



KENAITZE INDIAN TRIBE REQUEST FOR PROPOSAL Rockwell Medical Building Repairs

Issued: February 11, 2025

1 INTRODUCTION

1.1 ORGANIZATION

1.1.1 The Kenaitze Indian Tribe is a federally recognized tribal government, re-organized in 1971 under the statutes of the Indian Reorganization Act of 1934, as amended for Alaska in 1936. The Tribe serves over 5,000 community members, Alaska Natives, and American Indians in the central and upper Kenai Peninsula. The Tribe's Headquarters is at 150 N Willow, Kenai, Alaska 99611. Nothing in this RFP is a waiver of the Tribe's sovereign immunity.

1.2 MISSION STATEMENT

1.2.1 To assure Kahtnuht'ana Dena'ina thrive forever.

2. OVERVIEW

The Kenaitze Indian Tribe ("Tribe") is seeking proposals from firms qualified and interested in providing Contractor services for existing medical building upgrades and repairs (the "Project"). The work shall meet all applicable Tribal, Federal, State, and Local Laws and Regulations.

Kenaitze acquired a medical facility located at 206 Rockwell in Soldotna. T 5N R 10W Sec. 29 Seward Meridian KN 0830162 Davidhizar Sub. Lot 1; Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The purpose of this Request for Proposal ("RFP") is to solicit responses from competent and experienced firms capable of providing the goods/services as specified herein in a prompt, cost-effective, and efficient manner. The selected firm is expected to enter into a legally binding agreement with the Tribe based on a relationship of trust and confidence. The selected firm is further expected to use its highest skill and judgment to design and build the Project while remaining in close consultation with the Tribe to ensure the successful completion of the Project. The selected firm shall provide for the professional oversight and delivery of all aspects of the services required to complete the Project

successfully, on time, and within the Project's budget, in accordance with the terms and conditions of the Tribe's Standard Professional Service Agreement (Attachment B).

The Tribe is constructing the Project under its federal funding agreement ("Funding Agreement") with the U.S. Department of Health and Human Services ("Funding Agency"). The Project shall be conducted in accordance with all applicable Tribal, Federal, State, and Local Laws and Regulations and the terms of the Funding Agreement.

Construction of the Project will be subject to prevailing wage rates under the Davis-Bacon Act, 40 U.S.C. §§ 3141–3148.

3. INQUIRIES

Questions regarding this RFP must be directed to Tami Murray, Procurement Manager, TMurray@kenaitze.org. All emails must identify the RFP title in the subject line, include the contact information for the person submitting the question, and indicate the relevant RFP, Plan Page, or Specification Division section number.

All questions must be submitted using this format and received no later than 5:00 p.m. (Alaska Standard Time) on February 21, 2025. Responses will be posted on the Kenaitze website on or before the close of business on February 24, 2025, and emailed to inquiring parties.

The post will provide every question received and each accompanying response. This will ensure all potential Offerors receive the same information. Questions will only be answered in writing. Revisions to this RFP shall only be made through formal written addenda that will be made available to all interested Offerors as described above. Oral and other interpretations or clarifications will be without legal effect. It is the Offeror's responsibility to ensure they are on the Tribe's list to receive all addenda.

Offerors must read the RFP thoroughly. Any ambiguity, conflict, discrepancy, omission, or other errors in this RFP must be reported in writing. Any changes or corrections to the RFP will be made only by a written addendum issued by the Tribe. Failure to report ambiguities, conflicts, discrepancies, omissions, or other errors in a timely manner prior to submission of the proposals will result in a waiver of those issues.

A mandatory site visit is required and must be completed by February 28, 2025. Contact Tami Murray to set up the site visit.

4. PROPOSAL SUBMISSION DEADLINE

To be considered, a complete proposal package must be received by the Tribe by the deadline via either of the following methods:

Hand-delivered or mailed to: Kenaitze Indian Tribe
Attention: Tami Murray
Procurement Manager
150 N Willow St
Kenai, Alaska 99611

Electronically transmitted to: tmurray@kenaitze.org

The deadline for submission is 5:00 pm Alaska Time, March 10, 2025. Any proposals received after the deadline may not be accepted. Proposals sent via email should be sent in a single PDF document format, with the RFP title noted in the subject line. The **Notice of Award is anticipated on March 14, 2025.** By submitting a proposal, the Offeror represents that the Offeror has become familiar with local conditions and has correlated that knowledge with the requirements in this RFP. To schedule a site visit, please contact Tami Murray, Procurement Manager, TMurray@kenaitze.org.

The submitted proposal shall remain valid for at least sixty (60) days after the closing date for receipt of proposals. Modifications to or withdrawals may be allowed only if received prior to the deadline for receipt of the proposal. No changes to or withdrawals of the proposal will be permitted after the time for receipt specified.

5. SCOPE OF WORK

The selected Offeror will provide a cost proposal for immediate (Code/Serviceability) upgrades and repairs to an existing medical building.

5.1 Objectives – The Tribe has identified the following objectives and services for the selected Offeror for the project:

5.1.1 CIVIL

- 5.1.1.1** Parking Lot Striping: Demo and Re-Paint.
- 5.1.1.2** Procure and Install Handicap Signage (x2) – ADA Compliance.
- 5.1.1.3** Reconstruct Sidewalks to be flush with the parking lot and remove all trip hazards – ADA Compliance.
- 5.1.1.4** Reconstruct the Sidewalk Ramp, currently at 8.33%. Reconstruct to be Min. 1:20 slope – Slope to be ADA.
- 5.1.1.5** Clear Vegetation from Sidewalks.
- 5.1.1.6** Repair Retaining Wall. Re-use existing material and rebuild and stabilize walls.

5.1.2 ARCHITECTURAL

- 5.1.2.1** Install FRP (or equivalent) on wet walls in Five (5) Restrooms – (Qty. 5)
- 5.1.2.2** R/R Doorknobs & Locksets to be ADA Compliant. Upstairs (Qty. 30), Downstairs (Qty. 20).
Procure & Install One (1) door, match existing, adjacent to the internal reception area (Qty. 1)
- 5.1.2.3** R/R Restroom furniture (toilets, sinks, fixtures, etc.). ADA-type furniture and ADA floorplan and clearances as best

you can. Notify Owner of any bathroom floorplan that cannot meet ADA clearances.

Offeror to identify outside restroom entrances, which restrooms meet ADA and which ones do not, after remodeling. Offeror to procure and install signage outside the restroom indicating: "ADA Restroom" for those that meet requirements. Submit the proposed signage to Owner for approval. Ensure proper operation and no leaks. Upstairs (Qty. 3) Downstairs (Qty. 2)

- 5.1.2.4** R/R Door Closers to be ADA Compliant (Qty. 4 Exits, Qty. 3 Entrance)

- 5.1.2.5** Install Emergency Inverters. Provide small remote emergency inverters near the main entrances and exits and connect to exterior building-mounted lights to provide the code-required emergency exit discharge lighting. (Qty. TBD)

- 5.1.2.6** Prep & Stain or Paint Deck Boards

- 5.1.2.7** Prep & Paint metal Handrail – Front of Building. Paint to match existing. (Qty. 1)

- 5.1.2.8** Prep & Paint Exterior at Bubbling. Paint to match existing (Qty. 5 SF)

- 5.1.2.9** R/R Upstairs Window Hardware, Interior Operators/Body (Qty. 9)

- 5.1.2.10** R/R Fascia Trim S Wall. Paint to match existing. (Qty. 140 LF)

- 5.1.2.11** Clean/Paint Soffit & Fascia. Paint to match existing (Qty. 400 LF)

- 5.1.2.12** Install Missing Roof Flashing along Fascia. Paint to match existing (Qty. 400 LF)

- 5.1.2.13** Install Missing Fascia Trim on S elevation. Paint to match existing (140 LF)

- 5.1.2.14** Ext. Waterproofing of exterior exposed concrete masonry units (CMU) retaining wall on N elevation.

- 5.1.2.15** Clean, Prepare, Waterproof and Paint Exterior. Fascia, Trim, Soffit. Qty. All (excl. stone veneer/decks)
- 5.1.2.16** Clean and Paint Interior. Remove Wallpaper, Patch, and repair miscellaneous holes. Qty. Entirety
- 5.1.2.17** Re-attach Stone Veneer where loose on the wall, Location: S elevation (Qty. 50 SF)
- 5.1.2.18** Clean Roof of Moss (Qty. 7,000 SF)
- 5.1.2.19** Patch Holes in interior Walls and Refinish (Qty. TBD)
- 5.1.2.20** Add Corner Guards (after re-paint) throughout the interior, Upstairs, and Downstairs (Qty. 100)
- 5.1.2.21** Identify the leak (Mech. Rm.) and advise the owner regarding the Repair.
- 5.1.2.22** R/R Stained and Damaged ACT, Upstairs (Qty. 10), Downstairs (Qty. 20)
- 5.1.2.23** R/R Carpet and Laminate Floor and all base molding
 Upstairs: Carpet: 3K SF, Laminate: 4K SF
 Downstairs: Carpet: 5K SF, Laminate: 600 SF
 Specs:
 Carpet: To be Commercial-Grade, High-Traffic, and High-Wear
 Laminate: High-Wear, High-Traffic Commercial Applications. Samples are to be submitted to Owner for Approval.
- 5.1.2.24** Remove the metal wall strut located downstairs in the admin area, and patch for paint.
- 5.1.2.25** Remove the overhead metal bar in the back of the upstairs hallway. Patch walls for paint.
- 5.1.2.26** Procure & Install Misc. outlet and light switch commercial steel covers to match existing
- 5.1.2.27** Repair the Inoperable light switch located in the exam room across from U1
- 5.1.2.28** Demo exterior signage: "Family Medical Clinic" and prep for paint
- 5.1.2.29** Patch hole located in the X-ray room

5.1.3 STRUCTURAL

- 5.1.3.1** Reset Exterior Stair post to be centered on the foundation (Qty. 1)
- 5.1.3.2** Secure Mechanical units (Furnaces) (Qty. 2) by anchoring and Hot Water Heaters strapped to the Wall. (Qty. 2)

5.1.4 ELECTRICAL

- 5.1.4.1** R/R Emergency Egress Lighting and Exit Signs and provide a complete new emergency Egress Lighting and Signage Upgrade with Battery Backed-Up exit signs and integral battery-backed LED fixtures. Qty. Entirety

- 5.1.4.2** R/R Fire Alarm System. Provide a new current industry system with code-required notification and device layout. Demolish all existing associated wiring and replace it with new. See Note Below. (Qty. 1)
- 5.1.4.3** R/R Panels Boards with new modern serviceable panel boards
- 5.1.4.4** R/R Lighting – Demolish existing lighting and replace it with commercial grade (LED) fixtures. Ceiling work (tile replacement, re-framing, etc.) as a result of lighting replacement managed by.....T/M rate:
- 5.1.4.5** R/R Telecom System – Demolish the existing Telecom System and provide a new system, complete with multiport telecom outlets in rooms requiring internet and phone access. (Qty. 1)

- 5.1.4.6** R/R Nurse Call System - Demolish the existing call system and replace it with a new system in all existing areas. (Qty. 1)
- 5.1.4.7** Demolition of the electrical outlet on the floor, patching of the hole, removal and disposal of all associated wiring, and updating the fuse panel for the available breaker.
- 5.1.4.8** Procure and Install Ethernet runs from the central unit to locations, for future door badge access. As illustrated on the provided floorplan drawings, Cat 6 is Preferred. Additional information below.

5.1.5 MECHANICAL

- 5.1.5.1 Install ASSE 1070 Tempering Valves at each restroom and exam room sink.
Qty. 5 restrooms
Qty. exam rooms: Upstairs: 15 Downstairs: 10
Qty. 1 Lab, Qty. 1 Kitchen
- 5.1.5.2 R/R Exhaust Fans - Ceiling exhaust fans in bathrooms (Qty. 5) sink and exam room sink.
(Qty. 5) Restrooms
Qty. Exam Rooms: Upstairs: 15 Downstairs: 10
- 5.1.5.3 Emergency Eyewash Station: Demo and Cap-off (for future connection) (Qty. 1)
- 5.1.5.4 R/R Recirculation Range Hood and duct to the exterior. Location level 2 Break room (Qty. 1)
- 5.1.5.5 R/R Control Dampers on furnace outside air and return/relief ducting to allow either both manual adjustment and automatic control of outside air delivered to the facility.
- 5.1.5.6 R/R Drinking Fountain. Install ADA height compliance. (Qty. 1)
- 5.1.5.7 Clean Ductwork – (Qty. All)
- 5.1.5.8 R/R Qty. 2 York Electric Furnaces with new High-Efficiency gas-fired furnaces, including modification of natural gas piping and combustion air and flue venting.
- 5.1.5.9 Air Balance - Provide whole building Testing, Adjusting, and Balancing (Qty. All)
- 5.1.5.10 R/R Entryway Electric Unit Heaters with new like-kind

Fire –Alarm System:

Owner preference is a "non-proprietary" fire alarm system. This means an addressable fire alarm system with panel software available for download from the manufacturer's website, WITHOUT having to be an "authorized rep." The owner utilizes the O/M services for our existing Fire-Alarm Systems of FireTech. POC: Wyatt Beebe wyatt@akfiretech.com Cell: (907) 980-6622 Office (907) 696-4960

NON-Proprietary Fire Alarm System Manufacturers:

- Potter (Preferred)
- Kidde (2nd Preference)
- Fire Lite

Ethernet wiring

Owner preference Convergent (formerly ATS Alaska). It is recommended that potential bidders reach out to Convergent for this scope item.

Josh Olds
Account Executive
Office: 907-868-5100
Cell: 907-317-1633
josh.olds@convergent.com

DEFINITIONS

“R/R” = Remove and Replace

“ACT” = Acoustic Ceiling Tile

“Entirety” = Top & Bottom Floors excl. Sleep Center

NOTES:

- Colors/Textures/Styles to be approved by Owner
- Interior Carpet to be a commercial grade, durable, low-pile nylon carpet
- Interior Paint Spec OC-45 Swiss Coffee
- Exterior Paint Scheme – Please provide Samples to Owner for Approval
- Scope Does Not Include Sleep Clinic (existing tenant).
- IT Ethernet installed in the entire building (including the Sleep Center).

Work is to be performed not to disturb existing tenants in the Sleep Center downstairs. Offeror to coordinate a workable schedule with the Sleep Center tenant and Owner.

Offeror to procure and install all material as indicated in the scope. Coordinate Submittals where necessary with Owner for approval.

Offeror is responsible for all landfill fees.

6. SCHEDULE

Interested Offerors should to consider their workload and capability of meeting Project schedules.

Contract Award	March 14, 2025
Milestone dates:	TBD
Kick-off Meeting Owner	TBD
Project Completion	July 2, 2025

7. PROPOSAL SUBMISSION REQUIREMENTS

All Offerors interested in submitting a proposal in response to this RFP must adhere to the following requirements. Failure to do so may result in the Tribe deeming the proposal to be non-responsive and, therefore, not eligible for consideration.

Cover Letter:	1-page maximum
Narrative:	10- pages maximum
Resumes:	2-pages maximum (each)
Rate Sheets and Attachments:	As required
Scope of Work:	As required

One page is defined as one side of a standard 8 ½" x 11" sheet of paper.

7.1 Proposal Submittal Items

Offerors must only submit one proposal, following the format outlined below, and clearly identifying each of the following four criteria within the submittal.

- a) Cover Letter** – submit a cover letter on company letterhead that is no more than one (1) page and includes the following:
1. The company's legal name and contact information.
 2. An overview of the company's qualifications and experience relevant to the scope of work defined herein.
 3. The identity and qualifications of the person(s) who will be assigned to the job should the company be chosen.
 4. The letter must be signed by a company representative who is authorized to make representations and commitments for the Offeror. Include that person's name and contact information, and include a statement that the signing individual has the authority to bind the Offeror to the proposal.
 5. Confirmation that all addenda have been received and considered. The addenda can be found on the Kenaitze website: <https://www.kenaitze.org/about/procurement/>
 6. Offeror must confirm its ability to secure a performance bond and a payment bond, each equal to 100% of the contract price, as security for the faithful performance and payment of the contractor's obligations under the agreement.
 7. Statement that Offeror agrees to the contract terms and conditions identified in Attachment B of this RFP or explain that it has provided specific redline edits to the Tribe's Standard Professional Service agreement
- b) Scope of Work** – submit a written, detailed description of how each component of Section 5 Scope of Work will be accomplished. Please refrain from using marketing information in this part of the proposal submittal. The Scope of Work document will not count toward the narrative page limit.
- c) Site Inspection** - Schedule a mandatory site inspection prior to bidding this project to verify existing conditions and for contractor to familiarize itself with

the full scope of work. Contact Tami Murray, Procurement Manager to arrange an inspection by February 28, 2025, at 907-335-7213 or TMurray@kenaitze.org.

- d) **Price** – Submit a written price proposal to provide the service(s) as specified herein, using the format set forth in subsection 8.1 Proposal Price. The proposed price must include all of the Offeror's costs associated with providing the good(s) or service(s) as called for within this RFP and including, but not limited to, wages, administrative overhead, travel, transportation, lodging, and other similar costs unless stated otherwise. No other costs will be considered for payment.
- e) All proposals will become the property of the Tribe and may be returned only at the option of the Tribe. Any information marked as proprietary or confidential will be held in confidence to the greatest extent possible.

7.2 Proposal Preparation Cost

The Tribe shall not be responsible for any costs associated with preparing and/or submitting a proposal in response to this RFP in any manner or for any reason.

7.3 Proposal Validity

Offeror's price proposal will remain valid for 90 calendar days from the RFP submission deadline or until an award is made to the successful Offeror, whichever is sooner. No price proposal will be accepted if marked "price prevailing at the time of delivery," "estimated price," or something similar. All price proposals must be in US dollars.

7.4 Contract Terms

Within 30 calendar days after a Contactor is selected and a notice of intent to award is issued, it is expected that the contractor chosen will sign the Tribe's standard Agreement for Professional Services, which is included as an attachment to this RFP (**Attachment B**).

Interested Offerors are expected to carefully review the Tribe's standard Agreement and advise the Tribe—as a required part of the proposal—if any of the terms or conditions of the Agreement are objectionable. If any provisions are objectionable, the Offeror must propose alternative terms and conditions which are acceptable to it. These pages will not count against the proposal page limit. The Tribe reserves the right to reject any proposal that fails to indicate that the Offeror is willing to execute the Tribe's standard Agreement or fails to propose terms and conditions for the Agreement that are acceptable to the Tribe.

8 PRICE AND PAYMENT

8.1 Proposal Price

The Offeror must submit a written price proposal to provide the good(s) or service(s) as specified herein. The proposed price must include all of the contractor's costs associated with providing the good(s) or service(s) as called for within this RFP and including, but not limited to, wages, administrative overhead, travel, transportation, lodging, and other similar costs unless stated otherwise. No other costs will be considered for payment.

8.2 Davis-Bacon Act

This project must comply with the Davis-Bacon Act: A condition of this project is that any construction contracts funded with Federal funding will comply with the Davis-Bacon Act.

- a) **Davis-Bacon and Alaska Prevailing Wages:** The Wage Determinations Online website (<https://sam.gov/content/wage-determinations>) issues prevailing wage schedules to the Kenai Peninsula Borough for qualifying contracts. These prevailing wage schedules contain hourly wage rates that workers must receive when working on a public project.

8.3 Payment

Offeror shall be paid for actual work completed in accordance with the requirements herein and the accepted price proposal. The total amount to be paid to the contractor shall not exceed the contractor's quoted amount, unless otherwise specifically agreed to in advance with supporting justification and in writing by both parties.

Payment to the Contractor is contingent on the contractor delivering a bill or invoice to the Tribe on a monthly basis. The Tribe retains the right to require additional documentation to support the submitted invoice. The Tribe will provide payment to the contractor within 30 calendar days of acceptance of the invoice.

The contractor shall provide the following information with each monthly invoice:

- a) Identification of billing period
- b) A statement describing the actual work completed with sufficient detail to reconcile the charges against the work performed and/or work product received by the Tribe;
- c) Percentage of services completed per phase of the Project, per the contractor's schedule of values;
- d) Date invoice was submitted;

- e) Entity name and contact information; and
- f) Name of authorized person originating or submitting the billing for the entity.

Submit invoices to:
Accounts Payable
Kenaitze Indian Tribe
PO Box 988
Kenai, Alaska 99611

Each covered contractor and subcontractor must provide the Kenaitze Indian Tribe with a copy of all payrolls for the preceding weekly payroll period on a weekly basis. Each payroll submitted must be accompanied by a "Statement of Compliance." The contractor, subcontractor, or the authorized officer or employee of the contractor or subcontractor who supervises the payment of wages must sign the weekly statement.

8. INSURANCE, CERTIFICATIONS, AND OTHER REQUIREMENTS

8.1 Insurance: If Offeror is selected, Offeror must agree to maintain the level of insurance coverage specified in the Agreement throughout construction of the Project.

8.2 Certifications Required for Federally Funded Projects: By submitting a proposal, the Offeror assures that:

8.2.1 Neither it nor any of its principals is presently debarred, suspended, proposed for debarment, or declared ineligible or voluntarily excluded from participation in this transaction by any state or federal department or agency;

8.2.2 Neither the Offeror, nor any of its employees, agents, or representatives has violated the provisions of the "Anti-Kickback" Act (41 U.S.C §§ 8701-8707) which will be incorporated by reference and made a part of any contract;

8.2.3 Buy America Requirements. The Offeror agrees to comply with 49 U.S.C. 5323(j) and 49 C.F.R. part 661 and 2 CFR § 200.322 Domestic preferences for procurements, which provide that Federal funds may not be obligated unless all steel, iron, and manufactured products used are produced in the United States;

- 8.2.4** Neither the Offeror nor any of its representatives has been required, directly or indirectly, as an express or implied condition in obtaining or carrying out this contract, to employ or retain any organization or person or to make a contribution, donation, or consideration of any kind;
- 8.2.5** It will comply with all applicable state and federal rules governing Equal Employment Opportunity and Non-Discrimination, including all applicable provisions of 41 C.F.R § 60–1.4(b); and
- 8.2.6** Its prices were independently arrived at and without collusion.

8.3 License: All Offerors must hold a valid Alaska Business License and valid Professional License sufficient to perform the work required by the Project. All services performed under the Agreement resulting from this RFP, which may require a professional license, shall be performed by or under the supervision of a person licensed and registered in the State of Alaska to provide the services contemplated under the Agreement. Offerors must submit copies of all licenses, certificates, registrations, and other credentials required for performance under the contract when submitting proposals in response to this RFP. Documentation must be current and must have been issued by or under the authority of the State of Alaska, or if documentation is from an outside jurisdiction, such documentation must be accepted as valid by the State of Alaska for performance in Alaska.

9. ADDITIONAL REQUIREMENTS:

- 9.1** Offeror responsible for verifying a thorough understanding of the Scope of Work, material dimensions, accuracy, damage, and layout.
- 9.2** Offeror shall supply a project site-specific safety plan.
- 9.3** Offeror will turn in a Safety Data Sheet for products used on Kenaitze property.

10 GENERAL REQUIREMENTS

10.1 Term of Service

The agreement resulting from this RFP shall be effective from the date of execution of the contract through the completion of services. The Tribe anticipates that the Project will be completed by July 2, 2025.

10.2 RFP Modification

Offerors should be aware that the Project information presented in this document is preliminary. Descriptions of the Project and proposed schedule are subject to

refinement and change to meet the ongoing needs of the Project. The Tribe reserves the right to accept or reject any or all submittals, consider alternatives, waive informalities in evaluation procedures and RFP requirements, and may make its selection based on any factors deemed to serve its own best interest. This includes the right to reject any or all proposals and the right to proceed utilizing a different procurement process. The Tribe, in its sole discretion, may cancel the solicitation at any time if such cancellation is in the best interest of the Tribe.

10.3 Sub-Contractors

The Selected Offeror must disclose to the Tribe the use and identity of sub-contractors it intends to use in carrying out the requirements herein. The Tribe reserves the right to approve all sub-contractors if it so chooses. The Selected Offeror is solely responsible for the satisfactory performance and compensation to any sub-contractors.

The Tribe has adopted a Tribal Employment Rights Ordinance (TERO), Ordinance No. 2017-01. In accordance with the TERO, the Selected Offeror shall make best efforts to employ and subcontract with Tribal members, Tribal members' spouses, and other Alaska Native and American Indians. The Selected Offeror shall review and consider the Tribe's preferred vendor list and index of Tribal members and eligible Indians seeking employment that is maintained by the TERO office.

10.4 Other

The Tribe may require, seek, and utilize all information it deems appropriate to assess the qualifications of individual Offerors. Unless otherwise specified by Offeror in writing, all proposal information submitted in response to this RFP shall be considered public information and may, at the Tribe's sole discretion, be released to the public at the conclusion of the procurement process, except for the rate information submitted in response to the pricing criteria. Any other information related to pricing or capacity that Offerors consider confidential or proprietary must be clearly identified in writing as part of the Proposal response.

11 EVALUATION AND SELECTION

Proposals will be evaluated by Tribal staff and committee based on the responsiveness to the submission requirements described in Section 7 and the following factors:

The Offeror's proposal will be evaluated on how well it demonstrates that it has the experience and expertise to perform the services required for the Project. Consideration will be given as to how effectively and successfully the Offeror has executed past projects. Consideration will also be given to Offerors with experience relevant to the type and use of the proposed project.

Please include a listing of your company's three (3) most recent successful projects, with owner references, that are relevant and/or similar to the services required for this Project.

Point System:

- ***Capability and Experience (20 points)***
Provide a summary of the proposed project team, identifying the primary point of contact for the Tribe throughout the project and relevant experiences for the identified individual. List all sub contactors that will play a key role in the project and describe their relevant experiences.
- ***Work Plan (20 points)***
Provide a detailed work plan that outlines the timeline for all phases of the project, including, but not limited to, the starting date and other milestones/deadlines for each phase.
- ***Proposal and Professionalism (10 points)***
Provide a comprehensive and professional proposal with all key elements as stated herein.
- ***Value Proposal (50 points)***
The Tribe will award these points based on the vendor's quoted price.
- ***Alaska Native/American Indian Member (10 points) or Tribal Member (25 points) Preference***
Provide proof of AN/AI membership or Tribal membership for the vendor's owner to receive preference. To be considered for preference, proof of membership and at least 51% ownership must be submitted with the proposal.

The Tribe reserves the right to waive informalities and minor inaccuracies and reject any and/or all proposals that it deems to be not in the best interests of the Tribe. It may proceed with the next proposer or utilize an entirely different process at any time during the process.

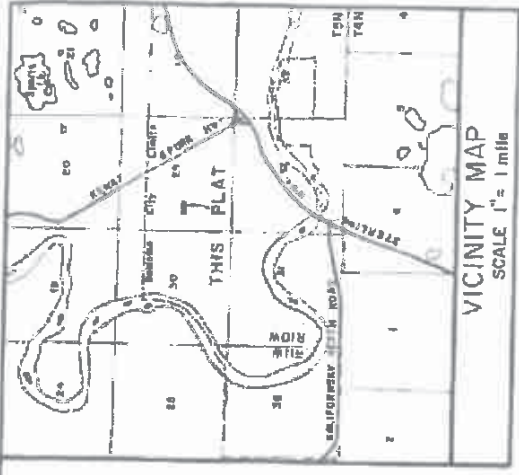
ATTACHMENTS:

Attachment A – As-Built for Property with IT specs

Attachment B – Sample Standard Professional Service Agreement

END OF PROPOSAL

KN 83-162



- LEGEND AND NOTES**
- ⊕ Found official survey monument
 - ⊙ Set Bernsten 3/4" x 30" aluminum survey monument
 - ⊗ Found 1/2" aluminum cap
 - ⊖ Found 5/8" rebar
 - Set 1/2" rebar
 - Found 1/2" rebar

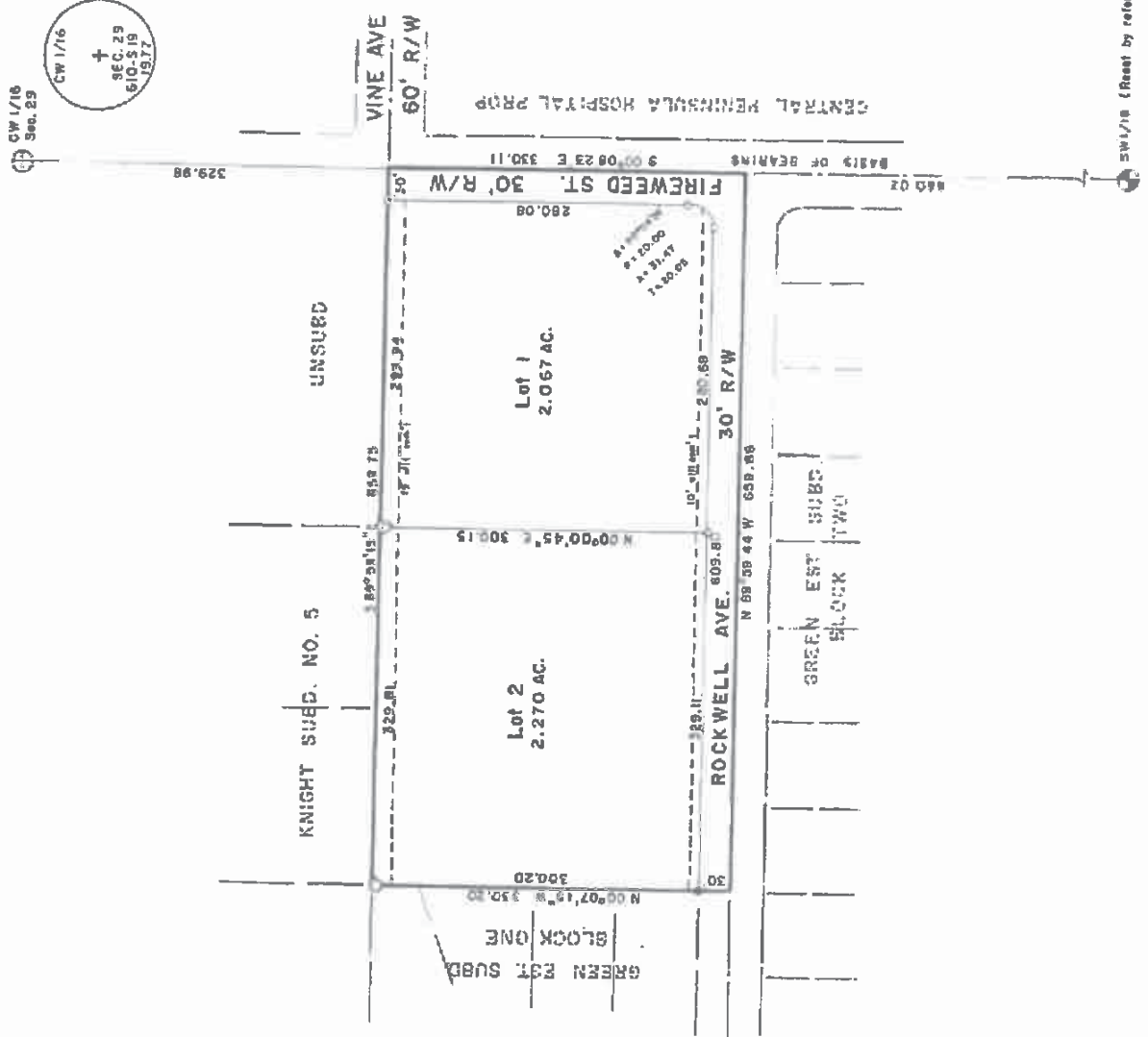
RELATED SUBDIVISION ADEC APPROVAL NOT REQUIRED
 19 ACC 72.045
 6/10/83

All wastewater treatment and disposal systems shall comply with existing law at time of construction.

RECORDED - FILED
 DATE 11-13-83
 TIME 1:43
 BY THE CLERK OF COURSE

CW 1/16 Sec. 29
 +
 SEC. 29
 610-519
 1977

4928-3
 SW 1/16
 +
 SEC 29
 1983



NOTARY'S ACKNOWLEDGEMENT

FOR: Lavern Davidhizer
 Subscribed and sworn before me this
 5th day of July, 1983
 My commission expires 20-86
 Mary Tall
 Notary Public for Alaska

STATE OF ALASKA
 NOTARY PUBLIC
 MARY TALL
 My Commission Expires 20-86

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision and dedicate all right-of-ways to public use and grant all easements to the use shown.

Lavern Davidhizer
 Lavern Davidhizer

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 5/24/83, 19.83.

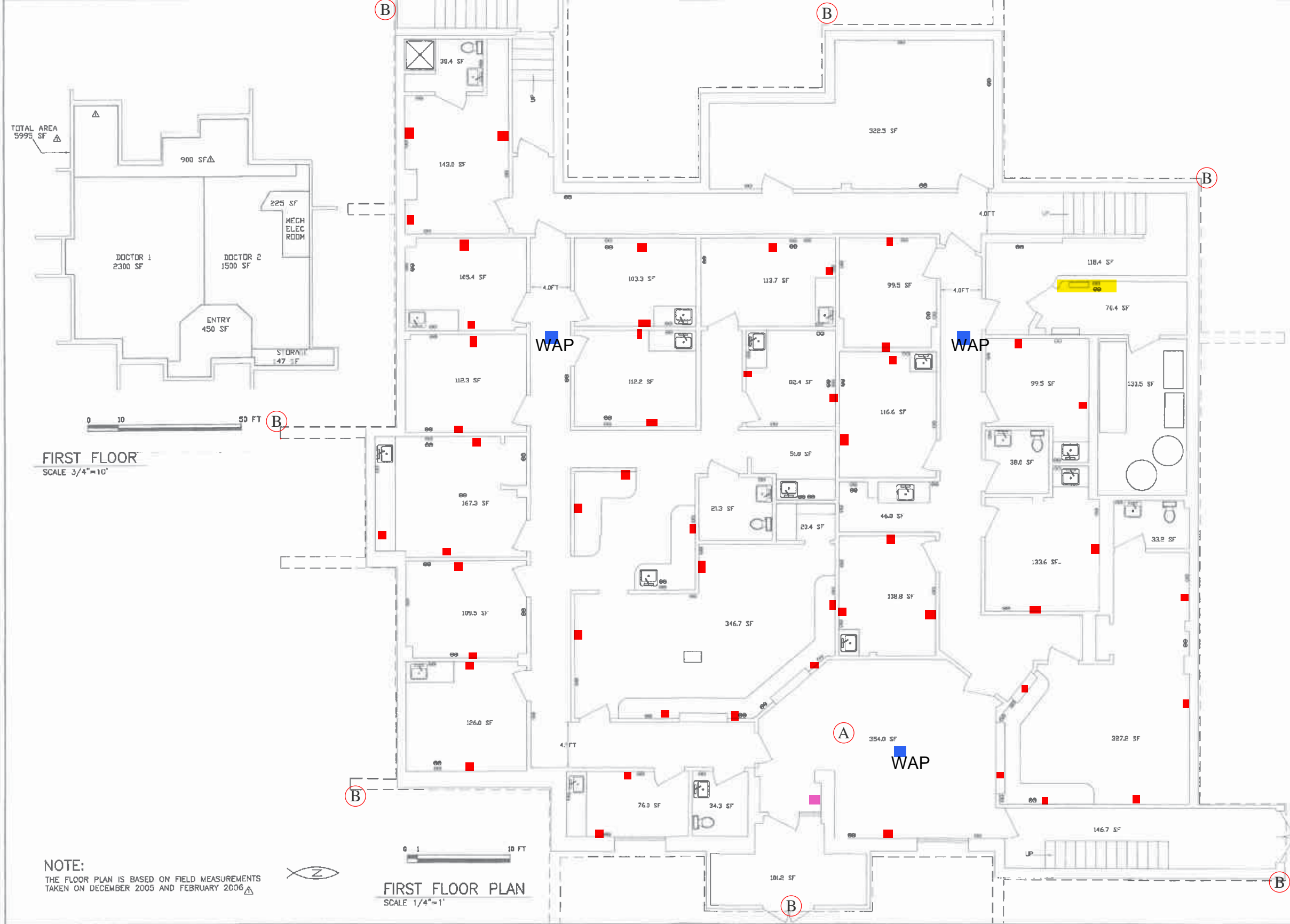
Kenai Peninsula Borough
 By: [Signature]
 Authorized Official

DAVIDHIZER SUBDIVISION

Lavern Davidhizer, owner
 Box 2037
 Soldotna, AK 99669

LOCATION
 5.001 ACRES M/L SITUATED WITHIN THE NW1/4 SW1/4 SECTION 29, T3N, R10W, S.M., AK., THE CITY OF SOLDOTNA AND THE KENAI PENINSULA BOROUGH.
 Prepared by: McLANE B ASSOCIATES, INC.
 Soldotna, AK 99669

DATE May 28, 1983
 SCALE 1" = 100'
 BK. NO. 83 - 16



FIRST FLOOR
 SCALE 3/4"=10'

FIRST FLOOR PLAN
 SCALE 1/4"=1'

NOTE:
 THE FLOOR PLAN IS BASED ON FIELD MEASUREMENTS
 TAKEN ON DECEMBER 2005 AND FEBRUARY 2006

FIRST FLOOR PLAN

FAMILY MEDICAL CLINIC

35185 SPRINGWOOD, ALABAMA CONSULTING ENGINEERS, INC.
Mike Tauriainen, P.E.

DATE	MAR 05
DRAWN	AR
CHECKED	MT
CAD FILE	1FLOORPLAN
PROJ. NO.	05238

SHEET
1
 OF 1

Basement total drops = 52 (156 cable runs)
 Main Floor total drops = 58 (174 cable runs)
 Wireless Access Point = 8 cable runs
 Security cameras = 7 cable runs

Total cable runs: 347

- (B) = Outdoor camera
- (A) = Lobby camera(s)
- = Network drop with three runs each (3 x RJ45 jacks)
- = Single drop for Wireless Access Point
- = Single drop for time clock

\pdc\hpc\first floor plan (REVISED).dwg, 12/16/2005 1:21:26 PM, HP DesignPlot TSD0 24in HPB2.2

