

**CITY OF CORDOVA, ALASKA  
RESOLUTION 03-22-08**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOLE SOURCE CONTRACT  
WITH MARK R. KELLER, LLC. TO PROVIDE PROJECT MANAGEMENT FOR  
PRECONSTRUCTION SERVICES, PROCUREMENT, FABRICATION, CONSTRUCTION,  
AND CLOSEOUT TASKS FOR THE SOUTH HARBOR REBUILD PROJECT**

**WHEREAS**, the South Harbor Rebuild Project has received funding from Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant (\$20 Million), ADOT Harbor Facility grant program (\$5 million), voter-approved City Bond (\$5 million), and Alaska Clean Water Fund (ACWF ) loan (\$2 million), for a total of \$32 million; and

**WHEREAS**, this project requires coordination, oversight, and guidance by an experienced Project Manager to be successful; and

**WHEREAS**, Mark R. Keller, LLC has 49 years of experience in the operation, design, and project management of industrial and public facilities projects; and

**WHEREAS**, Mark R. Keller, LLC has managed projects ranging from \$10,000 to \$2.2 billion throughout the US and other countries, including experience managing in rural Alaska towns; and

**WHEREAS**, the influx of government infrastructure funds, future large constructions projects, and supply change issues dictate securing a design-build team and to begin procuring long-lead items materials as soon as possible; and

**WHEREAS**, Mark R. Keller, LLC has already been working with the City of Cordova on preconstruction tasks, has in-depth knowledge of the project, has spent numerous hours working on project coordination, networking for the project, and has been vital in the forward movement of the project thus far; and

**WHEREAS**, continuing with Mark R. Keller, LLC as project manager for the duration of the project will provide the City the best opportunity to secure a design build contract, timely procurement of long-lead materials and successful construction and completion of the project.; and

**WHEREAS**, Mark R. Keller, LLC. will provide continuity, expertise, and efficiency and continue to move the South Harbor Rebuild Project forward; and

**WHEREAS**, City Council does hereby approve the following as required in Cordova Municipal Code Section 5.12.040 Council approval of contracts:

A. Contractor: *Mark R. Keller, LLC.*

B. Contract price: *\$184,188*

C. Nature and quantity of the performance that the City shall receive:

*Mark R. Keller, LLC. will provide preconstruction support of completing RFP, overseeing geotech and pre-engineering work, networking on supply chain and long-*

*lead item procurement, performing Q&A meeting for potential proposers, evaluating proposals, reviewing, and contacting references, assisting in contract negotiation. The construction support will include design review coordination with the design build team for logistics, procurement, and other technical aspects. Conducting site visits (every three weeks), reviewing daily work logs and activity logs from design build rep and city rep. He will also perform support throughout the project in the form of reports, city council updates, inspection repairs, weekly conference calls, overall guidance, schedule management, and he will act as the liaison between the City team and the design build team.*


**D. Time for performance:** *Estimated completion of all NEPA work is October 1, 2024.*

**WHEREAS**, pursuant to Cordova Municipal Code Section 5.12.150A, the City Manager has determined in writing that the services of Mark R. Keller, LLC. will meet the City's needs of securing design build contract and procurement of long-lead items, continuity, knowledge of the project, increase efficiency, and reduced project management costs. The City Council affirms by approving this resolution that the City Council agrees that the professional services contract with Mark R. Keller, LLC. should be procured without formal competition.


**NOW, THEREFORE BE IT RESOLVED THAT**, the Council of the City of Cordova, Alaska, hereby authorizes the City Manager to enter into a sole source contract with Mark R. Keller, LLC., to provide project management of preconstruction and construction of the South Harbor Rebuild Project.

**PASSED AND APPROVED THIS 16<sup>th</sup> DAY OF MARCH 2022.**



  
Clay R. Koplín, Mayor

**ATTEST:**

  
Susan Bourgeois, CMC, City Clerk