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# KENAITZE INDIAN TRIBE REQUEST FOR PROPOSAL Community Garden

Issued: Date March 13, 2024

## 1 INTRODUCTION

### 1.1 ORGANIZATION

1.1.1 Kenaitze Indian Tribe (Kenaitze, “the 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 nearly 5,000 Alaska Native and American Indian (AN/AI) community members in the central and upper Kenai Peninsula. The Tribe’s Headquarters is located 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

Kenaitze is seeking proposals from firms qualified and interested in providing services to develop a community garden for Kenaitze’s *Shanteh t’uh* Food Sovereignty Campus Development Project (“the Project”). The Project shall be designed to meet all applicable Tribal, Federal, State, and local laws and regulations.

- Kenaitze owns a 10-acre parcel within the city of Kenai, selected as the site for the Tribe’s Food Sovereignty Campus: Kenai Peninsula Borough parcel ID 04904091, legal description T 5N R 11W SEC 1 SEWARD MERIDIAN KN GOVT LOT 16.
- The site currently contains two (2) food production greenhouses and space for a Hydroponics Container, intended to enhance future production capacity; Kenaitze has been awarded funds by the U.S. Department of Agriculture (USDA)

Community Food Projects (CFP) grant program to continue to expand capacity at the Food Sovereignty Campus by constructing an outdoor community garden.

- Three (3) acres have been set aside and cleared for an outdoor community garden, designed to contain garden beds, approximately 12 raised gardens, an open gathering space, and approximately 1,000 feet of ADA-accessible walking paths.
- The parcel is zoned Rural Residential, and the Tribe desires that the selected firm manage the process for any required permits.

The purpose of this Request for Proposal (RFP) is to solicit responses from competent and experienced firms that are capable of providing the goods/services as specified herein in a prompt, cost-effective, and efficient manner, completed within the specified performance period. 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 A).

The Tribe is constructing the Project under a Federal funding agreement ("the Grant") with the USDA National Institute of Food and Agriculture (NIFA, "Funding Agency"). Offerors are hereby advised that the development of the Project is contingent upon the Tribe receiving funding from the 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 Grant.

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 in writing to Tami Murray, Procurement Manager, [TMurray@kenaitze.org](mailto: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 must be received no later than 5:00 p.m. (Alaska Standard Time) on 3-29-2024. Responses will be posted on the Kenaitze website on or before the close of business on 4-1-2024 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.

#### **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](mailto:tmurray@kenaitze.org)

**The deadline for submission is 5:00 pm Alaska Time, 4-15-2024.** 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 4-19-2024.**

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 make a site visit, please contact Tami Murray, Procurement Manager, [TMurray@kenaitze.org](mailto: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 contractor will provide landscape design, development, and implementation services needed to create an outdoor community garden; the garden should include a gathering space, walking paths, raised garden beds for leafy and root vegetables, and areas for Alaska hardy fruit trees, berry bushes, and pollinating plants that will aide in the success and sustainability of the Project.

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

**5.2 Design and Development;** The garden should be designed for all to access no matter the age or physical ability, including but not limited to the following features:

**5.2.1** Clear the site as needed (it was cleared in 2022, but some growth has returned)

**5.2.2** ADA access to planted areas, ADA approved pathways.

**5.2.3** Garden beds, with nutrient-rich planting soils and mulch, with space around the beds for cart movement and adequate space for mobility assisted devices.

**5.2.4** Twelve (12) raised garden beds, with nutrient-rich planting soils and mulch, with space around the beds for cart movement and adequate space for mobility assisted devices.

**5.2.5** Gathering and resting spaces along the pathways, such as benches and wheelchair-accessible tables for harvest sorting and visiting.

**5.2.6** Utility Hubs for water, fertilizer, soil and mulch piles, and storage bins.

**5.2.7** Irrigation System, with comparisons between temporary and permanent system options.

**5.3 Installation: Materials, Supplies and Labor**

**5.3.1** Offeror should outline the plan for installation, source construction materials needed to create the garden beds and pathways, as well as the components to be used, soil, mulch, gravel etc. Source irrigation systems tables, benches, garden art etc. Include all fees for construction and implementation of the garden.

**5.3.2** Plants – Offeror is required to recommend quality Alaska hardy plants, seeds, starts, trees and shrubs for the garden and be able to source them for planting this season.

## 6. SCHEDULE

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

Notice of Award	April 19, 2024
Kickoff Meeting	TBD
Conceptual drawings	May 30, 2024
Implementation Begins	June 3, 2024
Completion	September 30, 2024

## 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/Scope of Work	10- pages maximum
Resumes:	2-pages maximum (each)
Rate Sheets and Attachments:	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 (1) proposal following the format outlined below, and clearly identifying each of the following five (5) 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/>

- b) **Narrative/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.
- c) **Price** – Submit a written price proposal to provide the service(s) as specified herein, using the format set forth in subsection 7.1 Proposal Price. This Project is jointly funded with Federal and Kenaitze Indian Tribe funds. **Federal Davis-Bacon labor wages are required for this Project.** The proposed price must include all of the vendor'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.
- d) 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 issuance of this RFP, the submission of a response by any firm, and the acceptance of such response do not obligate the Tribe in any manner, prior to the award of an agreement to the Offeror selected as a result of the RFP process. The Tribe shall not be responsible for any costs incurred by any Offerors associated with preparing and/or submitting a proposal in response to this RFP, in any manner, for any reason. All proposal preparation costs shall be the sole responsibility of the Offerors, including the selected firm.

### **7.3 Proposal Validity**

An Offeror's proposal will remain valid for sixty (60) calendar days from the RFP submission deadline or until an award is made to the successful Offeror, whichever is sooner.

## **8 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 point system, and/or any other manner deemed appropriate by the Tribe to determine the proposal most advantageous to the Tribe.

The Offeror's proposal will be evaluated on how well it demonstrates that the proposing firm 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 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 subcontractors 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 significant milestones and/or 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.
- ***Native Preference:*** In accordance with 25 U.S.C. § 5307(b) and the Tribe's TERO, Ordinance No. 2017-01, the Tribe provides a preference for qualified AN/AI-owned businesses. Offerors do not need to qualify as an AN/AI enterprise in order to submit a proposal.
- ***AN/AI Member (5 points) or Tribal Member (10 points) Preference***  
Provide proof of AN/AI membership or Tribal membership for the vendor's owner to receive preference. In order 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 which it deems to be not in the best interests of the Tribe and to proceed with the next Offeror or to utilize an entirely different process at any time during the process.

These criteria are intended to describe the qualities the Tribe is looking for in the selected firm, but are not intended to constrain the Tribe's discretion in selecting the firm it determines will provide the best overall value to the Tribe in carrying out the Project.

At its sole discretion, the Tribe may ask questions of Offerors, seek clarifications, and conduct interviews with Offerors on Proposals. The Tribe reserves the right to waive

any formalities in the selection process 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.

## **9. TYPE OF AGREEMENT**

Within 15 calendar days after the Notice of Award is issued, it is expected that the Selected Offeror will sign the Tribe's Standard Professional Service Agreement, which is included with the RFP information as Attachment A. Offerors are expected to carefully review the Tribe's Standard Professional Service Agreement and advise the Tribe in their proposal if any of the terms or conditions of the Standard Professional Service Agreement are objectionable.

If any provisions are objectionable, the Offeror must provide in redline format alternative terms and conditions which are acceptable to it, along with the reasons for the proposed changes. 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 Professional Service Agreement or fails to propose alternative terms and conditions that are acceptable to the Tribe.

## **10. INSURANCE, CERTIFICATIONS, AND OTHER REQUIREMENTS**

**10.2 Insurance:** If Offeror is selected, Offeror must agree to maintain the level of insurance coverage specified in the Agreement throughout completion of contracted activities in support of the Project.

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

**10.3.1** 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;

**10.3.2** 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;

**10.3.3** Buy America Requirements. The contractor 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;

**10.3.4** 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;

**10.3.5** 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

**10.3.6** Its prices were independently arrived at and without collusion.

**10.4 License:** All Offerors and subcontractors are required to hold a valid Alaska Business License and valid Professional Licenses 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 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.

## **11. ADDITIONAL REQUIREMENTS:**

Offeror is responsible for conducting necessary research and becoming familiar with the organization as necessary. All necessary permits are the responsibility of the Offeror.

A site inspection is recommended but not required for submission of a proposal on this Project. The ground is covered in snow, Attachment C has images of the site for reference. To schedule a site visit to familiarize itself with the full scope of work,

Contact Tami Murray, Procurement Manager to arrange an inspection, at 907-335-7213 or [TMurray@kenaitze.org](mailto:TMurray@kenaitze.org).

## **12. GENERAL REQUIREMENTS**

### **12.1 Term of Service**

The agreement resulting from this RFP shall be effective from the date of execution of the agreement through the completion of services. The Tribe anticipates that the Project will be completed by October 1, 2024.

### **12.2 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.

### **12.3 Sub-consultants**

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

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 Natives 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.

### **12.4 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.

**ATTACHMENTS:**

Attachment A - Standard Professional Service Agreement

Attachment B – Ames Civil Site Plan

Attachment C – Site Photos

**END OF PROPOSAL**

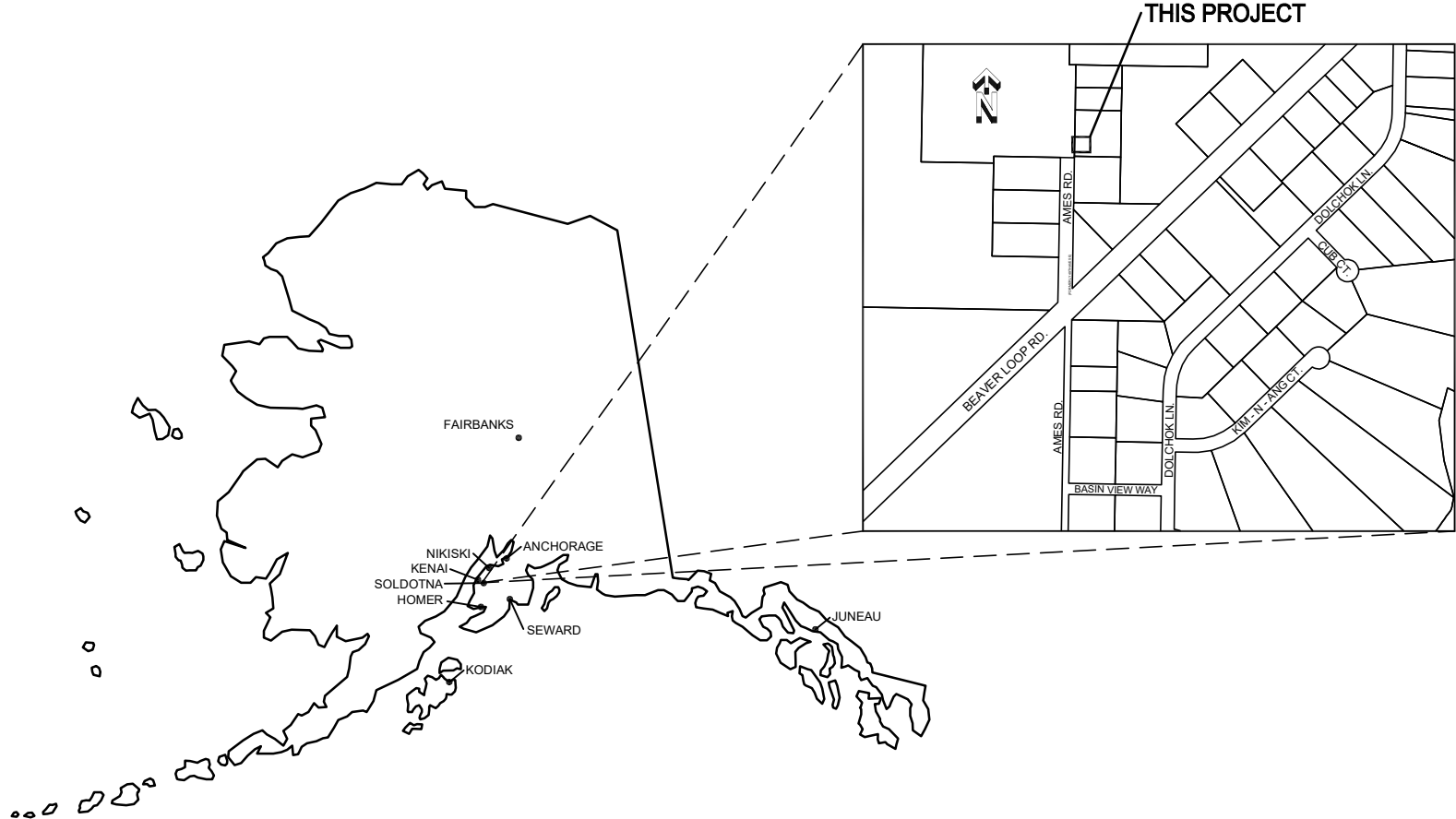
# KENAITZE INDIAN TRIBE

## 255 AMES ROAD GREENHOUSE PAD EXPANSION



### DRAWING INDEX

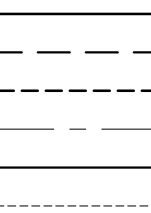
SHEET NUMBER	TITLE
1	TITLE SHEET
2	LEGEND AND ABBREVIATIONS
3	NOTES & SPECIFICATIONS
4	SITE PLAN
5	SITE LAYOUT PLAN
6	SITE GRADING PLAN
7	SITE UTILITY PLAN
8	TYPICAL SITE SECTIONS



LOCATION MAP

LEGEND

LINE / SYMBOL



DESCRIPTION

PROPERTY LINE  
RIGHT OF WAY  
UTILITY EASEMENT  
CENTERLINE  
NEW SHOULDER  
EXISTING SHOULDER

DRAINAGE DIRECTION

MONUMENT

PROPERTY CORNER

STOP SIGN

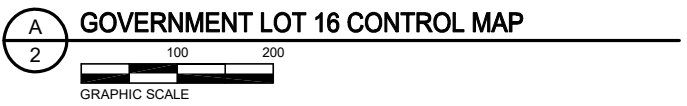
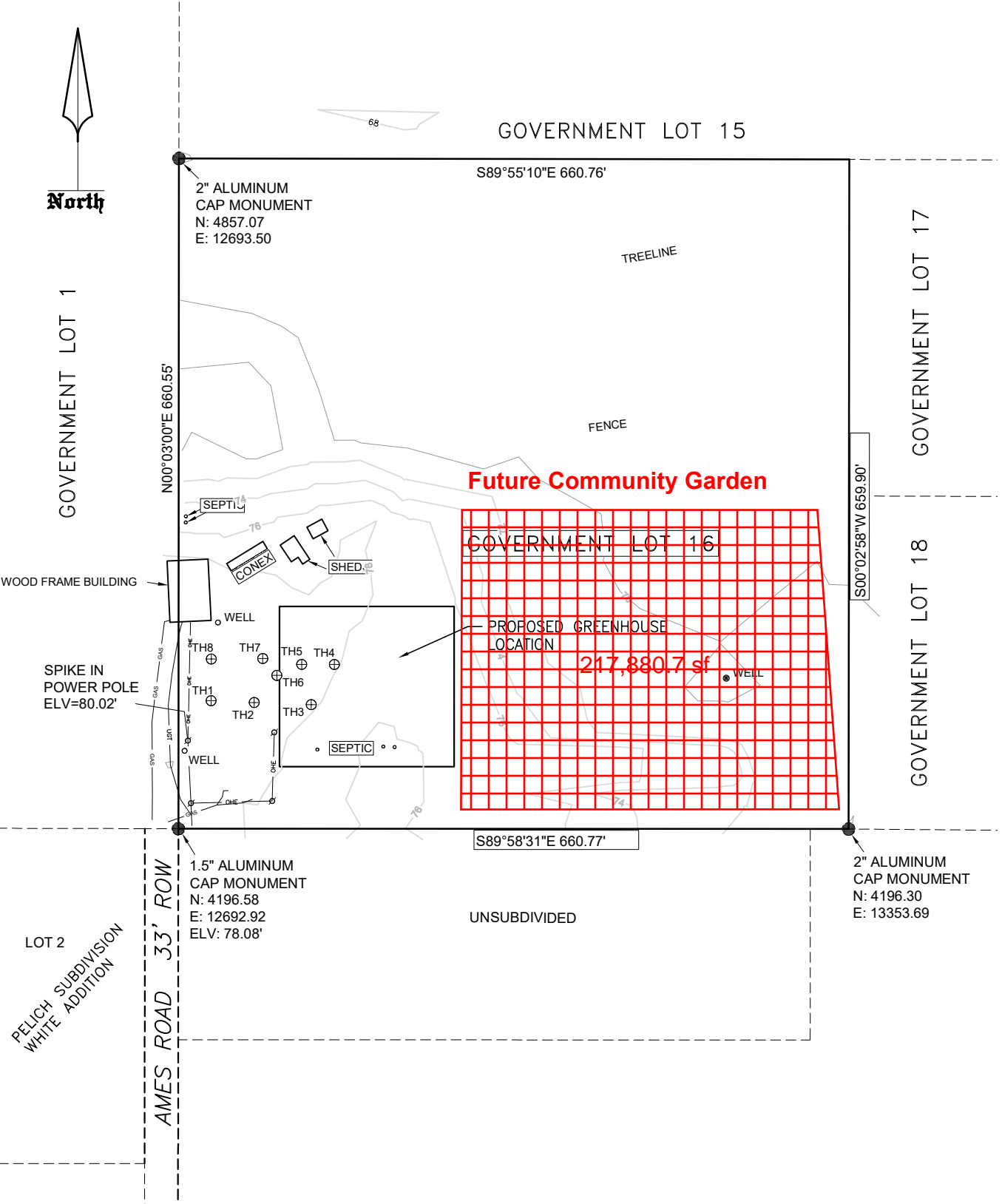
EXISTING GRADE CONTOUR MAJOR

EXISTING GRADE CONTOUR MINOR

NEW GRAVEL SURFACING

ABBREVIATIONS

ABDN	ABANDON, ABANDONED
ADDN	ADDITION
ASS'Y	ASSEMBLY
APPROX	APPROXIMATE
BEG	BELOW EXISTING GRADE
BLK	BLOCK
BOP	BOTTOM OF PIPE
CIP	CAST IRON PIPE
CL	CENTER LINE, CLASS
CONST	CONSTRUCT
COR	CORNER
DET	DETAIL
DIA, Ø	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DRIVEWAY
DWG	DRAWING
E	EAST, ELECTRIC LINE
EA	EACH
EL	ELEV ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
EX	EXISTING
F	FOUND
FG	FINISH GRADE
FT	FOOT, FEET
G	GAS
GD	GROUND
GR	GRADE
HDPE	HIGH DENSITY POLY ETHYLENE
HORIZ	HORIZONTAL
HYD	HYDRANT
INT	INTERSECTION
INV	INVERT
KPB	KENAI PENINSULA BOROUGH
L	LENGTH
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NFS	NON FROST SUSCEPTIBLE
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
PC	POINT OF CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PP	POWER POLE
PVMT	PAVEMENT
R	RADIUS, RECORD
RD	ROAD
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH, SLOPE
SEC	SECTION
SCH	SCHEDULE
SHLD	SHOULDER
SHT	SHEET
SPEC	SPECIFICATIONS
STA	STATION
TBD	TO BE DETERMINED
TBM	TEMPORARY BENCH MARK
TCE	TEMPORARY CONSTRUCTION EASEMENT
TP	TELEPHONE PEDESTAL
TEL,T	TELEPHONE
TEMP	TEMPORARY
TRANS	TRANSITION, TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
W/	WITH
W/O	WITHOUT



GOVERNMENT LOT 16 CONTROL MAP

REVISIONS	DESCRIPTION	
	NO.	DATE
	1	
	2	
	3	
	4	
	5	

FOR REFERENCE ONLY

255 AMES ROAD SITE EXPANSION  
KENAITZE INDIAN TRIBE  
KENAI, ALASKA

SHEET TITLE
LEGEND AND ABBREV.
DRAWN BY: BWL
CHECKED BY: BWL
DATE: 9/1/21
SCALE: NOTED
JOB NUMBER: 2156
SHEET 2 OF 8
ISSUED FOR BID

GENERAL NOTES

- 1.) THIS PROJECT INCLUDES THE FOLLOWING:
- GRUBBING;
  - EXCAVATION;
  - GRAVEL PAD EXPANSION;
  - ONSITE MATERIAL MINE AND BURY PIT;
  - MISCELLANEOUS ITEMS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL SUBMIT A PROJECT SCHEDULE TO THE OWNER INCLUDING A DETAILED LIST OF PLANNED WORK AND ASSOCIATED TIMELINE.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A LIST OF ALL SUB-CONTRACTORS UTILIZED FOR THIS PROJECT.

2.) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ACTUAL DEPTH, NUMBER AND LOCATION UNKNOWN. BURIED UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, IDENTIFYING, AND WORKING AROUND ALL UTILITIES WITHIN THE PROJECT LIMITS AT NO ADDITIONAL COST TO THE OWNER. CALL FOR LOCATES PRIOR TO EXCAVATION, ALASKA DIGLINE 1-800-478-3121.

3.) THE FOLLOWING ALASKA STATUTES APPLY TO WORK NEAR OVERHEAD ELECTRIC LINES:

AS 18.60.670 PROHIBITION AGAINST PLACEMENT OF EQUIPMENT NEAR ELECTRICAL POWER LINES AND CONDUCTORS.

A PERSON INDIVIDUALLY OR THROUGH AN AGENT OR EMPLOYEE MAY NOT

(1) PLACE ANY TYPE OF TOOL, EQUIPMENT, MACHINERY OR MATERIAL THAT IS CAPABLE OF LATERAL, VERTICAL OR SWINGING MOTION, WITHIN 10' OF HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR;

(2) STORE, OPERATE, ERECT, MAINTAIN, MOVE OR TRANSPORT TOOLS, MACHINERY, EQUIPMENT, SUPPLIES, MATERIALS, APPARATUS, BUILDINGS, OR OTHER STRUCTURES WITHIN 10 FEET OF A HIGH VOLTAGE OVERHEAD ELECTRICAL LINE OR CONDUCTOR.

AS 18.60.680 ANY WORK WITHIN MINIMUM DISTANCE STATED ABOVE SHALL REQUIRE CONTACT WITH HEA TO INSTALL TEMPORARY MECHANICAL BARRIERS, TEMPORARY DE-ENERGIZATION AND GROUNDING, OR TEMPORARY RAISING OF CONDUCTORS.

- 4.) THE PROJECT AREA HAS BEEN CLEARED. THE CONTRACTOR IS REQUIRED TO GRUB SITE AS REQUIRED TO REMOVE AND DISPOSE OF ALL STUMPS, ROOTS, MOSS, GRASS, TURF, CLEARING DEBRIS OR OTHER OBJECTIONABLE MATERIAL WITHIN EXCAVATION LIMITS, AND WITHIN FILL LIMITS WHERE THE CLASSIFIED FILL WILL BE PLACED.
- 5.) DISPOSE OF ALL EXCAVATION AND DEBRIS FROM GRUBBING AT BURY PIT OUTSIDE OF PROJECT LIMITS, COORDINATE LOCATION WITH OWNER.
- 6.) ALL CLASSIFIED FILL MATERIAL SHALL BE PLACED IN MAXIMUM 12" LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
- 7.) MATERIALS FURNISHED BY THE CONTRACTOR FOR USE AS TYPE III CLASSIFIED MATERIAL SHALL BE GRADED WITHIN THE LIMITATIONS DELINEATED BELOW.

SIEVE	PERCENT PASSING
3"	100
1 1/2"	70-100
3/4"	45-85
#4	20-60
#10	12-50
#40	4-30
#200	2-6

IN ADDITION TO THE GRADING LIMITS LISTED ABOVE, THE FRACTION OF MATERIAL PASSING THE #200 SIEVE SHALL NOT BE GREATER THAN FIFTEEN PERCENT (15%) OF THAT FRACTION PASSING THE #4 SIEVE.

8.) THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL COMPACTION TESTING, BY NUCLEAR METHOD IN ACCORDANCE WITH ASTM D6938. PROVIDE FIVE (2) TESTS, IN AREAS LOCATED BY THE ENGINEER, PER 12" LIFT. LOG ALL TEST RESULTS AND SUBMIT TO THE ENGINEER.

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

FOR REFERENCE ONLY

255 AMES ROAD SITE EXPANSION		
KENAITZE INDIAN TRIBE		
KENAI, ALASKA		
SHEET TITLE		
NOTES AND SPECS		
DRAWN BY:   BWL		
CHECKED BY: BWL		
DATE: 9/1/21		
SCALE: NOTED		
JOB NUMBER:		
2156		
SHEET		
3 OF 8		
ISSUED FOR		
BID		



EXISTING MAINTENANCE SHOP

EXISTING STORAGE SHEDS

EDGE OF EX. GRAVEL

PROPOSED  
LOCATION OF  
ONSITE FILL  
MATERIAL MINE

EDGE OF NEW  
GRAVEL

4.0' TYP.

4.0' TYP.

10.0' TYP.

RELOCATED  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

NEW  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

EXTEND GRAVEL FILL  
TO EXISTING EDGE  
OF GRAVEL

A  
8

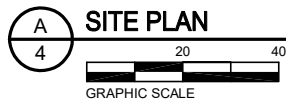
REMOVE EXISTING  
ABANDONED POWER POLE  
AND GUY WIRES

EXISTING SEPTIC  
SYSTEM

EX. FENCE LINE  
TREELINE

PROPERTY LINE

61.2'



REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

**FOR REFERENCE ONLY**

**255 AMES ROAD SITE EXPANSION**

KENAITZE INDIAN TRIBE

KENAI, ALASKA

SHEET TITLE  
SITE PLAN

DRAWN BY: BWL

CHECKED BY: BWL

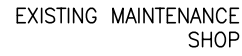
DATE: 9/1/21

SCALE: NOTED

JOB NUMBER:  
2156

SHEET  
4 OF 8

ISSUED FOR  
BID



### EXISTING STORAGE SHEDS

**PROPOSED  
LOCATION OF  
ONSITE FILL  
MATERIAL MINE**

## POINT SCHEDULE

POINT NO.	COORDINATES
-----------	-------------

①	N:4415.63 E:12964.70
②	N:4415.63 E:12792.70
③	N:4257.63 E:12792.70
④	N:4257.63 E:12964.70

EDGE OF EX. GRAVEL

— EDGE OF NEW  
GRAVEL

**RELOCATED  
30'x72'  
GREENHOUSE**

**FUTURE  
30'x72'  
GREENHOUSE**

**NEW  
30'x72'  
GREENHOUSE**

**FUTURE  
30'x72'  
GREENHOUSE**

**FUTURE  
30'x72'  
GREENHOUSE**

**FUTURE  
30'x72'  
GREENHOUSE**

**FUTURE  
30'x72'  
GREENHOUSE**

**FUTURE**  
○ **30'x72'**  
**GREENHOUSE**

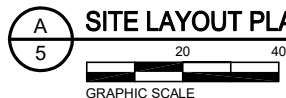
REMOVE EXISTING  
ABANDONED POWER POLE  
AND GUY WIRES

EX. FENCE LINE

---

PROPERTY LINE

## SITE LAYOUT PLAN



RELATIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

**FOR REFERENCE ONLY**

**255 AMES ROAD SITE EXPANSION**  
**KENAITZE INDIAN TRIBE**

KENA I ZE INDIAN I RIBE

## NEINAI, ALASIMA

SHEET TITLE  
SITE LAYOUT  
PLAN

RAWN BY: BWL

HECKED BY: BWL

DATE: 9/1/21

SCALE: NOTED

JOB NUMBER:  
2156

5 OF 8

ISSUED FOR  
BID





EXISTING MAINTENANCE SHOP

255 Ames Rd - A

EXISTING STORAGE SHEDS

EDGE OF EX. GRAVEL

PROPOSED  
LOCATION OF  
ONSITE FILL  
MATERIAL MINE

EDGE OF NEW  
GRAVEL

255 Ames Rd -B

FUTURE  
30'x72'  
GREENHOUSE

NEW  
255 Ames Rd - C  
GREENHOUSE

FUTURE  
30'x72'  
GREENHOUSE

FUTURE  
30'x72'  
255 Ames Rd. - D

FUTURE  
30'x72'  
GREENHOUSE

255 Ames Rd - E

FUTURE Growing System  
FUTURE Growing System  
FUTURE Growing System  
Hydroponic Growing System

FUTURE  
30'x72'  
GREENHOUSE

REMOVE EXISTING  
ABANDONED POWER POLE  
AND GUY WIRES

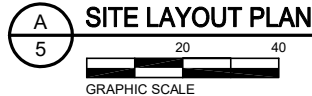
GAS  
GAS  
GAS  
UCT  
OHE  
OHE  
OHE  
OHE  
GAS  
OHE

PROPERTY LINE

EX. FENCE LINE

### POINT SCHEDULE

POINT NO.	COORDINATES
①	N:4415.63 E:12954.70
②	N:4415.63 E:12792.70
③	N:4257.63 E:12792.70
④	N:4257.63 E:12954.70



REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		

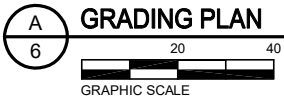
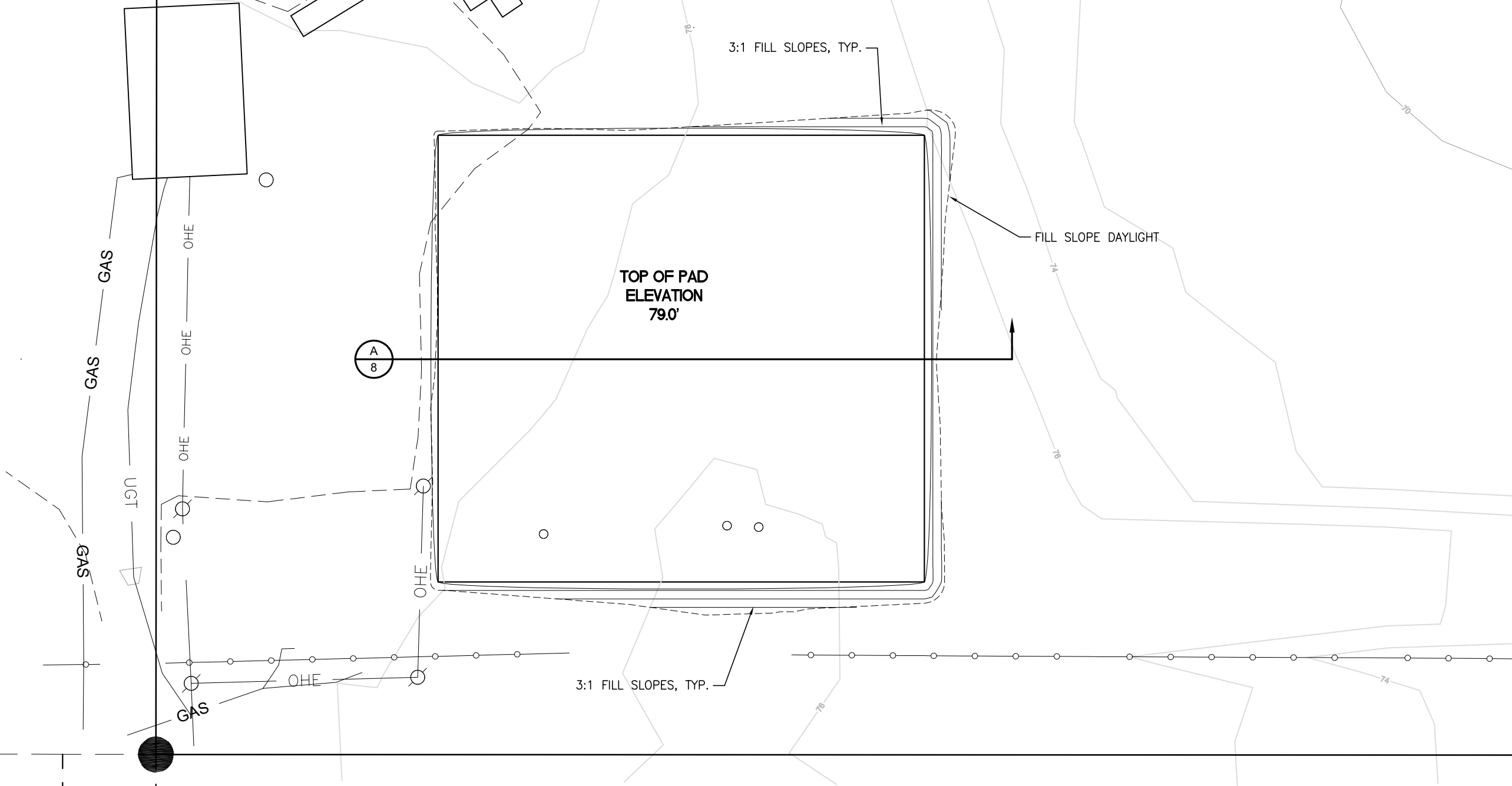
FOR REFERENCE ONLY

## 255 AMES ROAD SITE EXPANSION

KENAITZE INDIAN TRIBE

KENAI, ALASKA

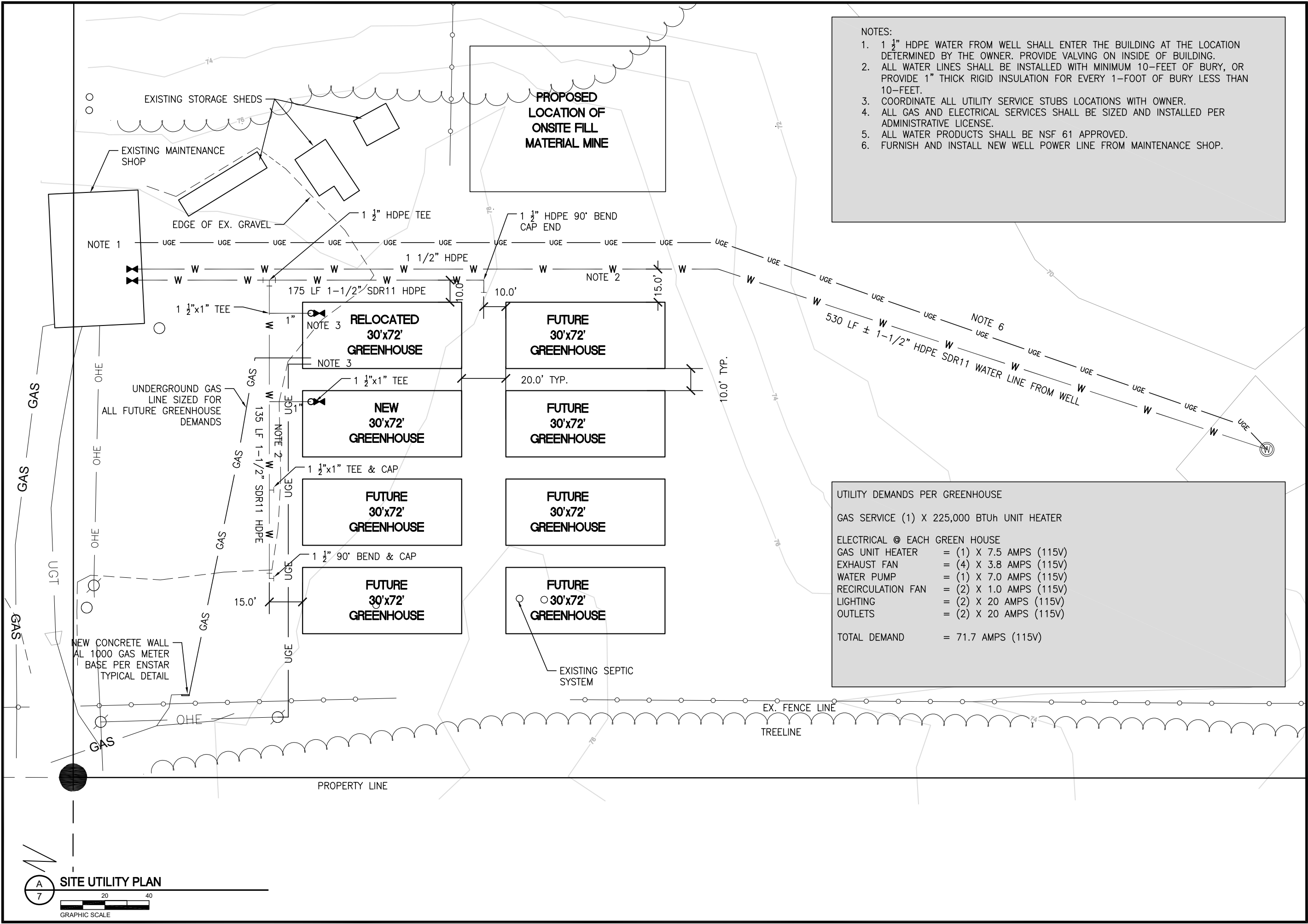
SHEET TITLE	SITE LAYOUT PLAN
DRAWN BY:	BWL
CHECKED BY:	BWL
DATE:	8/23/21
SCALE:	NOTED
JOB NUMBER:	2156
SHEET	5 OF 7
ISSUED FOR	REVIEW



REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

**FOR REFERENCE ONLY**

<b>255 AMES ROAD SITE EXPANSION</b>	
<b>KENAITZE INDIAN TRIBE</b>	
<b>KENAI, ALASKA</b>	
SHEET TITLE SITE GRADING PLAN	
DRAWN BY: BWL	
CHECKED BY: BWL	
DATE: 9/1/21	
SCALE: NOTED	
JOB NUMBER: 2156	
SHEET 6 OF 8	
ISSUED FOR BID	



- NOTES:
1. 1 1/2" HDPE WATER FROM WELL SHALL ENTER THE BUILDING AT THE LOCATION DETERMINED BY THE OWNER. PROVIDE VALVING ON INSIDE OF BUILDING.
  2. ALL WATER LINES SHALL BE INSTALLED WITH MINIMUM 10- FEET OF BURY, OR PROVIDE 1" THICK RIGID INSULATION FOR EVERY 1-FOOT OF BURY LESS THAN 10- FEET.
  3. COORDINATE ALL UTILITY SERVICE STUBS LOCATIONS WITH OWNER.
  4. ALL GAS AND ELECTRICAL SERVICES SHALL BE SIZED AND INSTALLED PER ADMINISTRATIVE LICENSE.
  5. ALL WATER PRODUCTS SHALL BE NSF 61 APPROVED.
  6. FURNISH AND INSTALL NEW WELL POWER LINE FROM MAINTENANCE SHOP.

UTILITY DEMANDS PER GREENHOUSE	
GAS SERVICE (1) X 225,000 BTU/h UNIT HEATER	
ELECTRICAL @ EACH GREEN HOUSE	
GAS UNIT HEATER	= (1) X 7.5 AMPS (115V)
EXHAUST FAN	= (4) X 3.8 AMPS (115V)
WATER PUMP	= (1) X 7.0 AMPS (115V)
RECIRCULATION FAN	= (2) X 1.0 AMPS (115V)
LIGHTING	= (2) X 20 AMPS (115V)
OUTLETS	= (2) X 20 AMPS (115V)
TOTAL DEMAND	= 71.7 AMPS (115V)

REVISIONS		DESCRIPTION
NO.	DATE	
1		
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FOR REFERENCE ONLY

255 AMES ROAD SITE EXPANSION

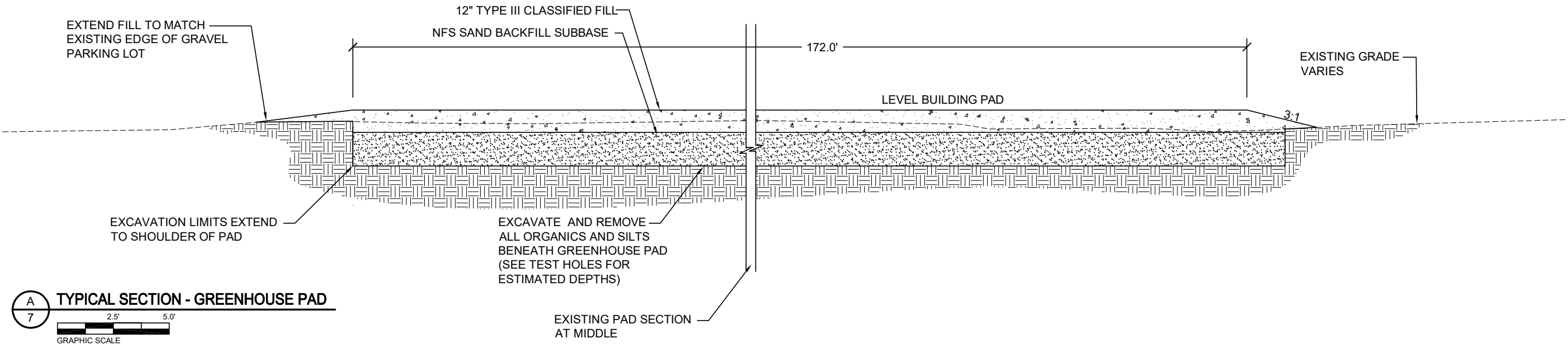
KENAITZE INDIAN TRIBE

KENAI, ALASKA

SHEET TITLE	SITE UTILITY PLAN
DRAWN BY:	BWL
CHECKED BY:	BWL
DATE:	9/1/21
SCALE:	NOTED
JOB NUMBER:	2156
SHEET	7 OF 8
ISSUED FOR BID	

TYPICAL SECTION NOTES

- 1.) GRADE & SHAPE SUB-GRADE PRIOR TO PLACING FILL MATERIAL AS DEPICTED. OBTAIN APPROVAL OF SUB-GRADE BY ENGINEER PRIOR TO PLACING CLASSIFIED FILL MATERIAL.
- 2.) IN AREAS WHERE EXCAVATION IS REQUIRED:
- A. EXCAVATE AS REQUIRED TO REMOVE ALL FROST SUSCEPTIBLE ORGANIC AND SILT MATERIALS SOILS.
- B. BACKFILL WITH NFS SAND SUBBASE MATERIAL THEN PLACE 12" TYPE III CLASSIFIED MATERIAL, GRADE FINISHED SURFACE TO SLOPE AS SHOWN ON TYPICAL SECTION.
- 3.) EXISTING GROUND ELEVATION VARIES THROUGHOUT PROJECT.
- 4.) CONTRACTOR MAY MINE NFS SAND FILL MATERIAL FROM LOCATION AS SHOWN ON THE PLANS.
- 5.) ALL EXCAVATED MATERIAL AND GRUBBING DEBRIS SHALL BE DISPOSED OF WITHIN MATERIAL MINE LOCATION ONSITE.
- 6.) SEE ATTACHED SOILS LOGS FOR ESTIMATED EXCAVATION DEPTHS.



REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

FOR REFERENCE ONLY

255 AMES ROAD SITE EXPANSION	
KENAITZE INDIAN TRIBE	
KENAI, ALASKA	
SHEET TITLE	
SITE SECTIONS	
DRAWN BY: BWL	
CHECKED BY: BWL	
DATE: 9/1/21	
SCALE: NOTED	
JOB NUMBER:	
2156	
SHEET	
8 OF 8	
ISSUED FOR	
BID	











