.

If approved by City Council the attached Change Order No. 1 (Final) would increase the contract value by \$48,500 for a final contract amount of \$2,449,500. Change Order No. 1 (Final) is necessitated by the unforeseeable discovery of improperly installed termination bars and sealant at the existing windows adjacent to the newly installed lower roof, causing ongoing leaks. Change Order No. 1 (Final) also adds 92 days to contract time to accommodate delays due to inclement weather outside of the Contractor's control, and added time for the additional window sill work. PeaceHealth has agreed to the above change order amount and contract time extension. Change Order No. 1 (Final) is attached and details these changes. Change Order No. 1 (Final) will be funded by PeaceHealth through the project contingency.

RECOMMENDATION

It is recommended that the City Council approve Change Order No. 1 (Final) to Contract No. 21-07, Ketchikan General Hospital Original Building Re-Roof in the amount of \$48,500 for a revised project cost of \$2,449,500; authorizing funding of \$48,500 from the contract contingency; and authorizing the City Manager to execute the change order on its behalf.

Recommended Motion: I move the City Council approve Change Order No. 1 (Final) in the amount of \$48,500 to No. 21-07, Ketchikan General Hospital Original Building Re-Roof, bringing the contract amount to \$2,449,500; authorize funding of \$48,500 from the contract contingency; and direct the City Manager to execute the change order on behalf of the City Council.

Attachments: 21-07 Change Order No. 1 (Final)





City of Ketchikan
Public Works Department / Engineering Division
2930 Tongass Avenue / Ketchikan, AK 99901

9/07/2022

COOGAN CONSTRUCTION
5600 Montana Creek Road
Juneau, AK 99801

RE: CHANGE ORDER NO. 1 (Final) / CONTRACT NO. 21-07 / Ketchikan General Hospital Original Building Re-Roof

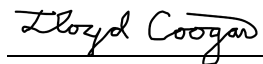
This Change Order modifies your original contract with the City of Ketchikan to reflect a change in contract amount and contract time:


ITEM	DESCRIPTION	QTY	TYPE	PRICE	AMOUNT	# DAYS
1	Added Contract Time	1				62
2	Repair Window Sills on Lower Roofs	1	LS	\$48,500	\$48,500	30

TOTAL CHANGE ORDER NO. 1 (Final)		AMOUNT	
Original Contract:	\$2,401,000.00	Previous Total:	
Previous Addition:		This Change Order:	\$48,500.00
Previous Deduction:		New Total:	\$2,449,500
Original Contract Time:	June 30, 2022	New Contract Time:	September 30, 2022

The above amount covers all work in connection with this change. Your acceptance and the Owner's acceptance shall constitute and become a part of your contract with the City of Ketchikan dated 09/14/2021. The above changes shall be subject to the same term and conditions contained in said contract and shall be made in accordance with the drawings and specifications of the Engineer.

APPROVALS


(CONTRACTOR SIGNATURE)
Lloyd Coogan **9-7-22**
(PRINTED NAME) DATE


(PROJECT MANAGER SIGNATURE)
Amanda Robinson **9/7/2022**
(PRINTED NAME) DATE

NOTE: All changes in work done on this contract must be reported to and accepted by the Owner before extras will be authorized.

ACCEPTED BY OWNER: CITY OF KETCHIKAN

DATE

September 2, 2021

Mayor Sivertsen said the City is still in the hole and we are shored up by federal monies and when that money runs out it will be unknown what that effect is going to be and what we're going to look like. He explained originally the City/KPU was looking at a shortfall of about \$33 million dollars, and that has not changed. He stated the City is down on revenue, which will have a significant impact going into the 2022 budget because we have had to draw down on reserves to make up some of those shortfalls. He continued both the City and KPU postponed some very important capital projects and infrastructure maintenance projects such as 15 million dollars' worth of cathodic protection for the Port. He said he appreciates this report and that the Council will need updates as we go into the budget.

Councilmember Gage said this leads us into working on those grants with Ms. Hayden.

Mayor Sivertsen stated those grants will most likely be very competitive. He said the deputy secretary of commerce was in town and he tried to discuss how the State of Alaska and our communities could be more competitive for those monies but they do not know yet how they will be disbursed.

Award of Contract No. 21-14 – Park Avenue Safe Shelter

Moved by Kiffer, seconded Gage by the City Council accept the bid of PK Builders in the amount of \$621,000 for Contract No. 21-14, Park Avenue Safe Shelter; establish a contingency of \$50,000, bringing the total project cost to \$671,000; authorize funding from the Public Health Department's 2021 Overnight Warming Shelter Capital Account in the amount of \$671,000; and direct the City Manager to execute the contract documents on behalf of the City Council.

Public Works Director Hilson answered questions from the Council.

Motion passed with Gass, Kiffer, Gage, Zenge, Bradberry, Flora and Bergeron voting yea.

Award of Contract No. 21-07 – Ketchikan General Hospital Original Building Re-Roof

Moved by Bergeron, seconded by Flora the City Council accept the bid of Coogan Construction Co. in the amount of \$2,401,000 for Contract No. 21-07, Ketchikan General Hospital Original Building Re-Roof; establish a contingency of \$240,100, bringing the total project cost to \$2,641,100; and direct the City Manager to execute the contract documents on behalf of the City Council.

Public Works Director Hilson answered questions from the Council.

Motion passed with Bradberry, Flora, Bergeron, Gass, Kiffer, Gage and Zenge voting yea.

Dash Cameras in Ketchikan Police Department Vehicles – Councilmember Flora

Councilmember Flora said he read up on dash cams and says there are many benefits of their use. He stated body worn cameras are good and dash cams should be an enhancement. He felt this discussion should be about when we purchase them, how we fund it, and other priorities the police department may have. He said we will be hiring a new police chief and he would like to see what they think the priorities are for the department.