



Sprung Structure Proposal Don Young Port of Alaska

*Assembly IEUOC
October 17, 2024*

Sprung Structure: How Did We Acquire It?

Municipal Clerk's Office
Amended and Approved
Date: **December 7, 2021**
Immediate
Reconsideration Failed
Date: **December 7, 2021**

Submitted by: Assembly Vice-Chair Constant and
Member Weddleton and Mayor
Bronson
Prepared by: Office of the Mayor and Vice-Chair
Constant
For reading: December 7, 2021

ANCHORAGE, ALASKA
AO No. 2021-116(S), As Amended

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
2 REAPPROPRIATING AN AMOUNT OF SIX MILLION DOLLARS (\$6,000,000.00) AS
3 A CONTRIBUTION FROM THE AREAWIDE GENERAL CAPITAL IMPROVEMENT
4 PROJECTS (CIP) FUND (401800), PREVIOUSLY APPROPRIATED FOR
5 PROPERTY ACQUISITION BY AO 2020-99, AS AMENDED, AND NOW
6 REAPPROPRIATED FOR EXPENDITURES TO IMPLEMENT THE MASS CARE EXIT
7 STRATEGY ADOPTED IN AR 2021-350.

5 THE ANCHORAGE ASSEMBLY ORDAINS:
6

7 **Section 1.** The sum of SIX MILLION DOLLARS (\$6,000,000.00) is hereby
8 reappropriated from the Areawide General Capital Improvements Projects (CIP)
9 Fund and reappropriated as a grant to the Alaska Community Foundation for
10 property acquisitions and other procurements related to
11 implementing [expenditures to implement] the mass care exit strategy adopted
12 in AR 2021-350 as follows: [-]
13

- 14 **A.** \$2,000,000 toward the purchase of a Medical Convalescence
15 Facility;
16 **B.** \$1,200,000 toward the purchase of a Workforce/Permanent
17 Supportive Housing Facility; and
18 **C.** \$2,800,000 toward a design and manufacture of a structure for
19 Adult Shelter and Navigation Center by the Municipality of
20 Anchorage.
21

22 **Section 2.** The Municipality's investment in the implementation of the mass care
23 exit strategy will be a grant to the Alaska Community Foundation [go into the
24 funders' collaborative that will contain both municipal and private
25 contributions that will be jointly managed by the Municipality, private
26 contributors, and subject matter experts].
27

Sprung Structure: How Did We Acquire It?

WP No.	WP Name	Description	Approved Cost Proposal	Approved Invoice Amount
N/A	Pre-Construction Services	Professional Services Contract with RHC for Pre-Construction Services	\$ 50,000.00	\$ 25,000.00
		<i>Paid Invoice #5395 & #5345</i>		<i>(\$ 25,000.00)</i>
1	Sprung Structures Engineered Drawings	Provide engineered stamped drawings for review and use	\$ 17,796.71	\$ 17,796.71
2	Sprung Structure Procurement	Provide approved Sprung Structure	\$ 2,390,975.09	\$ 2,390,975.09
		<i>Paid Invoice #5337</i>		<i>(\$ 2,000,000.00)</i>

Sprung Structure: How Did We Acquire It?

Municipal Clerk's Office
Amended and Approved
Date: **June 16, 2023**

(S) Submitted by: Chair Constant
(S) Prepared by: Assembly Counsel's Office
(S) For Reading: June 16, 2023

ANCHORAGE, ALASKA
AR No. 2023-196(S), As Amended

1 | **A RESOLUTION OF THE MUNICIPALITY REAPPROPRIATING TWO MILLION FOUR**
2 | **HUNDRED FIFTY-FIVE THOUSAND THREE HUNDRED FIFTY-ONE DOLLARS AND**
3 | **NINETY-THREE CENTS (\$2,455,351.93) ALL WITHIN THE AREAWIDE GENERAL**
4 | **CAPITAL IMPROVEMENT PROJECTS (CIP) FUND (401800) FOR PAYMENT TO**
5 | **ROGER HICKEL CONTRACTING, INC. FOR [OF] A LEGAL SETTLEMENT.**
6 |

27 | **THE ANCHORAGE ASSEMBLY RESOLVES:**

28 |

29 | **Section 1.** The Settlement Agreement between RHC and MOA is approved and the
30 | sum of Two Million Four Hundred Fifty-Five Thousand Three Hundred Fifty-One Dollars and
31 | Ninety-Three Cents (\$2,455,351.93) is hereby reappropriated within the Areawide General
32 | Capital Improvement Projects Fund (401800) to the Maintenance and Operations
33 | Department for payment to Roger Hickel Contracting Inc., as a legal settlement.

34 |

35 | **Section 2. The source of funds for the appropriation and payment per the settlement**
36 | **agreement in Section 1 shall be from taxes collected above the tax increase limitation**
37 | **(Tax Cap) in accordance with Charter section 14.03(b)(4).**
38 |

Sprung Structure: How Did We Acquire It?

Exhibit A ASSIGNMENT AGREEMENT

Effective Date: July 5, 2023

1. Transfer and Assignment of Personal Property and Contract Rights. For good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, and as contemplated by Section 3 of that certain Settlement Agreement, dated as of July 5, 2023 (the "Settlement Agreement"), by and between Roger Hickel Construction, Inc. ("RHC") and the Municipality Of Anchorage ("MOA"), RHC hereby transfers, assigns, conveys, grants and delivers to MOA, effective immediately, all of RHC's right, title and interest in and to the following, on an "AS-IS, WHERE-IS" basis and condition, with all faults, and without representation or warranty of any kind by RHC:

- A. All components of that certain Signature Series 90' x 300' structure manufactured and assembled by Sprung Structures, Inc.;
- B. All rights and interest in the contract between RHC and Sprung Structures, Inc., including but not limited to technical consultation and warranty; and
- C. All rights and interest in the design documents, shop drawings and redline versions thereof for the structure and site improvements. MOA acknowledges receipt of these records.

Sprung Structure: Competing Proposals

- From the Port, to provide warm storage in lieu of constructing a new Warm Storage Building, AKA Sand Storage Tent (previously addressed by AM 575-2024, the Recommendation of Award to STG Pacific, LLC for design/build services for the Warm Storage Building at the Port). The sprung structure will also provide space for Maintenance Heavy Equipment and Vehicles, and for Port Maintenance Shops and Office, replacing further investment in alternatives which would otherwise be required as part of the PAMP.
- From AFD, for fire apparatus storage and maintenance. AFD has outgrown existing maintenance shop. Would go either on the AFD training center campus or on the SWS property.
- From APD, to replace the Burlwood facility, which houses specialty vehicles (crime scene van, SWAT vehicles and equipment, fatality collision response vehicle, etc.), and to house K9 unit dogs when needed in lieu of boarding.

Sprung Structure: Port Proposal

1. Proposed Use of the Structure: A structure of this size will meet the needs of three buildings planned to be constructed during the Port of Alaska Modernization Program (PAMP).
 - a. Warm Storage Building – Replacement building when the New Port Admin Building location was selected. This building is used to keep sand from freezing and ready for use without delay.
 - b. Storage for Maintenance Heavy Equipment and Vehicles – This storage will be lost when demolition of the old Port Admin Building occurs. Scheduled for 4th quarter 2024.
 - c. Port Maintenance Offices - The current port maintenance building will be used as the new Crane Maintenance building because of its convenient proximity to the planned cargo terminals and, as such, creates a need for a replacement Port Maintenance building to house maintenance activities and our mechanic's bay.
2. Do you have a proposed location, if known: Yes. You will see on the attached diagram that our proposed location is on the lower portion of our Tract J property. Also included is an analysis of how this sprung structure fits on the location with access and dirt work addressed, and some details and challenges we'll need to work through.
3. What benefits or savings would be provided to the department and its customers: We anticipate that using one structure instead of three separate buildings will provide long term savings to the overall cost of our modernization program. One of the building construction projects needed for PAMP is working space for the ship-to-shore gantry crane maintenance crew. Just like our heavy snow removal equipment, they will be losing their current workspace to the upcoming demolition of the 60+ year old transit sheds that are in the way of the PAMP Terminal 1 construction. Matson, who is the current ship-to-shore crane user has made temporary space for them. But our current maintenance building is suitably located for easy access to the new docks and the new cranes and has ample space for this

operation currently and in the event is needs to grow if/when more ship-to-shore cranes may be added in the future. This re-use will save the PAMP budget the need for a \$9 – 10 million construction project.

4. What operational efficiencies would be gained: This consolidation of Port maintenance storage and activities puts the high use assets all in one place. We have had the sand stored off Port for the last two years since the construction of the new Port Administration building has been being built, and, while we appreciate our friends at Northstar allowing us to use their heated storage to keep our sand in tip top shape and ready for immediate use, the colocation of all these activities and assets will provide efficient long-term solutions to keeping Port assets on Port property. Think a firehouse, where the crews are upstairs, and all their apparatus and supplies are downstairs in the same building.
5. Is there an immediate or near-term need or would it be considered as part of a longer-term business plan: There is an immediate need for sand and equipment storage, particularly because we've been operating without sand storage on the Port for the last 2 winters using alternate arrangements. We would like that to end. However, if this opportunity comes to pass, we will be using Plan B for one more winter as there is just no time to accept this facility, complete construction and move in before this winter.
6. What would be the proposed funding plan and source(s) for construction, maintenance, and operational costs of the structure: The proposed funding would be through the FY22 SOA grant program (SAP Grant 8000066). This grant is state grant for federal matching funds (dollar for dollar), so with the recent execution of the MARAD grant of \$68,700,000, that same portion of state grant funds are available for use on the PAMP. Maintenance would be part of the future years Port operating budget and we do not anticipate the costs to be higher than what has been projected for three individual buildings, in fact, we believe the costs will be lower due to the colocation of all buildings.

Sprung Structure: What's the Right Price?

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Sprung Structure: Next Steps

- If sale is approved, Port takes over \$5K per month storage of structure components in West Jordan, Utah and Aldersyde, Alberta (Canada).
- Port purchase includes additional fixtures in Parks and Rec warm storage in Eagle River.
- Port will invest \$11-13M in transportation and construction of the structure.
- Port purchase price payment of \$2,390,975.09 goes to general government.