

**CITY OF HOMER
HOMER, ALASKA**

City Manager
Public Works Director

RESOLUTION 24-009

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA
APPROVING A TERM CONTRACT TO APPALOOSA
INTEGRATED CONSTRUCTION & CONSULTING SERVICES,
LLC (AICS), AND AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND EXECUTE THE APPROPRIATE
DOCUMENTS.

WHEREAS, Several of the City's grants with state or federal agencies require the City to use, or exercise good faith efforts to use, businesses owned by minorities, women or disadvantaged business enterprises (MWDDBE); and

WHEREAS, In August 2023, the City issued a Request for Statements of Qualifications (SOQ) and at that time, no local firms submitted their SOQ, but a local woman-owned business enterprise ("WBE") has emerged - Appaloosa Integrated Construction & Consulting Services, LLC ("AICS"); and

WHEREAS, The owners of AICS moved to Homer in 2019 and have experience with construction management and project administration of commercial and heavy civil construction projects; and

WHEREAS, A term contract with AICS provides the opportunity for the City to issue task orders for specific work, as needs arise, which would supplement City staff with capable project management expertise, satisfy MWDDBE grant requirements, and support a local business.

NOW THEREFORE BE IT RESOLVED that the Homer City Council hereby approves the issuance of a Term Contract to AICS and authorizes the City Manager to negotiate and execute the appropriate documents.

PASSED AND ADOPTED by the Homer City Council this 8th day of January, 2024.

CITY OF HOMER

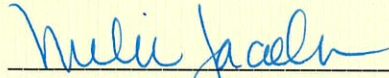


KEN CASTNER, MAYOR

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MELISSA JACOBSEN, MMC, CITY CLERK

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Fiscal note: N/A



MEMORANDUM

Resolution 24-009, A Resolution of the City Council of Homer, Alaska, Approving a Term Contract to Appaloosa Integrated Construction & Consulting Services, LLC (AICS) and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director.

Item Type: Backup Memorandum
Prepared For: City Council
Date: December 26, 2023
From: Janette Keiser, PE, Public Works Director/City Engineer
Through: Rob Dumouchel, City Manager

I. Issue: The purpose of this Memorandum is to recommend the City issue a Term Contract to Appaloosa Integrated Construction & Consulting Services, LLC (“AICS”).

II. Background:

Several of the City’s grants with state or federal agencies require the City to use, or exercise good faith efforts to use, MWDBE businesses; that is, businesses owned by minorities, women or disadvantaged individuals. A Best Practice for identifying such businesses is to create a Bidder’s List by advertising a Request for Qualifications (“RFQ”) for such businesses and creating a roster of firms meeting one or more of the designations. In August 2023, we published a RFQ asking for Statements of Qualifications (SOQ) for services we would likely need for various projects. At that time, no local firms submitted their SOQ. However, a local woman-owned business enterprise (“WBE”) has emerged – AICS.

Danielle Stark, the principal of AICS, moved to Homer in 2019. She and her husband, Mike Stark, are well-versed in the construction industry. Danielle worked on residential and commercial architectural projects in multiple states. Mike, a former Bechtel employee, worked on heavy civil projects across the country and internationally, including public works infrastructure and marine projects. Mike’s expertise is construction management and project administration. I can see him helping with construction management of various upcoming projects, such as the Raw Water Transmission Line, the Bunnell Avenue Green Infrastructure Project and the Kachemak Sponge Green Infrastructure Project. All of these projects have federal grant funding and will require either the use of, or good faith efforts to use, MWDBEs. A term contract with AICS provides the opportunity for the City to issue task orders for specific work, as needs arise, and thus, satisfy that requirement.

III. RECOMMENDATION: That the City Council approve a Term Contract to AICS.

AICS

Appaloosa Integrated Construction & Consulting Services

STATEMENT OF QUALIFICATIONS

Summary

Homer based, Alaskan, 100% Woman Owned, Domestic & International Performing - Business, Construction, Design, Engineering, and Project/Program Management firm, with more than 110 years combined professional, public, private and government service experience among firm principals.

Expertise:

All phases of the planning, design, & construction of public works, commercial & industrial infrastructure:

- Project Management
 - Strategic Planning
 - Budgeting
 - Grant writing and administration
 - Public/private funding and execution
- Design and construction management, including:
 - Procurement processing
 - Contract administration
 - Project controls – managing project schedules, budgets & documents
- Quality Assurance/Quality Control planning & execution
- Operations and maintenance planning & documentation
- Building Inspection and Code Enforcement

AICS Principals have worked on the following Representative Projects

- Multiple remodel and new construction projects to plan/build custom single family residences, multi-family residences and light commercial facilities throughout CA, CO, WA, & AK – ranging in value from \$10,000 – \$3.5M
- Multiple projects to develop and manage custom ranch facilities, including managing & protecting water rights, livestock, crops, utilities, homes, outbuildings, landscaping, fencing, and access roads.
- Providing project management services for:

- The Weld County Centennial Center, Greeley, CO - \$12M
- McCarran International Airport, Nevada - \$800M
- San Francisco International Airport Expansion – **\$1.5B**
- Cha Bahar New Desalination Plant & Port Facility, Iran - \$100+M
- Dubai International Airport Expansion, UAE - \$100+M
- OK Tedi Ore Mining Facility, Papua New Guinea - \$800M
- Mason Street North (MSN) Mixed Use Development Complex, Fort Collins, CO - \$\$ millions

Principals

Danielle Stark

- Owned and operated a successful design & construction business in California & Colorado.
- Received numerous professional awards as a business owner.
- BS - Behavioral Sciences/Human Relations, Whitworth University, Spokane, WA.
- Fluent in English and French as well as conversant in Polish.

Mike Stark

- Has decades of experience providing professional design, engineering, construction and project/program management services for local and national government organizations as well as private industry clients, such as US Air Force, Hensel Phelps, Bechtel, UC Berkely, City of San Francisco, and Charles Schwab.
- Holds an AK Class A Commercial Driver's License
- Certified in First Aid & CPR, Automobile Mechanics, Asbestos Safety, and Lead Safety.
- Has been a keynote speaker at Project Management Institute (PMI) annual conventions, developed and delivered business & project management training courses, substitute instructed at UC Berkeley, delivered key-note presentations to Schwab Information Technology Development Enterprise (SITE) staff, and is a professional mentor in Project/Program management.
- BS - Industrial and Construction Management, Colorado State University
- Served as United States Military, Special Ops Officer
- Fluent in French.

Hayley Henderson

- Has 20 years of experience in the design and construction industry
- Provided professional services for companies like Andersen, Marvin, Mazzera's.
- BS - Marketing, University of Phoenix