

Kenai Peninsula Borough

Purchasing & Contracting Department

MEMORANDUM

TO: Charlie Pierce, Borough Mayor

THRU: John D. Hedges, Purchasing & Contracting Department JH

FROM: Lee Frey, Project Manager LF

DATE: March 10, 2021

RE: Central Peninsula Hospital ADA Parking Lot Design Sole Source Waiver

In Summer of 2020, we solicited quotes from several consultants on the Kenai Peninsula to complete designs for a new heated handicap accessible parking lot at Central Peninsula Hospital (CPH). Nelson Engineering was selected by providing the lowest quote and completed the designs for a partial reconstruction of the parking lot based on available budget. The construction project was put out for bidding and came in significantly over budget. At that time, the project was put on hold as funding was not available.

Under the terms of the lease and operating agreement, Section 13 Capital Improvement Projects, Through the winter months, CPH hired an architectural consultant to review concepts for reconstruction of the entire parking lot between the main entrance and the river tower entrance, including removal of the canopy structure at the employee entrance and renovation of the exterior structure in this area. After concepts were reviewed, it was determined they only wanted to move forward with the revised parking lot layout and removal of the canopy structure. Some mechanical infrastructure was reviewed internally to see if a different heating system in the mechanical space closest to the parking lot could be installed to provide more efficient heat than the existing steam system and heat exchangers present, but it was determined that significantly more work was needed before that would be feasible and not within the timeline needed to construct the heated parking lot in 2021.

We contacted Nelson Engineering to get a quote to redesign their plans to reconstruct the entire parking area and enlarge the heated concrete footprint. The internal mechanical concept and sidewalk by the main entrance are similar to the previous design, but the rest of the parking lot layout was modified. Utilizing Nelson Engineering to design the parking lot is the most cost effective plan for KP

as they have completed significant onsite investigation of the exterior area, existing utilities and layout and connections to the mechanical system to provide heat for the heated parking areas. They have also participated in many conversations with CPH support staff regarding the requirements needed for internal mechanical operations and how the exterior area will be maintained. Significant time and effort from KPB and CPH personnel would be necessary to complete this project with a different consultant. They provided a quote of \$29,928.00.

Your approval is hereby requested to contract with Nelson Engineering in the amount of \$29,928.00 to complete design of the CPH ADA Parking Lot Reconstruction project. Funding for this project is in account number 490.81110.17OBL.43011.

Approved: Charlie Pierce 3/11/2021
Charlie Pierce, Mayor Date

FINANCE DEPARTMENT FUNDS VERIFIED	
Acct. No.	<u>490.81110.17OBL.43011</u>
Amount	<u>\$29,928.00</u>
By: <u>PP</u>	Date: <u>3/11/2021</u>
SD for Bk	
NOTES:	