



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 825 - 2024

Meeting Date: October 22, 2024

1 **FROM: MAYOR**

2
3 **SUBJECT: AUTHORIZATION TO PURCHASE A SPRUNG STRUCTURE**
4 **FROM THE MUNICIPALITY OF ANCHORAGE (MOA),**
5 **MAINTENANCE AND OPERATIONS DEPARTMENT TO BE USED**
6 **AS A DON YOUNG PORT OF ALASKA MAINTENANCE FACILITY**
7 **COMPLEX UPON COMPLETION OF THE CONSTRUCTION**
8 **PROJECT UNDER THE PORT OF ALASKA MODERNIZATION**
9 **PROGRAM FOR THE MUNICIPALITY OF ANCHORAGE (MOA),**
10 **DON YOUNG PORT OF ALASKA (POA) (\$2,390,975.09).**

11
12 The Don Young Port of Alaska (POA) is requesting authority to purchase property
13 identified as excess to the needs of the Municipality of Anchorage Community
14 Development Department.

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16 The POA was notified of the availability of the 90'W x 300'L x 39" H building with
17 a clear-span prefabricated aluminum frame structure with a fabric shell to be
18 placed on a slab-on-grade foundation with support for interior HVAC placement
19 purchased by the Municipality.

20
21 In an effort to seize the opportunity to complete three building replacements with
22 one structure, the POA staff and their engineering contractors conducted an
23 evaluation to consider whether this structure could be used as an acceptable
24 method to sufficiently replace buildings listed below to continue work on the Port
25 of Alaska Modernization. The evaluation concluded that this structure could fit on
26 the POA property site identified and meet the needs of the three buildings planned
27 to be replaced/constructed during the Port of Alaska Modernization Program
28 (PAMP).

- 29
- 30 1. Warm Storage Building – This building was used to keep sand from
31 freezing and ready for use without delay. However, the original 20-
32 plus year-old structure was demolished to clear the site for the newly
33 constructed Port Admin Building location.
 - 34 2. Storage for Equipment – The current building used for equipment
35 storage will be lost when demolition of the old Port Admin Building
36 and transit shed occurs in 4th quarter 2024.
 - 37 3. Port Maintenance Offices – This building currently houses
38 maintenance activity and the mechanic's bay. Current plans
39 program this building for use as the New Crane Maintenance
40 building.

1 POA and engineering contractors have projected that using one structure instead
2 of three separate buildings will provide long term savings to the overall cost of our
3 modernization program. One of the building construction projects needed for
4 PAMP is working space for the ship-to-shore gantry crane maintenance crew. Just
5 like our heavy snow removal equipment, crane maintenance crews will be losing
6 their current workspace to the upcoming demolition of the sixty plus year old transit
7 sheds that are in the way of the PAMP Terminal 1 construction. Matson, who is
8 the current ship-to-shore crane user has made temporary space for them. But our
9 current maintenance building is suitably located for easy access to both new docks
10 and the new cranes and has ample space for this operation currently and in the
11 event is needs to grow if/when more ship-to-shore cranes may be added in the
12 future. This re-use will save the PAMP budget the need for a projected nine to ten
13 million dollars in construction projects.
14

15 The proposed funding would be through the FY22 SOA grant program (SAP Grant
16 8000066). This grant is state grant for federal matching funds (dollar for dollar),
17 so with the recent execution of the MARAD grant of \$68,700,000, that same portion
18 of state grant funds are available for use on the PAMP. Ongoing maintenance of
19 the completed structure would be budgeted as part of the future years POA
20 operating budget.
21

22 Based upon the above information, it is recommended that the Assembly approve
23 the purchase of the sprung structure for the POA from the Development Services
24 Department.
25

26	Prepared By:	Don Young Port of Alaska
27	Recommended by:	Stephen Ribuffo, Port Director
28	Recommended by:	Lance Wilber, Director Community Development
29	Approved by:	Chris Hunter, Acting Purchasing Director
30	Fund certification:	Alden Thern, CFO
31		570900-PX.00025-8000066-530380 \$2,390,975.09
32		(POA Capital - SOA Grant)
33	Concur:	William D. Falsey, Acting Chief Administrative Officer
34	Concur:	Rebecca A. Windt Pearson, Municipal Manager
35	Respectfully submitted:	Suzanne LaFrance, Mayor