

**CITY OF SEWARD, ALASKA
RESOLUTION 2008-104**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD,
ALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH UNIT COMPANY TO PROVIDE IMMEDIATE
STABILIZATION FOR THE JESSE LEE HOME FOR AN AMOUNT
NOT-TO-EXCEED \$39,710.39 AND APPROPRIATE GRANT FUNDS**

WHEREAS, resolution 2005-66 recognized the Jesse Lee Home as a historical landmark for the State of Alaska and the City of Seward, and recognized the restoration of the Jesse Lee Home as a City priority, and directed the city manager or his designee to support the Historic Preservation Commission to develop relationships with private, state and federal organizations to further pursue the preservation and restoration of the Jesse Lee Home; and

WHEREAS, resolution 2005-83 supported the use of the Jesse Lee Home as an educational institution and directed the city manager or his designee to support the Historic Preservation Commission to apply for grant or grants intended to develop a feasibility study and continue to pursue relationships with private, state and federal organizations; and

WHEREAS, the City of Seward approved resolution 2006-119 recognizing the Friends of the Jesse Lee Home (Friends) as a statewide interest group and project partner dedicated to the restoration of the Jesse Lee Home as a statewide leadership school; and

WHEREAS, resolution 2006-119 directed the city manager to support the Friends in seeking private grants and/or the funding for the Jesse Lee Home and support the Friends to assure the success of this partnership; and

WHEREAS, in 2007, the Friends of the Jesse Lee Home secured a state grant of \$1 million for the purpose of immediate stabilization of the Jesse Lee Home; and

WHEREAS, the State of Alaska has appropriated grant funds to the Department of Natural Resources totaling \$1 million; and

WHEREAS, in 2008, the Friends of the Jesse Lee Home secured another \$500,000 for the purpose of immediate stabilization of the Jesse Lee Home; and

WHEREAS, resolution 2008-034 directed the City Manager to accept the \$1 million grant from the Department of Natural Resources; and

WHEREAS, subsequent to resolution 2008-034, UNIT Company approached the Friends of the Jesse Lee Home enquiring about the status of the Jesse Lee Home project; and

WHEREAS, the Friends of the Jesse Lee Home consulted with the City Manager to recommend UNIT Company as a reputable contractor and the City provided UNIT Company with an initial tour and inspection of the site and structures; and

WHEREAS, during this site visit, UNIT Company and the City determined there were

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some urgent/ emergency conditions of the structure that required immediate attention- including multiple holes in the roof; and

WHEREAS, UNIT Company recommended drying the structure and determined that without a temporary dry structure, the next phase of the project- to assess the structural integrity of the structure would not be possible; and

WHEREAS, UNIT Company has proposed a small contract to immediately secure the roof with secured visqueen which will allow the structure to dry out and prevent additional rain and snow from further damaging the structures; and

WHEREAS, UNIT Company is a competitive, professional Firm that secured a competitive construction contract with the City of Seward for the current Long Term Care Facility through a competitive bidding process; and

WHEREAS, UNIT Company is already staged in Seward for the Long Term Care Facility which provides them with a local preference and cost savings to the Friends and the City of Seward; and

WHEREAS, the Friends of the Jesse Lee Home have requested the City to enter into a sole source Agreement with UNIT Company to provide emergency rain and snow protection for the roof; and

WHEREAS, this emergency work will enable the City and the Friends of the Jesse Lee Home to continue to work towards the next phase of the project- the planning and design phase; and

WHEREAS, the State of Alaska, Friends of the Jesse Lee Home, Rasmuson Foundation, CIRI Inc., Chugach Regional Corporation, the City of Seward and private funders have invested time and financial resources towards this project; and

WHEREAS, the cost of this contract will be reimbursed 100% by the grant the Friends of the Jesse Lee Home secured and will not cost the City anything other than minimal contract oversight; and

WHEREAS, competitive bidding is unreasonable per SCC 6.10.120(a)(2) to provide roof protection for this coming winter; and

WHEREAS, the Friends of the Jesse Lee Home have nearly established their Limited Liability Corporation which will help enable them to directly administer and manage future contracts for the Jesse Lee Home.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA that:

Section 1. The city manager is authorized to enter into a contract, in substantial form as presented at this meeting, with UNIT Company for immediate roof stabilization

of the Jesse Lee Home in an amount not-to-exceed thirty six thousand one hundred dollars (\$36,100).


Section 2. Authorize the city manager to include a 10% contingency (\$3,610.00) for a total amount not-to-exceed \$39,710.39.

Section 3. Funds in the amount of \$39,710.39 are hereby appropriated from the Jesse Lee Home Rehabilitation Fund account no. 271-2719-4680-0200 to the contracted services account no. 271-2719-5390.

Section 4. This resolution shall take affect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Seward, Alaska, this 13th day of October, 2008.


THE CITY OF SEWARD, ALASKA



Clark Corbridge, Mayor

AYES: Valdatta, Bardarson, Smith, Corbridge
NOES: Amberg, Kellar
ABSENT: Dunham
ABSTAIN: None

ATTEST:



Jean Lewis, CMC
City Clerk
(City Seal)



SCOPE OF WORK

Cover hole in roof and approximately 6 other areas where it is leaking.

Estimated Cost

1.Equipment	\$8,000.00
2.4 Rolls of Visqueen	\$2,000.00
3.Wood Strips	\$500.00
4.Rafters	\$600.00
5.Labor	\$20,000.00
6.Liability Insurance	\$5,000.00
TOTAL Cost (plus with no Overhead or Profit)	\$36,100.00

ATTN: Derald Schoon

UNIT COMPANY

620 East Whitney Road

Anchorage, AK 99501

Phone: (907) 349-6666

Direct Line: (907)777-5712

Fax: (907) 522-3464

Council Agenda Statement

Meeting Date: October 13, 2008

From: Phillip Oates, City Manager *KW*

Agenda Item: Authorizing the City Manager to enter into a contract with UNIT Company to provide professional immediate stabilization for the Jesse Lee Home



BACKGROUND & JUSTIFICATION:

Resolution 2005-66 recognized the Jesse Lee Home as a historical landmark for the State of Alaska and the City of Seward, and recognized the restoration of the Jesse Lee Home as a City priority, and directed the city manager or his designee to support the Historic Preservation Commission to develop relationships with private, state and federal organizations to further pursue the preservation and restoration of the Jesse Lee Home. Resolution 2005-83 supported the use of the Jesse Lee Home as an educational institution and directed the city manager or his designee to support the Historic Preservation Commission to apply for grant or grants intended to develop a feasibility study and continue to pursue relationships with private, state and federal organizations. The City of Seward approved resolution 2006-119 recognizing the Friends of the Jesse Lee Home (Friends) as a statewide interest group and project partner dedicated to the restoration of the Jesse Lee Home as a statewide leadership school; and

Resolution 2006-119 directed the city manager to support the Friends in seeking private grants and/or the funding for the Jesse Lee Home and support the Friends to assure the success of this partnership. In 2007, the Friends of the Jesse Lee Home secured a state grant of \$1 million for the purpose of immediate stabilization of the Jesse Lee Home. The State of Alaska has appropriated grant funds to the Department of Natural Resources totaling \$1 million. In 2008, the Friends of the Jesse Lee Home secured another \$500,000 for the purpose of immediate stabilization of the Jesse Lee Home.

Resolution 2008-034 directed the City Manager to accept the \$1 million grant from the Department of Natural Resources. Subsequent to resolution 2008-034, UNIT Company approached the Friends of the Jesse Lee Home enquiring about the status of the Jesse Lee Home project. The Friends of the Jesse Lee Home consulted with the City Manager to recommend UNIT Company as a reputable contractor and the City provided UNIT Company with an initial tour and inspection of the site and structures. During this site visit, UNIT Company and the City determined there were some urgent/ emergency conditions of the structure that required immediate attention- including multiple holes in the roof. UNIT Company recommended drying the structure and determined that without a temporary dry structure, the next phase of the project- to assess the structural integrity of the structure would not be possible. UNIT Company has proposed a small contract to immediately secure the roof with secured visqueen which will allow the structure to dry out and prevent additional rain and snow from further damaging the structures; and

UNIT Company is a competitive, professional Firm that secured a competitive construction contract with the City of Seward for the current Long Term Care Facility through a competitive bidding process. UNIT Company is already staged in Seward for the Long Term Care Facility which provides them with a local preference and cost savings to the Friends and the City of Seward. The Friends of the Jesse Lee Home have requested the City to enter into a sole source agreement with UNIT Company to provide emergency rain and snow protection for the roof. This emergency work will enable the City and the Friends of the Jesse Lee Home to continue to work towards the next phase of the project- the planning and design phase. The State of Alaska, Friends of the Jesse Lee Home, Rasmuson Foundation, CIRI Inc., Chugach Regional Corporation, the City of Seward and private funders have invested time and financial resources towards this project. The cost of this contract will be reimbursed 100% by the grant the Friends of the Jesse Lee Home secured and will not cost the City anything other than minimal contract oversight. Competitive bidding is unreasonable per SCC 6.10.120(a)(2) to provide roof protection for this coming winter. The Friends of the Jesse Lee Home have nearly established their Limited Liability Corporation which will help enable them to directly administer and manage future contracts for the Jesse Lee Home.

CONSISTENCY CHECKLIST:

Where applicable, this resolution is consistent with the Seward City Code, Charter, Comprehensive Plans, Land Use Plans, Strategic Plan and City Council Rules of Procedures.

FISCAL NOTE:

Funds in the amount of \$39,710.39 are hereby appropriated from the Jesse Lee Home Rehabilitation Grant Fund account no. 271-2719-4680-0200.

Approved by Finance Department: _____

RECOMMENDATION:

The city manager is authorized to enter into a contract, in substantial form as presented at this meeting, with UNIT Company for immediate roof stabilization for the Jesse Lee Home Restoration in an amount not-to-exceed \$36,100. Authorize the city manager to include a 10% contingency of \$3,610 for a total amount of \$39,710.39 and appropriate grant funds.