

SUBJECT: Award of bid number 26-121B to Northern Gravel for the contract amount of \$300,000.00 to Remove the Conveyor System at Port Mackenzie.

AGENDA OF: April 7, 2026

ASSEMBLY ACTION: Approved under the consent agenda 04/07/26 - BJH

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	3 / 2 4 / 2 0 2 6 X Rustin Krafft Signed by: Rustin Krafft
Public Works Director	3 / 2 4 / 2 0 2 6 X Tom Adams, P.E. Signed by: Tom Adams
Finance Director	3 / 2 5 / 2 0 2 6 X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	3 / 2 5 / 2 0 2 6 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	3 / 2 5 / 2 0 2 6 X Michael Brown Signed by: Mike Brown
Borough Clerk	3 / 2 6 / 2 0 2 6 X Brenda J. Henry for Signed by: Brenda Henry

ATTACHMENT (S) : Analysis Sheet (1p)
Scope of Work (5p)

SUMMARY STATEMENT: On February 12, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to Remove the Conveyor Belt System at the Port MacKenzie. The conveyor system has remained unused for 16 years. Due to a lack of ongoing maintenance and inspections, the structure now poses a significant liability to port operations. Removal will clear essential space on the cargo platform, directly improving the efficiency of loading and unloading activities at the dock.

Construction Services purchased will support the Port Mackenzie Department in assembly district #1.

In response to the advertisement, six bids were received. Award recommendation is being made to Northern Gravel as the lowest responsive and responsible bidder based on the Total Bid Amount.

The final completion date for this project is October 31, 2026.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Project Division, will be administering the contract.

RECOMMENDATION OF ADMINISTRATION: Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: April 7, 2026

SUBJECT: Award of bid number 26-121B to Northern Gravel for the contract amount of \$300,000.00 to Remove the Conveyor System at Port Mackenzie.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$300,000	FUNDING SOURCE Port Capital Projects
FROM ACCOUNT # 450.000.000 4xx.xxx	PROJECT# 70012
TO ACCOUNT :	PROJECT #
VERIFIED BY: 3 / 2 4 / 2 0 2 6 <u>X</u> <u>L i e s e l Z a n t o</u> S i g n e d b y : L i e s e l Z a n t o	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	300.0					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	300.0					
TOTAL	300.0					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

3 / 2 4 / 2 0 2 6

XC h e y e n n e H e i n d e l

APPROVED BY: _____ DATE: _____

S i g n e d b y : C h e y e n n e H e i n d e l



MATANUSKA-SUSITNA BOROUGH PURCHASING DIVISION

BID OPENING PRELIMINARY RESULTS

26-121B Port Mackenzie Conveyor System Removal

BIDDER		Neeson Performance Industries LLC	Copper River Contracting Inc.	UIC Sanatu LLC
Signed Bid Form		☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Receipt of Addendum – 1, 2, 3, 4		☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Bid Guarantee		☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
BID ITEM	DESCRIPTION	BID AMOUNT	BID AMOUNT	BID AMOUNT
1.	Total Bid Amount	\$ 410,000.00	\$ 487,932.00	\$ 479,828.00

BIDDER		Northern Gravel	Strata Deep Constructors	Alaska Demolition LLC
Signed Bid Form		☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Receipt of Addendum – 1, 2, 3, 4		☒ Yes ☐ No	☒ Yes ☐ No	☐ Yes ☒ No
Bid Guarantee		☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
BID ITEM	DESCRIPTION	BID AMOUNT	BID AMOUNT	BID AMOUNT
1.	Total Bid Amount	\$ 300,000.00	\$ 585,000.00	\$ 666,609.00

RECOMMENDATION: ALL BIDS ARE TAKEN UNDER ADVISEMENT

Wednesday, March 18, 2026
DATE

PURCHASING OFFICER

PURCHASING REPRESENTATIVE

PROJECT MANAGER/WITNESS

**SCOPE OF WORK
BID 26-121B
PORT MACKENZIE CONVEYOR SYSTEM REMOVAL**

The Matanuska-Susitna Borough (MSB) is requesting bids from qualified contractors for the dismantling and removal of the existing materials conveyor system located on the port dock and the adjacent on-land area at the head of the dock.

The conveyor system is supported by a structural framework consisting of columns and bracing and runs the length of the dock before continuing up the west property line. This solicitation is limited to removal of the conveyor system located on the dock portion and the immediate on-land area that includes the control room and associated power feeds.

The remaining conveyor system that extends from the dock to the uphill conveyor system is not included in this request for bid.

The intent of this work is to remove all components associated with the conveyor system within the defined dock area, including frames, belts, motors, and related equipment. All materials removed under this contract shall become the property of the proposer and shall be removed from the site.

PROJECT SCOPE

The project scope consists of dismantling and removing the existing materials conveyor system located at the Port MacKenzie dock. This scope includes removal of the associated electrical power feed sections located on the north side of the dock and the conveyor system control room.

The conveyor system extending uphill to the west and serving the upper bench is not included in this invitation to bid.

The intent of this ITB is to dismantle and remove the entire dock conveyor system and all associated components, including structural framing, belts, motors, and related equipment, in their entirety. All materials removed under this contract shall become the property of the contractor and shall be removed from the site. The contractor may dispose of, reuse, resell, or otherwise manage the removed materials at their discretion.

The Contractor shall understand that this work includes but is not limited to the following:

- Remove all structural steel supports, motors, conveyor frames, belts, and associated connections within the defined scope.
- The middle column bases attached to the port I-beams shall remain in place and shall be separated at the base plate.
- The Contractor shall determine all means and methods for dismantling and removal of the conveyor system.
- If a crane is proposed for use on the dock deck, the Contractor shall consult with a qualified engineer to verify allowable loading.
- If a barge-mounted crane is used, the Contractor shall account for tidal conditions in planning and execution.

- Port operations may include periodic ship dockings that do not require use of the conveyor system. Contractors will be notified of these dates and times by Port staff. No paid standby will be provided during these infrequent dockings.
- No materials may be placed in the water for disposal or staging at any time.
- All removed materials shall be taken off site and disposed of, reused, resold, or otherwise managed at the Contractor's discretion.
- All electrical copper cabling removed under this contract shall become the property of the Contractor.
- All removal activities shall be performed in a manner that protects surrounding infrastructure. Special care shall be taken to avoid damage to the trestle and the deep draft dock.
- The Contractor shall be responsible for all costs associated with dismantling, removal, transportation, and disposal of the conveyor system from Borough property.
- The successful Contractor shall complete removal of the structure and fully clean the site. No materials shall remain on site beyond the contract period.
- The Contractor shall identify, disconnect, and coordinate termination of all utility services in accordance with the requirements of the respective utility providers.
- The Contractor shall obtain and maintain all permits, approvals, and certificates required for the work and shall comply with all applicable local, state, and federal regulations.
- The Contractor shall be responsible for arranging and paying for any required pilot vehicles during off-site transportation.
- Any hazardous materials encountered shall be handled and disposed of in accordance with Alaska Department of Environmental Conservation (ADEC) regulations.
- The Borough will make reasonable efforts to provide laydown space on the barge dock for temporary placement of removed conveyor components. Any use of laydown space shall not interfere with Port operations.
- Refer to Attachment #1 for the PN&D Port MacKenzie Conveyor Valuation Report.

BID SCOPE – DOCK AREA

The Borough requests bids for removal of the conveyor system located on the dock area and the limited on-land area where the control room and electrical feeds are located ("Dock Area"). The critical removal sequence includes the conveyor from the end of the pier, along the pier, to the control room and associated electrical switchgear. The control room and switchgear shall be demolished or removed from the site.

PRIOR TO COMMENCEMENT OF WORK

- Meet with the MSB Project Manager for a pre-work conference and cover the demolition schedule and the site access requirements.
- Review requirements of work performed by other trades or expectations expected from Port facilities during work.
- Review the procedures when there are ships alongside the dock.
- Review measures for protecting individuals and property, for environmental protection, for dust control, and for site requirements. Indicate proposed locations and construction of barriers as needed.
- Discuss work hours, workdays and any coordination with the port staff.
- Discuss Schedule and timing of submission and approvals to not impact project execution.

GENERAL

Upon receiving a Notice-to-Proceed (NTP) from MSB, the Contractor shall commence authorized services and billable expenses only as stipulated. Subcontractors involved in the project must be named and supervised directly by the Contractor. The NTP will include a schedule of values for project invoicing, to be submitted to the assigned MSB Project Manager.

All project coordination and correspondence shall be conducted through the authorized MSB Project Manager. The Contractor is required to maintain a detailed schedule outlining project tasks and milestones, serving as the basis for performance measurements throughout the project duration.

BILLING

Monthly billings must align with the NTP schedule of values (SOV) and should not exceed authorized amounts. Each billing report must include complete details as required by the MSB Project Manager.

- After Award, the Contractor will obtain a DOL- Department of Labor number for certified payroll.
- The Contractor will provide a Schedule of Values for billing purposes and tracking of installed work for payment. Invoices will need to have prior certified payroll for the period billed. All invoices are to be sent to the MSB assigned Project Manager for processing.

PROJECT MANAGEMENT

The Contractor shall provide comprehensive project management services for safety and administration of the work. This includes bi-weekly progress meetings.

The Contractor shall manage its team and overall project activities in a manner consistent with the Borough's directives to meet the project schedule. Responsibilities include overseeing subcontractors, maintaining schedule adherence and budget compliance, proactively identifying and resolving potential issues and delays, and regularly updating the MSB Project Manager on the projects overall progress.

Regular bi-weekly status meetings with MSB staff will be conducted, and meeting minutes will be distributed for approval after each session. Meetings will be scheduled at times and locations that are convenient for the Contractor and the MSB Staff. Meetings shall be held at key project milestones and shall include but are not limited to:

- Pre-Work
- Periodic Meetings (Bi-Weekly)
- Substantial Completion and Final Completion of the work.

The Contractor shall assign a single Project Lead or Field Superintendent who will serve as the primary point of contact with the MSB Project Manager and will be responsible for site supervision, coordination, submittals, invoicing, quality control, administration of the work, progress meetings, interaction with Port facility representatives. The primary point of contact is responsible for executing the work safely and efficiently and will also interface with the MSB Project Manager on a regular basis.

PRIOR TO COMMENCEMENT OF WORK

Prior to work commencement, the following deliverables must be submitted and discussed at a Pre-Work meeting:

- Schedule of Values
- Project Schedule
- A list of subcontractors for this project

The Borough Project Manager will arrange a Pre-Work Meeting with the Contractor. The Meeting Agenda will include the following at a minimum:

- Correspondence procedures
- Jobsite Safety
- Roles and responsibilities
- Lines of Communication
- Progress Payments, billing
- Lift Plans by section
- Demolition Schedule
- Work Hours
- Site Security
- Submittals
- Signage and barriers
- Jobsite housekeeping
- Substantial Completion
- Final Completion
- Closeout

DELIVERY, STORAGE, AND HANDLING

The Contractor is responsible for the storage and security of all materials and equipment until project acceptance by the MSB Project Manager. Construction materials and equipment may be pre-staged on the property at the Contractor's own risk. The MSB Project Manager must be promptly notified of any issues that could potentially lead to delays.

REMOVAL

The Contractor is responsible for providing resources to complete this project without any adjustment to the original contract amount. The Contractor is required to acquire all permits prior to Work.

Dismantling / removal / salvage activities are not limited to the hours of work or on weekends. The Contractor must work with the Port Manager to coordinate activity. Extended work hours are at the Contractor's expense. Contractors may need to work around tides or wind conditions at times or during ship offloading activity. No standby for ship unloading will be paid, as it is a coordination effort with the Port Manager. The Contractor is expected to work continuously once physical work has begun.

The Contractor will be required to use the Borough project software "Projectmates" in this contract for invoicing, scheduling, reporting, photos, and other administrative items.

There will need to be project photos of the areas demolished. These photos will be uploaded to a Borough Project Management Software that is very convenient and easy to utilize. Organize photographs into dated albums (YY.MM.DD) that clearly document conditions before, during, and after the work.

Upon notifying the MSB Project Manager of substantial completion, the Contractor may request a pre-final inspection. The MSB Project Manager will conduct the inspection or communicate any outstanding issues preventing substantial completion.

Upon notification of substantial completion, the MSB Project Manager will conduct an inspection and issue a punch list of any remaining items requiring correction prior to final acceptance.

PROJECT SITE CONDITIONS AND CLEAN-UP

The Contractor shall be responsible for clean-up and securing the area on a daily basis. The facility and site shall be free of all equipment, debris, containers, packaging, etc. prior to substantial completion.

PERMITTING

The Contractor is responsible for identifying and securing all necessary permits for this project, if necessary. They shall obtain and cover the costs of all permits. It is the Contractor's responsibility to comply with all permitting requirements and ensure the completion of all necessary documentation and reporting.

UTILITIES

The contractor is responsible for any coordination of temporary utility isolations and / or outages. (MEA, MTA, GCI, ENSTAR).

TURNOVER

The Contractor shall coordinate with the Matanuska-Susitna Borough and facility personnel to schedule a planned turnover meeting at the time of Final Acceptance.

PROJECT CLOSEOUT

Final payment will be released after all work is completed and Certified Payroll, DOL Notice of Completion, Consent of Surety, Receipt of the Contractor's Release with no exceptions, and final pay application have been received.

PROJECT SCHEDULE

Time is of the essence. The Contractor must meet the substantial, final, and closeout dates listed below.

The proposed project schedule is:

<u>Milestone</u>	<u>Completion Date</u>
Estimated Notice to Proceed (NTP)	TBD
Dismantling / Removal / Salvage	April 15- October 31, 2026
Substantial Completion	October 1, 2026
Final Completion	October 31, 2026

BUDGET

The MSB estimates these services to be less than \$500,000.