Sponsored by: Sorensen

CITY OF SEWARD, ALASKA
RESOLUTION 2026-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CORNERSTONE GENERAL CONTRACTORS FOR PRE-CONSTRUCTION SERVICES FOR THE HARBORMASTER'S OFFICE AND UPLANDS DEVELOPMENT

WHEREAS, City Council approved a revenue bond to fund the construction of a new Harbormaster's Office and Uplands Development (Project); and

WHEREAS, per city code, a request for proposals for a contract for Construction Manager/General Contractor (CMGC) Delivery Method services for the Project was advertised; and

WHEREAS, the purpose of the RFP was to select a General Contractor that will support the design process to improve cost certainty, schedule performance, and reduce risk certainty prior to construction of the Project, with the award of a contract for construction dependent on the CMGC's performance during pre-construction activities, collaboration with Project team, and GMP acceptability; and

WHEREAS, based on the RFP criteria, the selection committee scored Cornerstone General Contractors as the highest respondent; and

WHEREAS, Cornerstone General Contractors proposed a $0 fee for pre-construction services; and

WHEREAS, time is of the essence to award a contract for pre-construction services for an anticipated construction amendment to adhere to the Project timeline; and

WHEREAS, a proposed construction amendment will be brought to council for approval before moving to the construction phase of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA:

Section 1. The City Council hereby authorizes the City Manager to sign a contract with Cornerstone General Contractors for Project pre-construction services based on Cornerstone's response to the RFP. The contract shall not bind the parties to construction of the Project but provide for Cornerstone to furnish a GMP proposal for a construction-phase amendment to the contract, which amendment shall require council approval to be effective.

Section 2. This resolution shall take effect immediately upon adoption.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA THIS 13th DAY OF JULY 2026.

Sue A McClure
Sue McClure, Mayor

AYES:	Draper, Osenga, Crites, Calhoon, Barnwell, McClure
NOES:	None
ABSENT:	Warner
ABSTAIN:	None

ATTEST:

Kris Peck
City Clerk

CITY OF SEWARD INCORPORATED SEAL JUNE 1, 1912 STATE OF ALASKA

City Council Agenda Statement

Meeting Date: July 13, 2026

To: City Council

Through: Kat Sorensen, City Manager

From: Jason Bickling, Deputy City Manager

Subject: Resolution 2026-063: Authorizing the City Manager to Enter into a Contract with Cornerstone General Contractors for Pre-Construction Services for the Harbormaster's Office and Uplands Development

---

Background and justification:

On June 1, 2026, a Request for Proposals (RFP) was released for Construction Management / General Contractor (CM/GC) Services for the Harbormaster's Office and Uplands Development. The response deadline was June 18, 2026. Of the seven respondents, Cornerstone General Contractors was scored the highest by the evaluation committee.

There are two potential phases for the contract that were solicited in the RFP: (1) pre-construction, and (2) construction.

The first phase, pre-construction services, is where the contractor is brought on during the design process to help find cost efficiencies to develop what is known as the contractor's GMP (Guaranteed Maximum Price) proposal. This project delivery method is to ensure that the project stays within budget, which is dictated by the bond amount in this case. For the pre-construction services, proposers bid a flat fee. Cornerstone General Contractors had the lowest bid cost for these services – $0. The resolution before council authorizes the city manager to enter into a contract with Cornerstone for pre-construction services.

The second phase, construction, occurs if and when the city accepts Cornerstone's GMP proposal. In short, if the GMP proposal is acceptable to the city, the contract is then amended to include construction of the new harbormaster's office on the basis of the GMP proposal. It is with this amendment that the city would be committing to construction of the building. A proposed construction amendment based on Cornerstone's GMP will come back before Council for approval after the first phase, pre-construction services, is completed. An additional note is that if the city determines that things with Cornerstone are not working out within the first phase, the contract will not require the city to continue with a construction amendment, but could choose another contractor for construction, though the intent with this method of project delivery is that the selected CM/GC will end up doing the construction work following a construction amendment to the contract.

The attorneys are currently drafting up the contract. Passing this resolution allows the City Manager to sign the contract for pre-construction services when it is finalized. Time is of the essence, and the City Manager needs authorization to sign the first part of the (no-cost) contract. Under the

assumption that all goes well, a construction amendment to the contract will be brought before council for construction services, which will have a cost associated with it.

Fiscal Impact

Fiscal Impact:
[ ] Yes – Amount:
[X] No

Budgeted:
[ ] Yes
[ ] No
[X] N/A

Funding Source:
[ ] General Fund: _____
[ ] Enterprise Fund: _____
[ ] Grant: _____
[ ] Other: _____

Finance Director Signature: Sully Jusino

Comprehensive and Strategic Plan Consistency Information

This legislation is consistent with (citation listed):
Comprehensive Plan: 3.7.1.5
Strategic Plan: _____
Other: _____

Attorney Review

[X] Yes
[ ] Not applicable

Attorney Signature: /s/ Charles Cacciola
Comments: _____

Administration Recommendation

[X] Approve
[ ] Other: _____