



**KENAITZE INDIAN TRIBE
REQUEST FOR PROPOSAL
NALEMP Environmental
Consultant and Construction Contractor
for Wildwood Remediation**

Issued: March 27, 2023

1. INTRODUCTION

1.1 ORGANIZATION

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 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

The Kenaitze Indian Tribe (Kenaitze/Tribe) funded by Federal, state, and private grant funding sources seeks an Environmental Consultant and Construction Contractor to assist the Tribe in mitigating its land from the environmental impacts of past Department of Defense (DOD) activities, promoting unrestricted use and subsistence activities on these lands and remove safety hazards left by the DOD on the lands. The purpose of this Request for Proposal (RFP) is to solicit responses from competent and experienced contractors that are capable of providing the goods and services as specified herein in a prompt cost-effective, and efficient manner

3. INQUIRIES

Questions regarding this RFP must be directed in writing to Tami Murray Procurement Manager, (907) 335-7213 or by email at 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 any relevant RFP section number. **All questions must be submitted using this format and must be received no later than 5:00 pm Alaska Daylight Time**

(AKDT), April 7, 2023. Kenaitze will review the submitted questions and respond to all inquiries in writing by replying via email to all inquirers and interested vendors at one time. The Q&A will also be posted on the Kenaitze website and will include every question received and each accompanying response. This will ensure all potential vendors receive the same information.

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:

- a) Hand delivered or mailed to: Kenaitze Indian Tribe
Attention: Tami Murray
Procurement Manager
150 N. Willow St.
Kenai, Alaska 99611
- b) Electronically transmitted to: tmurray@kenaitze.org

The deadline for submission is 5:00 PM Alaska time, April 21, 2023. 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.

5. SCOPE OF WORK

Please see Attachments 1, 2, and 3 for the Scope of Work/FY2022 Cooperative Agreement, Bid schedule, and, supporting documents.

6. PROPOSAL SUBMISSION REQUIREMENTS

All vendors 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.

6.1 Proposal Submittal Items

Vendors must only submit one proposal, follow the format outlined below, and clearly identify each of the following criteria within the submittal.

- a) **Cover Letter** - Proposals must be signed and include the firm name, local address, telephone number, the name of the person authorized to submit the proposal, along with the person's title and telephone number, and the name and title of the person authorized to execute a contract.

b) **Executive Summary** - Each proposal shall include an Executive Summary section indicating the respondents:

- Brief understanding of the scope of the proposal,
- General overview of proposed plan to provide the requested services,
- A statement as to the respondent's qualifications to perform the services,
- Proposed team and resources available to perform the services, and the principal contact.

c) **Qualifications and Experience**

- Describe the qualifications of the firm (persons) to perform these services.
- Names and contact information for three (3) references from clients of a similar size/nature. Include a brief description of the scope of work provided for each.

d) **Scope of Work** - submit a written, detailed description of how each subsection within section 5 Scope of Work will be accomplished. Please refrain from using marketing information in this part of the proposal submittal.

e) **Proposed Fees** - 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 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.

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.

6.2 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.

6.3 Proposal Validity

A vendor's price proposal will remain valid for 45 calendar days from the RFP submission deadline or until an award is made to the successful vendor, whichever is sooner. No price proposal will be accepted if marked "price prevailing at time of delivery", "estimated price", or something similar. All price proposals must be in US dollars.

6.4 Sovereign Immunity

The Tribe is reluctant to sign any contract or agreement that specifically asks or implies a waiver of sovereign immunity. If presented with a contract or agreement that contains or implies a waiver, the Tribe will likely ask that the following be included prior to consideration:

“SOVEREIGN IMMUNITY: Kenaitze is a federally-recognized Indian tribe and, as such, possesses sovereign immunity from suit. By entering into this Agreement, the Tribe does not intend to waive its sovereign immunity and does not do so. Nothing in this Agreement shall be construed as a waiver of the sovereign immunity of the Tribe.”

7. GENERAL REQUIREMENTS

7.1 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. In no event shall services under the agreement extend beyond 9/6/2024 without an option to extend. In the event the work is not completed within this timeframe, the Tribe, in its sole opinion, may determine the vendor to be in breach of the terms of the agreement.

7.2 RFP Modification

The Tribe reserves the right to:

- a) Modify or otherwise alter any or all of the requirements herein. In the event of a modification, vendors will be given an equal opportunity to modify their proposals as identified in writing by the Tribe.
- b) Reject any proposal not adhering to the requirements set forth within this RFP, either in whole or in part.
- c) Reject any or all proposals received.
- d) Terminate this RFP at any time, without reason.

7.3 Order of Precedence in the Event of a Conflict

If an agreement is awarded, all terms and conditions herein shall be incorporated into the award along with the vendor's proposal. Any change to the agreement must be through a written amendment agreed upon by both Parties. In the event of a conflict between the RFP and the vendor's proposal, the more stringent language shall apply.

7.4 Subcontracting

The vendor must disclose to the Tribe the use and identity of all subcontractors it uses in carrying out the requirements herein. The Tribe reserves the right to approve all subcontractors if it so chooses. The vendor is solely responsible for the satisfactory performance of and compensation to any and all subcontractors.

7.5 Insurance

The vendor shall have, maintain, and provide proof of Commercial General Liability Insurance and Workman's Compensation Insurance, in addition to any applicable insurance required by the State of Alaska or the vendor's primary state of location. The vendor must provide the Tribe with proof of the insurance required herein. The vendor shall be financially responsible for all deductibles, costs, self-retention, and/or self-insurance required herein.

The Tribe is a sovereign nation, and as such the vendor waives all rights against the Tribe and its officers, employees, and agents for recovery of damages to the extent these damages are covered by the required policies.

7.6 Indemnification

Except in the case of the sole negligence or willful misconduct of the Tribe, the vendor shall indemnify, defend and hold harmless the Tribe, and the Tribe's officers, agents, and employees from and against any and all liability, claims, damages, losses, expenses, actions, attorney fees and costs and lawsuits whatsoever (including without limitation all claims involving damage to real or personal property, civil rights claims, or claims of infringement of a patent, copyright, trade secret or trademark) caused by or arising out of the performance, acts, or omissions under this RFP by the vendor or any of its officers, agents, representatives, employees or subcontractors or arising from or related to a failure to comply with the requirements herein, and/or applicable state or federal statute, law, regulation, or rule. Nothing in this RFP is a waiver of sovereign immunity.

8. PRICE AND PAYMENT

8.1 Proposal Price

The vendor 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 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.

8.2 Payment

The vendor 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 vendor shall not exceed the vendor's quoted amount, unless otherwise specifically agreed to in advance with supporting justification and in writing by both parties.

Payment to the vendor is contingent on the vendor 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 vendor within 30 calendar days of acceptance of the invoice.

9. EVALUATION AND SELECTION

Proposals will be evaluated by staff based upon the responsiveness to the submission requirements described in Section 4, and/or the following point system, and/or any other manner deemed appropriate by the Tribe to determine the proposal most advantageous to the Tribe.

Point System:

Capability and Experience (30 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 (35 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 (25 points)

The Tribe will award these points based on the vendor's quoted price.

Alaska Native, American Indian 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 that it deems to be not in the best interests of the Tribe and to proceed with the next proposer or to utilize an entirely different process at any time during the process.

Attachments 1, 2 & 3

End of proposal

Attachment 1

Wildwood Scope of Work
FY2022 Cooperative Agreement
Page 8

Attachment 2

Wildwood Bid Schedule
Page 27

Attachment 3

Wildwood Map
Page 28



Attachment 1 Scope of Work

Pulled from an existing FY2022 Cooperative Agreement between the Kenaitze Indian Tribe and the Department of Defense (DOD).

1. This Cooperative Agreement (CA) includes the following work:

This CA covers Tribal management and implementation of the clearance and disposal of buried metallic debris and household waste from the 12-acre landfill, the removal and disposal of petroleum, oil, and other lubricants (POL)-contaminated soil from the Operations Building Former ASTs/USTs and soil sampling, removal of POL-contaminated soil from the Trench Area Burn Pit and soil sampling, and the removal and disposal of POL- contaminated soil from Old Borrow Pit along with soil sampling located in Wildwood AFS (FUDS# F10AK0251), Kenai, Alaska. Representatives of the Kenaitze Indian Tribe (Kenaitze) will manage the project, oversee the fieldwork, provide site security while equipment is present, and contract for environmental and construction services.

2. FY 2022 Cooperative Agreement Project Summary

United States Army Corps of Engineers (USACE), on behalf of the United States and DOD, and the Kenaitze Indian Tribe are forming this CA to accomplish the following tasks:

- Task 1: Documentation and Completion of Project Management Objectives
- Task 2: Removal of 50 cubic yards of POL-contaminated soil at the Operations Building Former ASTs/USTs
- Task 3: Removal of 5 cubic yards of POL-contaminated soil at the Trench Area Burn Pit "Note: This is a potential task, the task will only be awarded if USADEC does not agree to our request for site closure cleanup complete per our FY20 CA report indicating no further action at the burn pit"
- Task 4: Removal of 12 cubic yards of POL-contaminated soil at the Old Borrow Pit
- Option 1: Prepare and finalize updated SPIP
- Option 2: Removal of 2,600 cubic yards of POL-contaminated soil at the Operations Building Former ASTs/USTs

- Option 3: Geophysical Survey and Removal of 300cy metallic debris and household waste from the 12-acre Landfill

The actions covered under this CA will assist Kenaitze in mitigating its land from the environmental impacts of past DOD activities, promote unrestricted use and subsistence activities on these lands, and remove a safety hazard left by DOD on the lands. Kenaitze previously had unrestricted use of this land. Mitigation is important to restore the land including for use as subsistence and hunting grounds.

3. Tasks, Site History, Schedule of Deliverables

3.1 Task 1 Documentation and Completion of Project Management Objectives

3.1.1 This task includes providing quarterly reports as described below.

Schedule of Deliverables

Task 1 Deliverables	Due Date
1 st Performance Report	30 January 2023
2 nd Performance Report	30 April 2023
3 rd Performance Report	30 July 2023
4 th Performance Report	30 October 2023
5 th Performance Report	30 January 2024
6 th Performance Report	30 April 2024
7 th Performance Report	30 July 2024
8 th and Final Performance Report	30 December 2024

3.2 Task 2

Removal of 50 Cubic yards of POL-contaminated soil at the Operations Building Former ASTs/ USTs associated with Building 101 and soil sampling (Wildwood AFS FUDS F10AK0251)

3.2.1 Chronological order of land ownership

- Tract A (4,272.97 acres) of Seward Station was withdrawn from the public domain for the Army by Public Land Order (PLO) 778 dated 29 December 1951, superseding Bureau of Land Management (BLM) Special Use Permit

dated 1 September 1950. Additional acreage was acquired by BLM Special Use Permits for a total Station acreage of 5,311.22 acres.

- All but five of the original 5,311.22 acres of Seward Station were transferred to the Department of Air Force by Department of Army Memorandum dated 2 March 1966, effective 31 December 1965. This included all of Tract A. Seward Station was renamed Wildwood AFS.
- The site was used by the Army from 1951 to 1966 and the Air Force from 1966 to 1972 as major defense communication receiving station.
- Tract A was relinquished to BLM on 12 June 1972 and retransferred to BLM by PLO 5346 dated 8 June 1973.
- Tract A was transferred to Kenai Native Association (KNA) pursuant to the Alaska Native Claims Settlement Act (ANCSA) of 1971 via Patent 50-74-0109 dated 28 March 1974.
- KNA is the village ANCSA Corporation for Kenai. Its shareholders are members of Kenaitze and use the land for subsistence purposes.

3.2.2 DOD operations that caused impact

- Improvements were constructed on about 70 acres of Tract A, including an extensive antenna array and approximately 65 buildings. Wildwood AFS contained housing, support, and operations facilities for about 200 personnel, and was a favorite recreational destination for military personnel stationed in the Anchorage area.
- The Operations Building Facility was made up of Building 100, Building 101, two ASTs, two USTs, a transformer existed atop a concrete pad at the northwest corner of the generator/maintenance Building 101, and a Drum Storage Area (drums containing fuel were stored in the area north of Building 101) and is entirely located on KNA lands.
- Two 3,500-gallon ASTs and two 15,000-gallon USTs were formerly located southeast of Building 101. The tanks were used to supply diesel fuel to the facility's generator and were removed in pre-1990.

3.2.3 Impacts caused by DOD and planned project to mitigate these impacts

- The Wildwood AFS is located 3.5 miles north of Kenai, AK. The Operations Building Facility is located in the north-central area of the Wildwood AFS development.
- The impacts include approximately (per May 2022) 2650 cubic yards (CY) of POL-contaminated soil remaining.
- In 2013, 350 CY of soil was removed from the Building 101 footprint and surrounding areas. In 2017, 3 borings and 3 monitoring wells were conducted/installed at previously contaminated areas, and residual diesel range organics

(DRO) contamination was documented at the site. In 2017, KIT conducted an investigation; test trenches were dug at the former UST area and between the UST and AST areas. DRO concentrations in soil samples from the trenches ranged from 722 to 40,400 mg/kg.

- Groundwater samples in 2017 had a maximum DRO concentration of 3.9 mg/L.
- Groundwater samples in 2018 had a maximum DRO concentration of 2.2 mg/L. Groundwater samples in 2019 were below ADEC cleanup levels. Groundwater samples in 2020 had a maximum DRO concentration of 3.46 mg/L. In 2021, KIT removed approximately 119 cy of soil. Groundwater monitoring (by FUDS) and a soil removal action (by KIT) are anticipated to mitigate the contamination. Accordingly, addressing the POL-contaminated soil under NALEMP will not interfere with, but rather complement the FUDS work.
- **Under the FY 2022 CA:**
 - In September 2022, Kenaitze will conduct a competitive procurement to select a qualified contractor to support the debris removal and disposal mitigation activities.
 - Kenaitze will meet with USACE and our technical support team for a kickoff meeting in September 2022. Notes of the meeting will be submitted to the USACE Project Manager.
 - Approximately 50 cy of POL-contaminated soil will be removed from the site. After completion of this Task, approximately 2,600 cy of POL-contaminated soil from the Building 101 footprint will remain.
 - An excavator will be used to remove soil.
 - The soil will be sorted and staged based on the designated disposal option. Clean overburden will be segregated and replaced into the completed excavation. POL-contaminated soils will be transported offsite for disposal.
 - Confirmation soil sampling in accordance with ADEC Field Sampling Guidance and 18 AAC 75 will be collected, analyzed, and evaluated prior to backfilling.
 - Sampling frequency in accordance with 18 AAC 75 will be determined in work planning and in the field. For the purposes of this CA, approximately 15 DRO, gasoline range organics (GRO), and volatile organic carbon (VOC) samples have been scoped/costed.

- Excavation will be backfilled with clean backfill to grade.
- Authorization for work will be coordinated with KNA by Kenaitze.
 - Since Federal and state regulatory requirements apply, project staff will take action to ensure proper procedures are followed and approvals secured. ADEC requirements will be followed.
- A Work Plan was developed during the FY16 CA. A Draft Work Plan The addendum will be developed and submitted to USACE for review before ADEC review. The Work Plan Addendum will be finalized by Kenaitze before conducting the work. Following the completion of the fieldwork, a Draft Report will be developed and submitted to USACE for review prior to ADEC review. The Report will be finalized by Kenaitze, addressing USACE and ADEC comments, and submitting the Final Report
- Kenaitze will begin to draft the work plan addendum by 10 September 2022 to meet the overall task schedule for completion of the work in this Task.

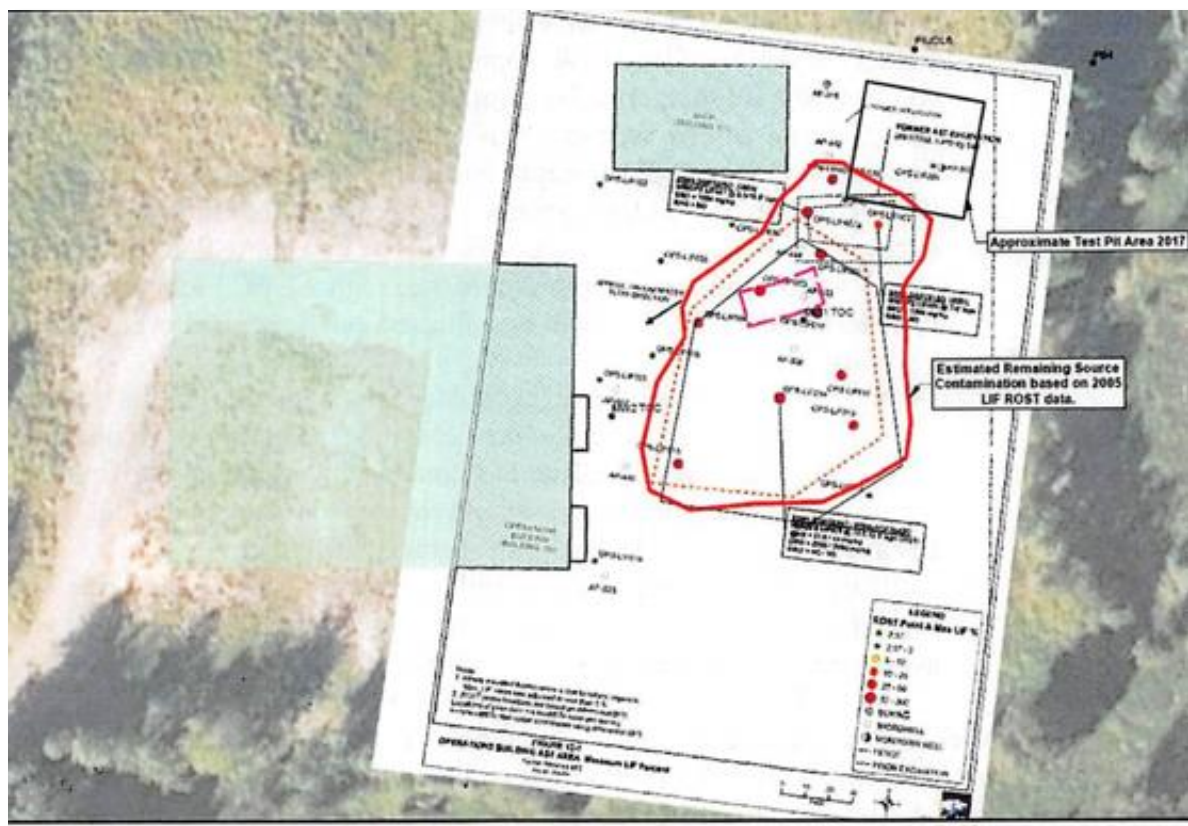


Figure 1. Approximately 50 cy POL-contaminated soil will be removed from within the red boundary.

3.2.4 Schedule of Deliverables

Task 2 Deliverables	Due Date
Kick-Off Meeting	6 September 2022
Kick-Off Meeting Notes	12 September 2022
Draft Work Plan Addendum	26 September 2022
USACE Review of Draft Work Plan Addendum	10 October 2022
ADEC CS Review of Draft Work Plan Addendum ¹	21 November 2022
Final Work Plan Addendum	12 December 2022
Estimated Field Mobilization Date	May 2023
Draft Report	14 June 2024
USACE Review of Draft Report	28 June 2024
ADEC CS Review of Draft Report ¹	12 July 2024
Final Report	12 August 2024

3.3 Task 3 Removal of 5 cubic yards of PO:-contaminated soil at the Trench Area Burn Pit - Chronological order of land ownership.

Please see paragraph 3.2.1 for land ownership information.

3.3.1. DOD operations that caused the impact

- The Trench Area Burn Pit is located within the Wildwood AFS, entirely located on KNA lands. The Trench Area Burn Pit was likely used to burn waste.
- In 2005, a soil screening investigation delineated the lateral and vertical extent of the remaining POL contamination. POL-contaminated soil remained in a discrete area less than 25 ft in diameter and at a depth interval extending from 1.5 to 10 feet below the ground surface. The soil sample collected from the highest field screening result contained 1,200 milligrams per kilogram of ORO.

3.3.2. Effects caused by DOD and planned project to mitigate these impacts.

- The Trench Area Burn Pit site is located in the northwestern section of the Wildwood AFS development. It is on the southeast side of Perimeter Road across from the landfill, and approximately 1.8 miles north of the Main Complex area. The Trench Area Burn Pit is located just northeast of the northernmost disposal Trench in a 50-50-foot 40-foot area.
- Per the May 2022 *Draft Report Wildwood Remediation*, the impacts include approximately 5 cy of POL-contaminated soil remaining.

- The Trench Area Burn Pit contains POL-contaminated soil. Under the FY20 CA, Kenaitze excavated approximately 45 cy of POL-contaminated soil from the Trench Area Burn Pit. Under this CA, KIT will mitigate 100% the Trench Area Burn Pit impact.
- Under the FY 2022 CA:
 - o In September 2022, Kenaitze will conduct a competitive procurement to select a qualified contractor to support the soil removal and disposal mitigation activities.
 - o Kenaitze will meet with USACE and our technical support team for a kickoff meeting in September 2022. Notes of the meeting will be submitted to the USACE Project Manager.
 - o Approximately 5 cy of POL-contaminated soil will be removed from the site.
 - o An excavator will be used to remove soil.
 - o The soil will be sorted and staged based on the designated disposal option. Clean overburden will be segregated and replaced in the completed excavation. POL-contaminated soils will be transported offsite for disposal.
 - o Confirmation soil sampling in accordance with ADEC Field Sampling Guidance and 18 AAC 75 will be collected, analyzed, and evaluated prior to backfilling.
 - Sampling frequency in accordance with 18 AAC 75 will be determined in work planning and in the field. For the purposes of this CA, approximately 10 DRO samples have been scoped/ costed.
 - o Excavation will be backfilled with clean backfill to grade.
 - o Authorization for work will be coordinated with KNA by Kenaitze.
 - o Since Federal and state regulatory requirements apply, project staff will take actions to ensure proper procedures are followed and approvals secured.
 - ADEC requirements will be followed.
- Kenaitze will kick off this Task by 12 September 2022 in order to meet the overall task schedule for completion of the work in this Task.
- A Work Plan was developed during the FY20 CA. A Draft Work Plan Addendum will be developed and submitted to USACE for review before the ADEC review. The Work Plan Addendum will be finalized by KIT before conducting the work. Following completion of the fieldwork, a Draft Report will be developed and submitted to USACE for review before the ADEC review. The Report will be finalized by Kenaitze, by addressing USACE and ADEC comments, and the Final

Report will be submitted to USACE, ADEC, and OSD.

- Kenaitze will begin to draft the work plan addendum by 12 September 2022 to meet the overall task schedule for completion of the work in this Task.
- Work is continuing effort from prior CAs. Under this CA, Kenaitze will mitigate 100% the Trench Area Bum Pit impact.
- A map of the specific work locations is as follows.

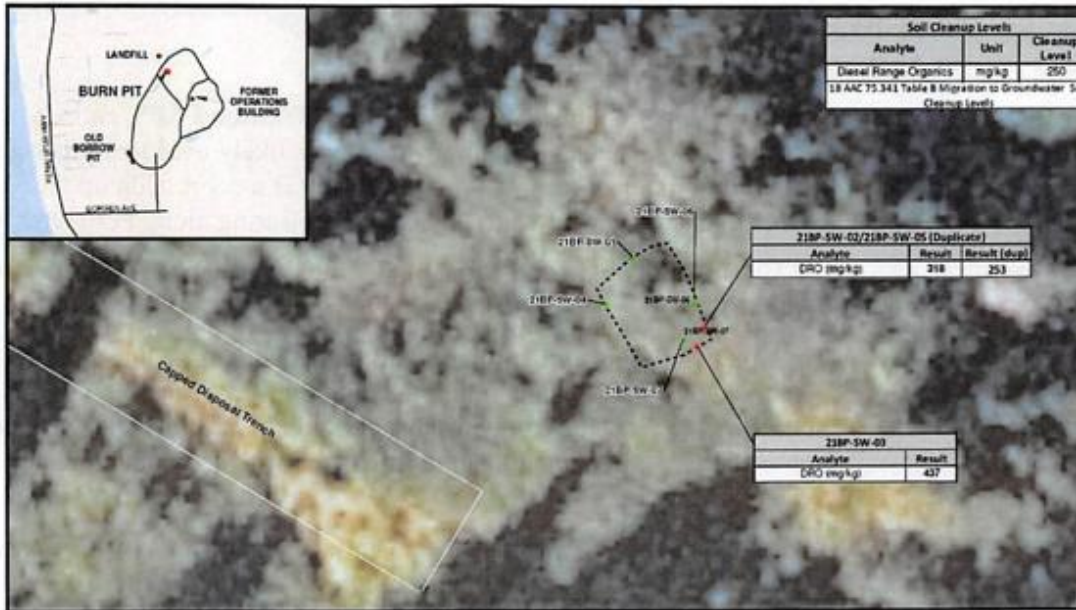


Figure 2. Approximately 5 cy POL-contaminated soil will be removed from the location of the red triangles

3.3.4 Schedule of Deliverables and Activities.

Task 3 Deliverables	Due Date
Kick-Off Meeting	6 September 2022
Kick-Off Meeting Notes	12 September 2022
Draft Work Plan Addendum	26 September 2022
USACE Review of Draft Work Plan Addendum	10 October 2022
ADEC CS Review of Draft Work Plan Addendum	21 November 2022
Final Work Plan Addendum	12 December 2022
Estimated Field Mobilization Date	May 2023
Draft Report	14 June 2024
USACE Review of Draft Report	28 June 2024
ADEC CS Review of Draft Report	12 July 2024
Final Report	12 August 2024

- **3.4 Task 4 Removal of 12 cubic yards of POL-contaminated soil at the Old Borrow Pit- Chronological order of land ownership.**

3.4.1. DOD operations that caused impact.

- The Old Borrow Pit is located within the Wildwood AFS, entirely located on KNA lands. The borrow pit was likely used to borrow gravel to build Perimeter Road. At present-day, it is a depression on the landscape (long, narrow pit) adjacent to a clearing along Perimeter Road.
- A 1956 as-built and 1965 aerial photography display the Old Borrow Pit feature.
- In 2021, 12 drums with military markings including "Elmendorf AFB Anchorage" and dates including '68 and '69 were removed within the Old Borrow Pit. The empty drums appeared to have been tossed into the pit or fallen in the pit and then redistributed with seasonal rain and weather.
- Based on the drum markings the potential contaminants of concern were lead, ORO, ORO, residual range organics (RRO), benzene, toluene, ethylbenzene, xylenes (BTEX), polycyclic aromatic hydrocarbons (PAH), ethylene glycol, tetrachloroethylene (PCE), trichloroethylene (TCE), and vinyl chloride.

3.4.2. Effects caused by DOD and planned project to mitigate these impacts.

- The Old Borrow Pit site is located in the northwestern section of the Wildwood AFS development. It is on the west side of Perimeter Road across from the bunkers, and approximately 1 mile north of the Main Complex area.
- The Old Borrow Pit contained 12 drums. Under the FY20 CA, Kenaitze removed the 12 drums from the Old Borrow Pit. Per the May 2022 *Draft Report Wildwood Remediation*, analytical sampling of soil from under the drums indicated that two of the 12 former drum locations contained POL-contamination greater than the ADEC soil cleanup levels.
- Per the May 2022 *Draft Report Wildwood Remediation*, the remaining impacts include approximately 12 cy of POL-contaminated soil.
- Under this CA, Kenaitze will mitigate 100% the Old Borrow Pit contaminated soil.
- Under the FY 2022 CA:
 - o In September 2022, Kenaitze will conduct a competitive procurement to select a qualified contractor to support the soil removal and disposal mitigation activities.

- o The Kenaitze will meet with USACE and our technical support team for a kickoff meeting in September 2022. Notes of the meeting will be submitted to the USACE Project Manager.
- o From the footprints of Drum 2 and Drum 10, 12 cy of contaminated soil will be removed.
- o An excavator will be used to remove soil.
- o The soil will be sorted and staged based on the designated disposal option. Clean soil will be segregated and replaced into the completed excavation. POL-contaminated soils will be transported offsite for disposal.
- o Confirmation soil sampling in accordance with ADEC Field Sampling Guidance and 18 AAC 75 will be collected, analyzed, and evaluated prior to backfilling.
 - Sampling frequency in accordance with 18 AAC 75 will be determined in work planning and in the field. For the purposes of this CA, approximately 15 ORO and RRO samples have been scoped/ costed.
- o Excavation will be backfilled with clean backfill to base of Borrow Pit grade.
- o Authorization for work will be coordinated with KNA by Kenaitze.
- o Since Federal and state regulatory requirements apply, project staff will take actions to ensure proper procedures are followed and approvals secured.
 - ADEC requirements will be followed.
- Kenaitze will kick off this Task by 12 September 2022 in order to meet the overall task schedule for completion of the work in this Task.
- A Work Plan was developed during the FY20 CA. A Draft Work Plan Addendum will be developed and submitted to USACE for review before the ADEC review. The Work Plan Addendum will be finalized by KIT before conducting the work. Following completion of the fieldwork, a Draft Report will be developed and submitted to USACE for review before the ADEC review. The Report will be finalized by KIT, by addressing USACE and ADEC comments, and the Final Report will be submitted to USACE, ADEC, and OSD.
- Kenaitze will begin to draft the work plan addendum by 12 September 2022 to meet the overall task schedule for completion of the work in this Task.
- Work is continuing effort from prior CAs. Under this CA, Kenaitze will mitigate 100% the Old Borrow Pit contaminated soil.

- A map of the specific work locations is as follows.

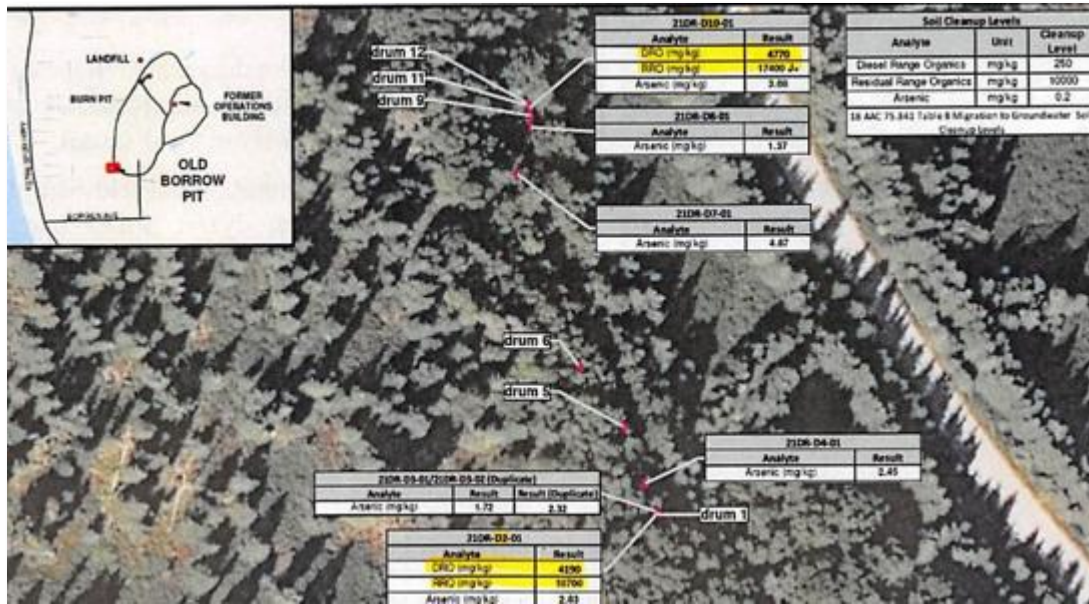


Figure 3. Approximately 12 cy POL- contaminated soil will be removed from the former locations of drum 2 and drum 10 exceeding ADEC soil cleanup levels as highlighted above

3.4.4. Schedule of Deliverables and Activities.

Task 4 Deliverables	Due Date
Kick-Off Meeting	6 September 2022
Kick-Off Meeting Notes	12 September 2022
Draft Work Plan Addendum	26 September 2022
USACE Review of Draft Work Plan Addendum	10 October 2022
ADEC CS Review of Draft Work Plan Addendum	21 November 2022
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3.5. Option 1, Prepare and finalize updated SPIP.

Following the FY20 CA, follow-on work beyond the scope of the FY22 CA Tasks 1-4 remains to be planned and prioritized. Option work must be currently required in order to be included in the CA and must commence in the Fiscal Year of award, but may depend on a future event that will cause the Tribe to ask for the award of the option after the CA award and during the period of performance.

If the option is exercised by the Grants Officer, Kenaitze will update the most recent SPIP estimated August 2022. Kenaitze will meet with USACE and our technical support team for a kickoff meeting and notes of the meeting will be submitted to the USACE Project Manager by 12 September 2022. SPIP planning will begin with the start of all other tasks when kick-off meeting minutes are prepared and submitted by 12 September 2022 and will continue throughout the CA and be finalized as the other CA work is completed. The SPIP update is an ongoing effort to incorporate finished work and plan and prioritize the follow-on work that is NALEMP eligible. Kenaitze will conduct a competitive procurement to select a qualified contractor to support the SPIP Update.

3.5.1 Schedule of Deliverables

Option 1 Deliverables	Due Date
Kick-Off Meeting	6 September 2022
Kickoff Meeting Minutes	12 September 2022
Draft SPIP Update	3 June 2024
USACE and OSD Review of Draft SPIP update	8 July 2024
Revised SPIP update	12 August 2024

3.5.2 Budget

Exercise of Option I is contingent upon the following: (1) subject to availability of current Fiscal Year funds at the time the option is awarded; and (2) if exercised, must be completed within the performance period stated in Division I, paragraph 3.c, above. Any option may be exercised within the current Fiscal Year, at the discretion of the Grants Officer. Inclusion of options does not commit the Government to consider the options, or obligate the Government to exercise any such right. If any options are awarded by the Grants Officer, they become a part of the work required by the CA.

3.6 Option 2, Removal of 2,600 cubic yards of POL-contaminated soil at the Operations Building Former ASTs/ USTs (Wildwood AFS FUDS FIOAK0251)

Follow-on work remains at the Operations Building. Option work must be currently required ID order to be included in the CA and must commence in

the Fiscal Year of award, but may depend on a future event that will cause the Tribe to ask for the award of the option after the CA award and during the period of performance.

3.6.1. Chronological order of land ownership.

Please see paragraph 3.2.1 for land ownership information.

3.6.2. DOD operations that caused the impact.

Please see paragraph 3.2.2 for DOD operation that caused impact information.

3.6.3. Effects caused by DOD and planned project to mitigate these impacts. Please see paragraph 3.2.3 for planned Task 2 project to mitigate these impacts and remaining activities.

- If the option is exercised by the Grants Officer, Kenaitze will, under the FY 2022 CA, complete the following:
 - Conduct a competitive procurement to select a qualified contractor to support the soil removal and disposal mitigation activities.
 - Kenaitze will meet with USACE and our technical support team for a kickoff meeting. Notes of the meeting will be submitted to the USACE Project Manager.
 - Approximately 2,600 cy of POL-contaminated soil will be removed from the site.
 - An excavator will be used to remove soil.
 - The soil will be sorted and staged based on the designated disposal option.

Clean overburden will be segregated and replaced into the completed excavation. POL-contaminated soils will be transported offsite for disposal.
 - Confirmation soil sampling in accordance with ADEC Field Sampling Guidance and 18 AAC 75 will be collected, analyzed, and evaluated prior to backfilling.
 - Sampling frequency in accordance with 18 AAC 75 will be determined in work planning and in the field. For the purposes of this CA, approximately 50 ORO, gasoline range organics (GRO), and volatile organic carbon (VOC) samples have been scoped/ costed.
 - Excavation will be backfilled with clean backfill to grade.
 - Authorization for work will be coordinated with KNA by Kenaitze.
 - Since Federal and state regulatory requirements apply, project staff will take actions to ensure proper procedures are followed and approvals secured.
 - ADEC requirements will be followed.
- A Work Plan was developed during the FY16 CA and subsequent Addendums have been produced. A Draft Work Plan Addendum will be

developed and submitted to USACE for review prior to ADEC review. The Work Plan Addendum will be finalized by Kenaitze before conducting the work. Following the completion of the fieldwork, a Draft Report will be developed and submitted to USACE for review prior to ADEC review. The Report will be finalized by Kenaitze, by addressing USACE and ADEC comments, and submit the Final Report.

- A map of the specific work locations is as follows.

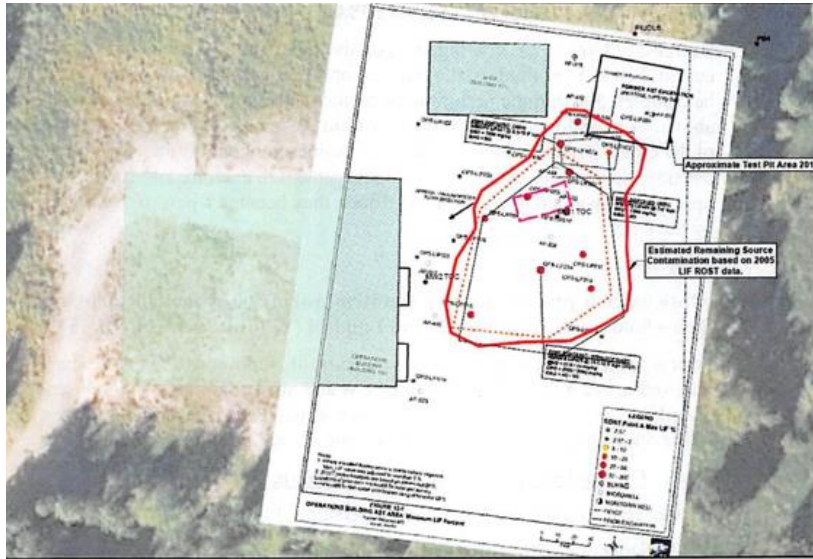


Figure 4. Approximately 2,600 cy POL- contaminated soil will be removed from within the red boundary

3.6.4 Schedule of Deliverables and Activities.

Option 2 Deliverables	Due Date
Kick-Off Meeting	6 September 2022
Kick-Off Meeting Notes	12 September 2022
Draft Work Plan Addendum	26 September 2022
USACE Review of Draft Work Plan Addendum	10 October 2022
ADEC CS Review of Draft Work Plan Addendum	21 November 2022
Final Work Plan Addendum	12 December 2022
Estimated Field Mobilization Date	May 2023
Draft Report	14 June 2024
USACE Review of Draft Report	28 June 2024
ADEC CS Review of Draft Report	12 July 2024
Final Report	12 August 2024

3.6.5. Budget:

Exercise of Option 2 is contingent upon the following: (1) subject to availability of current Fiscal Year funds at the time the option is awarded;

and (2) if exercised, must be completed within the performance period stated in Division I, paragraph 3.c, above. Any option may be exercised within the current Fiscal Year, at the discretion of the Grants Officer. The inclusion of options does not commit the Government to consider the options, or obligate the Government to exercise any such right. If any options are awarded by the Grants Officer, they become a part of the work required by the CA.

3.7 Option 3, Geophysical Survey and Removal of 300 cy metallic debris and household waste from the 12-acre Landfill (Wildwood AFS FUDS F10AK0251)

Follow-on work remains at the 12-acre Landfill. Option work must be currently required in order to be included in the CA and must commence in the Fiscal Year of award, but may depend on a future event that will cause the Tribe to ask for the award of the option after the CA award and during the period of performance.

3.7.1. Chronological order of land ownership.

Please see paragraph 3.2.1 for land ownership information.

3.7.2. DOD operations that caused impact.

- The landfill is located within the Wildwood AFS and encompasses approximately 12 acres and is entirely located on KNA lands. The landfill was used by DOD for solid waste disposal during operation of the facility.
- Samples of surface and subsurface soil, sediment, and surface water at the landfill were not contaminated above ADEC cleanup levels. Surface debris was removed and disposed of during 1997 and 1998, and the landfill was surveyed, capped with clean fill, graded to promote drainage, and seeded by the FUDS Program.
- In 2009, vinyl chloride was detected in groundwater in temporary well points but at concentrations well below the ADEC cleanup level in effect at that time. The ADEC cleanup level has since lowered.

3.7.3. Effects caused by DOD and planned project to mitigate these impacts.

- The 12-acre Landfill is located approximately two miles north of the Main Complex Area, on the northwest side of Perimeter Road.
- The landfill contains household debris. Under the FY16 CA, KIT conducted a geophysical survey over most of the 12-acre landfill. Under the FY18 and FY20 CAs, KIT excavated metallic debris and household waste from the landfill. Following the FY20 CA, it is estimated that 300 cy of debris will remain, but a geophysical survey is warranted to aid in this estimate.
- If the option is exercised by the Grants Officer, Kenaitze will, under the FY 2022 CA, complete the following:

- Conduct a competitive procurement to select a qualified contractor to support the soil removal and disposal mitigation activities.
- The Kenaitze will meet with USACE and our technical support team for a kickoff Meeting. Notes of the meeting will be submitted to the USACE Project Manager.
- Where the FY16 geophysical survey left off, an approximately 29,555 square foot (sf) geophysical survey will be performed in the vicinity of H lobe (please see Figure 5).
- The geophysical survey will be conducted over the previously un-surveyed portions of the landfill.
- This would include clearing brush from the H lobe area in the northwest portion of the landfill.
 - Samples will be collected and analyzed for PAHs using Toxicity Characteristic Leaching Procedure (TCLP) analysis to determine if PAHs are leaching from asphalt deposit discovered in 2021 at the eastern boundary of the H-lobe.
 - Sampling frequency in accordance with 18 AAC 75 will be determined in work planning and in the field. For the purposes of this CA, approximately 9 PAH and 1 TCLP samples have been scoped/ costed.
 - Approximately 300 cy of household debris, predominantly metallic debris, will be removed from the landfill. Based on best professional judgement, this removal should close out this portion of the landfill.
 - An excavator will be used to remove the debris. Kenaitze's process is to excavate the metallic debris, household waste, and soil, and the soil is screened back into the excavation. The metallic debris and household waste is placed in 20- cubic yard dumpsters and hauled to the Kenai Peninsula Borough Solid Waste Landfill.
 - Excavation will be backfilled with clean backfill to grade.
 - Authorization for work will be coordinated with KNA by Kenaitze.
 - Since Federal and state regulatory requirements apply, project staff will take action to ensure proper procedures are followed and approvals secured.
 - ADEC requirements will be followed.
- A Work Plan was developed during the FY18 CA and subsequent Addendums have been produced. A Draft Work Plan Addendum will be developed and submitted to USACE for review prior to ADEC review. The Work Plan Addendum will be finalized by Kenaitze before conducting the work. Following the completion of the fieldwork, a Draft Report will be developed and submitted to USACE for review prior to ADEC review. The Report will be finalized by Kenaitze, by addressing USACE and ADEC comments, and submit the Final Report.

- A map of the specific work locations is as follows.

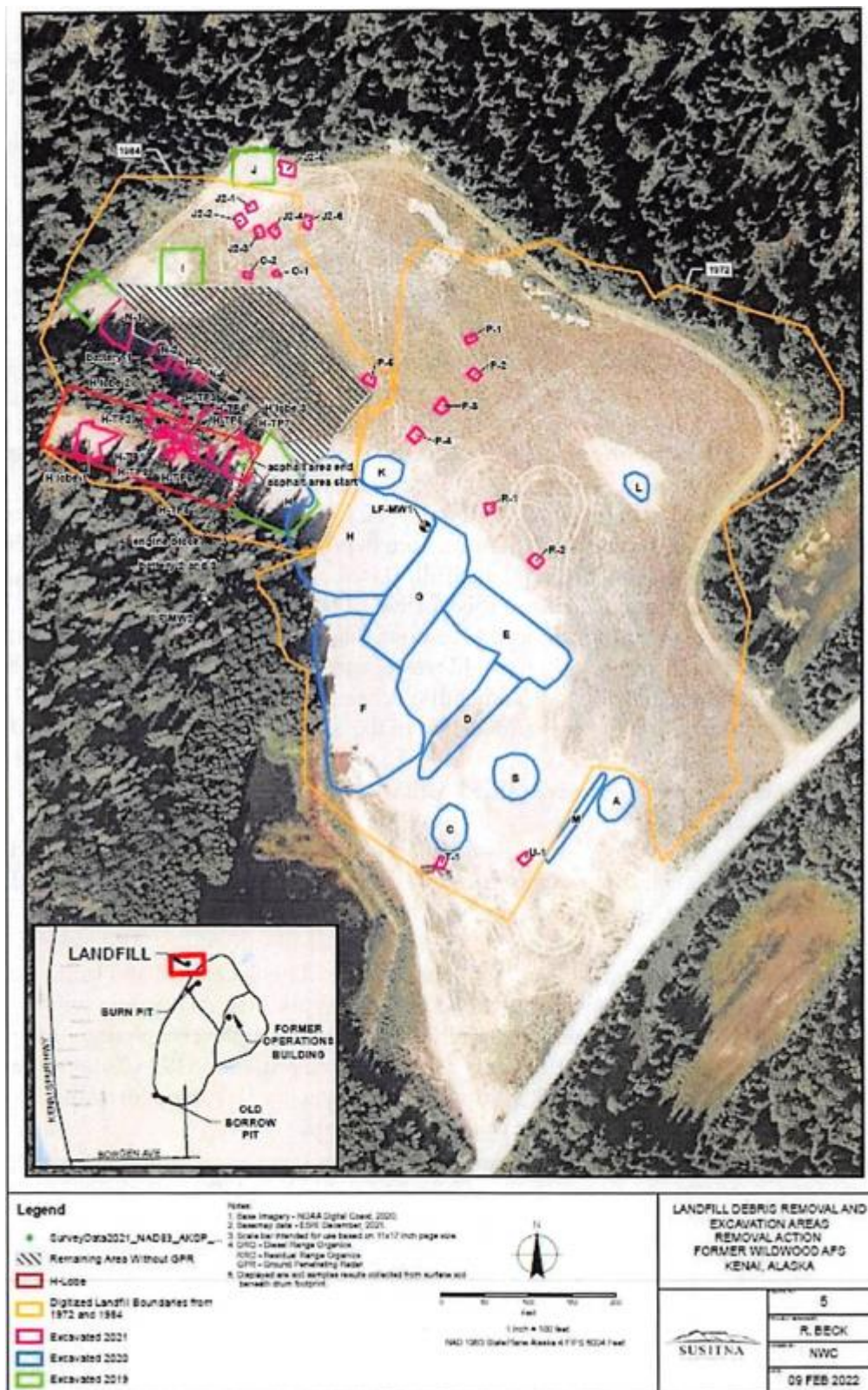


Figure 5. An approximately 29,555 sf geophysical survey will be performed and approximately 300 cy metallic debris and household waste will be removed from within the red boundary

3.7.4. Schedule of Deliverables and Activities.

Option 3 Deliverables	Due Date
Kick-Off Meeting	6 September 2022
Kick-Off Meeting Notes	12 September 2022
Draft Work Plan Addendum	26 September 2022
USACE Review of Draft Work Plan Addendum	10 October 2022
ADEC CS Review of Draft Work Plan Addendum	21 November 2022
Final Work Plan Addendum	12 December 2022
Estimated Field Mobilization Date	May2023
Draft Report	14 June 2024
USACE Review of Draft Report	28 June 2024
ADEC CS Review of Draft Report	12 July 2024
Final Report	12 August 2024

3.7.5. Budget

Exercise of Option 3 is contingent upon the following: (1) subject to availability of current Fiscal Year funds at the time the option is awarded; and (2) if exercised, must be completed within the performance period stated in Division I, paragraph 3.c, above. Any option may be exercised within the current Fiscal Year, at the discretion of the Grants Officer. Inclusion of options does not commit the Government to consider the options, or obligate the Government to exercise any such right. If any options are awarded by the Grants Officer, they become a part of the work required by the CA.

4. Overview of Environmental Restoration Work Accomplished to Date

The first SPIP was prepared under the FY 2007 CA with updates prepared under FY 2012 CA and the FY 2018 CA. The SPIP outlines the tasks required to address DOD impacts, remove health and safety hazards, and mitigate the land for subsistence and traditional uses.

- FY 2007 CA: Prepared SPIP, identified, and prioritized removal activities at sites within the Wildwood AFS. The FY 2007 CA closed on 30 September 2009.
- FY 2008 CA: Removed remains of aboveground storage tanks, a concrete pump house and soil sampling at the High-Frequency site within the Wildwood AFS. The FY 2008 CA closed on 31 March 2011.

- FY 2009 CA: Building demolition/debris removal (BO/DR) at the Former Operations Building, Garage, and Guard Shack within the Wildwood AFS. The FY 2009 CA closed on 30 December 2011.
- FY 2010 CA: Removed and disposed of debris at the Former Operations Building and completed removal of contaminated soil at the High Frequency site within the Wildwood AFS. The FY 2010 CA closed on 30 September 2014.
- FY 2011 CA: Removed contaminated soil at the Garage at the Former Operations Building within the Wildwood AFS. The FY 2011 CA closed on 28 June 2013.
- FY 2012 CA: Removed contaminated soil at the Quonset Hut site within the Wildwood AFS. The FY 2012 CA closed on 30 September 2016.
- FY 2014 CA: Conducted soil remediation and disposed of concrete structures including slabs, tank bases, and buried concrete pillars used for tower foundations at the Alaska Communication System Minimally Attended Radar Station (ACS MARS) site within the Wildwood AFS. The FY 2014 CA closed on 30 December 2016.
- FY 2016 CA: Removed petroleum-contaminated soil at the Operations Building Facility within the Wildwood AFS, conducted a geophysical investigation at the 12-acre landfill, and dug soil sample test pits throughout the landfill. The FY 2016 CA closed on 28 September 2018.
- FY 2018 CA: Removed and disposed of landfill debris, demolished and disposed of a bunker, updated SPIP. The FY 2018 CA closed on 28 August 2020.
- FY 2020 CA: Removed and disposed of petroleum-contaminated soil at the Operations Building Facility, landfill debris, petroleum-contaminated soil at the Trench Area Bum Pit, and drums at the Old Borrow Pit within the Wildwood AFS. An updated SPIP is also expected in August 2022. The FY 2020 CA will close on 6 September 2022.

Attachment 2

Bid Schedule

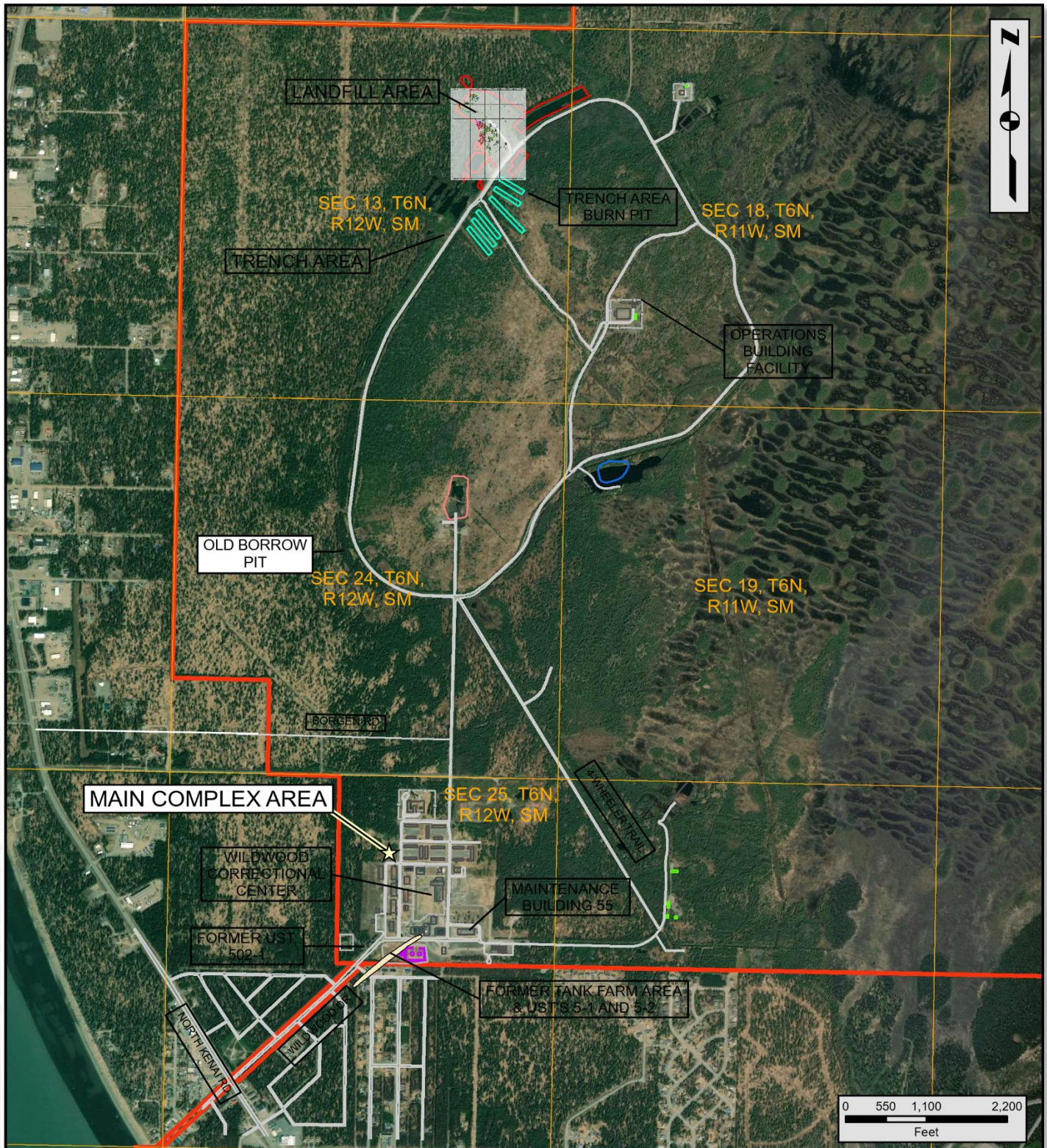
Specifically includes Environmental Consultant and Construction Contractor (i.e. labor, equipment, materials, supplies, and services [lab and disposal]) to remove and sample POL-contaminated soil, remove buried debris, remove drums and sample soil, and prepare work plans and reports in accordance with all applicable guidelines and regulations.

<u>Service / Deliverable</u>	<u>Rate</u>	<u>Not to exceed quantity</u>
Final Work Plan	\$ _____	
Final Report	\$ _____	
POL-soil Ops Bldg. / cubic yards (cy)	\$ _____	50 cy
POL-soil Burn Pit/ cy	\$ _____	05 cy
Debris 12-acre Landfill/ cy	\$ _____	300 cy
POL-soil Old Borrow Pit/ cy	\$ _____	12 cy
Soil sampling/ sample	\$ _____	120 samples
POL-sol Ops Bldg. / cy	\$ _____	2,600 cy
Geophysical survey 12-acre Landfill/ square foot (sf)	\$ _____	29,555 sf
Debris 12-acre Landfill/cy	\$ _____	300 cy
POL-soil boring investigation/ boring	\$ _____	20 soil borings
Final SPIP	\$ _____	
TOTAL	\$ _____	

Schedule

As identified in Attachment 1, scope of work, past dates will be proposed by Environmental Consultant within their proposal submission.

Attachment 3



DATE:
12/17/2019

PM:
R.F

DRAWN:
L.C

WILDWOOD AFS, KENAI, ALASKA
F10AK0251

Coordinate System: NAD 1983 2011 StatePlane Alaska 4 FIPS 5004 Feet

Imagery: ESRI Basemap Imagery



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CORPS OF
ENGINEERS
ALASKA DISTRICT