



KODIAK ISLAND BOROUGH
STAFF REPORT
DECEMBER 5, 2019
ASSEMBLY REGULAR MEETING

SUBJECT: Contract No. FY2020-13 Sole Source Agreement for Replacement of Sprinkler Piping at KFRC Tower

ORIGINATOR: Dave Conrad

RECOMMENDATION:

Move to authorize the Borough Manager to execute Contract No. FY2020-13 with Taylor Fire Protection Services LLC in an amount not to exceed \$53,097.

DISCUSSION:

Kodiak Island Borough Code (KIBC) 3.30.020 Limitation on Manager's Authority states that a contract exceeding \$25,000 requires Assembly approval. KIBC 3.30.070(B) Exception to Bidding Requirements states that bidding requirements shall not apply to "Contracts for property or services necessitated by an emergency, if the delays required for compliance with the bidding requirements would jeopardize the public health or welfare."

Kodiak Fisheries Research Center has fire sprinkler piping in the seawater tower that is extremely corroded and at risk of failing. If the piping fails it would contaminate the seawater used for experiments and research throughout the facility. Taylor Fire Protection (Taylor) has a term contract for sprinkler system maintenance and testing at KFRC, so KIB staff approached them about replacing this portion of piping.

The actual piping is not difficult to replace, but accessing the piping is problematic. The vertical piping is in a chase covered by exterior building panels. There is not enough access inside the chase to complete the work, so the panels will need to be removed and replaced. The horizontal piping at the top of the tower is installed over the seawater sand filter tanks. Work platforms will need to be constructed in order to safely complete this work. Taylor has subcontracted with Friend Contractors to remove/replace the building panels and construct platforms/scaffold to complete the work. Because the actual degree of difficulty of this work is unknown that portion of the work is proposed as time and materials cost. The balance will be lump sum.

Taylor is proposing to start this work December 9, 2019. This is an ideal time to complete this work as there is currently reduced seawater requirements for NOAA research. Two of the four seawater filter tanks will need to be shutdown at a time to complete the sprinkler replacement, which will reduce seawater flow throughout the facility. However, because of the reduced demand this will not interrupt ongoing research or experiments.

Staff is requesting approval of this sole source contract since time is of the essence and Taylor is the current provider for maintenance of the sprinkler system at this facility.

ALTERNATIVES:

FISCAL IMPACT:

This work will be funded by Renewal and Replacement funds collected through the lease with GSA/NOAA. This work and the cost has been discussed and agreed on by both Borough staff and GSA/NOAA.



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OTHER INFORMATION:



725 W Wasair Dr Ste 1A
Wasilla, AK 99654
Phone 907-373-1760 Fax 907-373-5760

November 26, 2019
Kodiak Island Borough

Quote 19-348R

Attn: Dave Conrad
Re: KFRC Tower Pipe replacement

Dave,

Taylor Fire Protection is pleased to offer this quote for replacing the rotted outside section of the tower sprinkler system with galvanized pipe and fittings. All work will be performed to meet current code and will be conducted to meet an agreeable schedule. The total price to perform these tasks will be as follows:

1. Replace rotted pipe in the Tower area	\$ 12,030.00
2. Sub-Contractor to be Billed on a Time and Material Basis	\$ TBD
3. Sub-Contractor Estimated Price	\$ 30,781.00
4. Sub-Contractor Not to Exceed	\$ 38,367.00
5. Sub-Contractor to provide equipment operator	\$ 1,800.00
6. <u>Travel and expenses</u>	<u>\$ 900.00</u>
TOTAL ESTIMATED PRICE	\$ 45,511.00
TOTAL NOT TO EXCEED	\$ 53,097.00

Included is the following:

- Labor
- Parts and Materials
- Travel and expenses

Excluded is the following:

- **Removal or replacement of exterior panels or other building materials.**
- Any work not specifically included in the qualifications above.
- Any additional work required by the Fire Marshall or other approving agencies.
- Delays caused by others, including weather delays, will be billed at \$140.00 per hour, and are above and beyond the scope of the work in this proposal.

The quoted price will remain in effect for 30 days. Should you have any questions, please contact me.

A handwritten signature in blue ink, appearing to be 'F. Naef'.

Sincerely,

Frederick Naef

Signature of approval

Date

Construction Proposal

Owner Information

Project Name: KFRC Sprinkler Repair Prep Work
Name: Taylor Fire Protection Services
Address: 301 Research Ct.
City, State, Zip: Kodiak, AK
Phone: 907-373-1760
Email: bret@taylorfire.com

Company Information

Friend Contractors, LLC
1950 Mill Bay Rd.
Kodiak, AK 99615
907-486-3908
Estimator: Mike Haffeman
Estimator Email: mike@friendcontractors.com



Friend Contractors, LLC estimates the labor, equipment and materials to complete the scope of work outlined below. All work will be conducted in a manner that meets all pertinent and current Kodiak Island Borough building codes.

Friend Contractors will provide the following:

Scope of Work/Proposal

Prepare facility for fire suppression repair work, provide access to concealed areas and protect sensitive equipment.

Exterior:

- Drill rivets and carefully remove metal siding using extended forklift vacuum panel lifter and JLG-60 man-lift. Preservation of existing siding cannot be guaranteed but all attempt will be made to protect siding.
- Remove insulation and vapor barrier.
- Install new vapor barrier and insulation, reinstall siding panels when fire suppression work is complete.
- Includes 1 week of equipment use (1055 Extreme, JLG-60). Lift will be available to fire suppression contractor during that time.

Interior:

- Create 2 EPDM filter liners off-site
- Install liners in sand filter beds, line with plastic sheathing taped to walls to catch debris.
- Install 3/4" plywood decking over aluminum planks to create work surface upon which piping work can be performed with step-ladders (8-10' from ceiling).
- Remove and repeat process on two other filters.
- Remove all materials after fire suppression work is complete

Total estimated Crew-hours: 40

Not Included

- Rot/Rust
- Building Permit
- Steel stud replacement
- Siding replacement
- Equipment operator labor beyond Friend Contractors work

Submitted by (Company Representative)

10/9/19

Date:

Owner Acceptance

I, _____ do accept the above scope of work, estimated completion date of _____ for the amount of \$ 38,367

Submitted by (Owner or authorized representative)

Date:

*If materials are not specified and approved by the owner, Friend Contractors will use standard quality building materials best suited for this project. Materials requested by the owner must be clarified before the commencement of Work. Where the delivery of materials under this agreement is delayed, through no fault of the contractor, as a result of shortage or unavailability, the contractor shall not be liable for any additional costs or damages associated with such delay(s). Estimate good for 30 days from delivery. 50% deposit is required to order materials and will invoice the balance upon completion of the job. Work will be scheduled upon receipt of down payment. Payment due upon completion of work.

FRIEND CONTRACTORS LLC						
Job Name: KFRC						
Description	Quantity	@	Material	Labor	Subcontract	Total
Materials						
Average Fuel Consumption per day = 20 gal (Forklift/Snorkel Boom)	50.00		\$5.00			\$250.00
Pick up truck gas	20.00		\$5.00			\$100.00
Drill Bits	1.00		\$30.00			\$30.00
fasteners	1.00		\$50.00			\$50.00
Butyl	5.00		\$11.00			\$55.00
Insulation R-19, 16"	3.00		\$90.37			\$271.11
Vapor Barrier, 6mm 10x100	1.00		\$68.99			\$68.99
				Total Materials	\$825.10	
			Overhead	10%	\$82.51	
			Profit	10%	\$82.51	\$990.12
Labor/Equipment						
4 man steel erection crew (10hour days)	2.00			\$4,000.33		\$8,000.66
Extreme 1055 Forklift with vacuum attachment (\$375+\$275)	1.00	week		\$1,100.00		\$1,100.00
JLG 60' Snorkel Boom	1.00	week		\$1,500.00		\$1,500.00
Reinstall Panelling	2.00			\$4,000.33		\$8,000.66
	0.00			\$0.00		\$0.00
				Total Labor	\$18,601.31	
			Overhead	10%	\$1,860.13	
			Profit	10%	\$1,860.13	\$22,321.58
Subcontracting						
	0.00			\$0.00		\$0.00
	0.00			\$0.00		\$0.00
				Total Subcontracting	\$0.00	
			Overhead	10%	\$0.00	
			Profit	10%	\$0.00	\$0.00
Other						
Permitting						
Building Permit	0.00		\$100.00			\$0.00
Zoning Compliance	0.00		\$100.00			\$0.00
Proposal Preparation, drawings and consulting	4.00		\$100.00			\$400.00
Bonding						
(Bonding Calculator Tab)	1.00		\$0.00			\$0.00
Dump Fees						
	1.00		\$200.00			\$200.00
	0.00		\$0.00			\$0.00
				Total Other	\$600.00	
			Overhead	10%	\$60.00	
			Profit	10%	\$60.00	\$720.00
					Grand Total	\$24,031.70
					Tax	\$0.00
					Admin	\$0.00
					With Tax	\$24,031.70

FRIEND CONTRACTORS LLC						
Job Name: KFRC						
Description	Quantity	@	Material	Labor	Subcontract	Total
Materials						
	0.00		\$0.00			\$0.00
Fasteners	1.00		\$40.00			\$40.00
Visqueen	2.00		\$125.00			\$250.00
Plywood 3/4 CDX	10.00		\$43.24			\$432.40
EPDM Adhesive and Cleaners	1.00		\$500.00			\$500.00
EPDM Liner	1.00		\$400.00			\$400.00
Red Vinyl Tape	4.00		\$15.00			\$60.00
	0.00		\$0.00			\$0.00
				Total Materials	\$1,682.40	
			Overhead	10%	\$168.24	
			Profit	10%	\$168.24	\$2,018.88
Labor/Equipment						
CCLL	2.00			\$4,000.33		\$8,000.66
Extreme 1055 Forklift	1.00			\$375.00		\$375.00
Create 2 liners	8.00			\$161.04		\$1,288.31
	0.00			\$0.00		\$0.00
	0.00			\$0.00		\$0.00
				Total Labor	\$9,663.97	
			Overhead	10%	\$966.40	
			Profit	10%	\$966.40	\$11,596.76
Subcontracting						
	0.00			\$0.00		\$0.00
	0.00			\$0.00		\$0.00
				Total Subcontracting	\$0.00	
			Overhead	10%	\$0.00	
			Profit	10%	\$0.00	\$0.00
Other						
Permitting						
Building Permit	0.00		\$100.00			\$0.00
Zoning Compliance	0.00		\$100.00			\$0.00
Proposal Preparation, drawings and consulting	4.00		\$100.00			\$400.00
Bonding						
(Bonding Calculator Tab)	1.00		\$0.00			\$0.00
Dump Fees						
	1.00		\$200.00			\$200.00
Shipping						
	0.00			\$0.00		\$0.00
Equipment						
	0.00		\$0.00			\$0.00
Travel						
Hotel	0.00		\$0.00			\$0.00
Rental Car	0.00		\$0.00			\$0.00
	0.00		\$0.00			\$0.00
				Total Other	\$600.00	
			Overhead	10%	\$60.00	
			Profit	10%	\$60.00	\$720.00
					Grand Total	\$14,335.64
					Tax	\$0.00
					Admin	\$0.00
					With Tax	\$14,335.64



Exterior Tower/Chase



Interior of Pipe Chase



Corroded Sprinkler Pipe



Corroded Sprinkler Pip



Sprinkler Pipe Over Seawater Filter Tank



Sprinkler Pipe Over Seawater Filter Tank