



KENAITZE INDIAN TRIBE

Transportation Building and Covered Parking Design-Build Request for Proposal

Questions and Answers

Issued: November 29, 2022

- 1. Reference: Section 5 scope of work:** The selected design professionals identified in the RFP include structural, mechanical, geotechnical, electrical, site/civil engineering services. We assume that architectural services are also required for this project. Please confirm. **As stated in 2. Overview: "The Kenaitze Indian Tribe ("Tribe") is seeking proposals from firms qualified and interested in providing architectural and engineering services", 5. Scope of Work states " The selected design professional will provide complete design services including" . The Design Professional is the Architect.**
- 2. Reference: Section 5.1 h. special systems** We interpret special systems to be audio-visual for the conference room, clocks telecommunication for offices and conference rooms, Wi-Fi throughout the facility, electronic security system (card readers/door contacts); video cameras at all entry doors and inside at some strategic locations. Are there any other systems that the Tribe would like to see included? **We do not anticipate any other system.**
- 3. Reference: Drawings:** Is the building intended to be a pre-engineered metal building? **The Tribe would like to see a pre-engineered building, but are open to other building systems in order to stay within the budget restraint. This is the bases of the language in 5.1 Objectives/B "Provide expert advice and assist in determining the most cost-effective building system and components to adhere to budget constraints and comply with the terms and conditions of the Funding Agreement, including Buy America standards."** If so, should the design team assume that the design team will provide performance-based design and specifications and that the pre-engineer metal structure vendor which will be a delegated design. If this is the case the structural engineering design will be providing the slab/foundation design. Could the Tribe confirm this assumption? **This can be assumed only if a pre-engineer building is selected during the design meetings with the Tribe.** Is the owner intention to coordinate with the pre-engineer metal building vendor directly? **If a pre-engineer building system is selected and a vendor selected through the RFP process the design team will coordinate with vendor and manufacturer.**
- 4. Reference: Drawings:** which type of vehicles are stored in the building? **Passenger cars, 15 person vans, 12 person ADA bus up to a 30' bus**
- 5. How much of the site work has been completed?** It looks like it has been cleared but it is hard to tell if a pad has been built. **The site is cleared and was level prior to the maintenance facility construction. Very little grading will be required. Soil borings were taken in January of 2021 (see Soils boring report. A geotechnical report was not developed for soils bearing capacity, however soil bearing capacity was achieved, with native soils for the Maintenance Warehouse.**

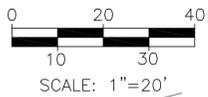
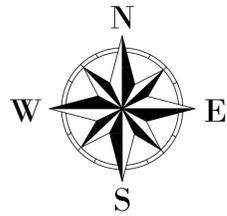
6. Is there a specific orientation that Kenaitze wants the buildings oriented on site or is that up to the bidder to propose? **See attached Drawing**
7. It is assumed water and waste will use the city of Kenai utilities? There is no site plan in the design package. **City water and sewer connection points are onsite, ENSTAR is onsite (DB will provide building load calculations to ENSTAR and coordinate meter location), HEA is overhead (DB will provide building load calculations to HEA for new transformer & pad and coordinate placement and connection) . See attached Drawing. Gas meter and new transformer costs need to be accounted for in overall DB budget.**
8. What will be the application of the garage area. **The 100' x 70' Transportation Building will be used for cleaning, detailing and vehicle overnight parking. THIS IS NOT A VEHICLE REPAIR SHOP!**
9. Please identify the exact Buy American Act that will be tied to the Contract. **"The FTA requires that all capital procurements meet FTA's Buy America requirements per 49 U.S.C. 5323(j), which require that all iron, steel, or manufactured products be produced in the United States, to help create and protect manufacturing jobs in the United States. The Grants for Buses and Bus Facilities Program will have a significant economic impact toward meeting the objectives of the Buy America law. The FAST Act amended the Buy America requirements to provide for a phased increase in the domestic content for rolling stock. For FY 2019, the cost of components and subcomponents produced in the United States must be more than 65 percent of the cost of all components. For FY 2020 and beyond, the cost of components and subcomponents produced in the United States must be more than 70 percent of the cost of all \components. There is no change to the requirement that final assembly of rolling stock must occur in the United States. The Buy America requirements can be found in 49 CFR part 661 and additional guidance on the implementation of the phases increase in domestic content can be found at 81 FR 60278 (Sept. 1, 2016). Any proposal that will require a waiver must identify in the application the items for which a waiver will be sought. Applicants should not proceed with the expectation that waivers will be granted, nor should applicants assume that selection of a project under the Grants for Buses and Bus Facilities Program that includes a partnership with a manufacturer, vendor, consultant, or other third party constitutes a waiver of the Buy America requirements applicable at the time the project is undertaken. Consistent with Executive Order 13858 Strengthening Buy-American Preferences for Infrastructure Projects, signed by President Trump on January 31, 2019, applicants should maximize the use of goods, products, and materials produced in the United States, in Federal procurements and through the terms and conditions of Federal financial assistance awards."**
10. Will materials fabricated and produced in Canada **be** allowed to be permanently installed on this project. **Please answer to question #1**
11. Please provide product data, final install locations etc for items called out in RFP-5.1 sections e, f, g & h. **This information will be provided to selected Design Builder Team**
12. Also **Reference: Section 5.1 h. special systems** We interpret special systems to be audio-visual for the conference room, clocks telecommunication for offices and conference rooms, Wi-Fi throughout the facility, electronic security system (card readers/door contacts); video cameras at all entry doors and inside at some strategic locations. Are there any other systems that the Tribe would like to see included? **We do not anticipate any other system**
13. RFP Section 5.1 calls out Objectives for Construction. Section "i" notes coordination with HEA, Enstar for pre-con information. Does the Tribe have any as-built information regarding locations of the Water/Sewer, HEA & Enstar existing infrastructure at the site? **See attached building placement and site utility Drawings**

14. Can the Tribe please provide a sample Prim Contract? The RFP is for a Design Builder delivery method. **See Owner-Design Builder Agreement issued with RFP**
15. Can the Tribe provide the FAA form required to submit to the FAA for implementation of the previous project at the same site? **This information will be provided to selected Design Builder Team**
16. In order to fast track procurement of long lead mtrls such as a PEMB, fabricated framing panels, mechanical and electrical items. The Contractor suggests a fast-track DB development in this manner:
Phase 1 – Civil & Core and Shell - 65%, 95%, 100%/IFC.

Phase 2 – Arch, Mech & Elec – 65%, 95%, 100%/IFC.
Is this an acceptable design delivery? **This is Acceptable**
17. The completion date is noted as 9/1/23. PEMB's although not called out as "required" per the RFP are 6 mos out after approval of Shops. Can the Contractor adjust the Completion date via the Proposal Schedule to be submitted on 12/12/22? **The 09/01/2023 date is a substantial completion date. The actual completion date is negotiable. If an extension is necessary to meet the substantial completion date the Tribe will need to apply for an extension 6 months in advance, however there are no guarantees an extension will be granted.**
18. Is the Completion date a hard milestone? **The actual completion date is negotiable**
19. RFP Section 8.3, notes a bullet calling out Commissioning. Is the Tribe interested in a complete 3rd part Commissioning similar to the services the Support Services regularly performs or is the Tribe more interested in just a typical GC Startup & Testing coordinated with the MEP Subcontractors. Due to budget constraints the Contractor suggests allowing the Commissioning per The Contractor GC Startup & Testing coordinated with the MEP Subcontractors. Please ID what type of Commissioning effort the Tribe is requesting. **Typical GC Startup, testing and balancing of all systems coordinated with the MEP Subcontractors & Design Team.**
20. Please clarify the class area of the maintenance shop. i.e. servicing equipment or just parking/storage. **The shop space is for parking and storage.**
21. Please clarify the occupancy rating for fire alarm specs **The selected Design Builder will need to discuss this with the City of Kenai**
22. Are Mechanical Engineering, seismic engineering stamps going to be required on the engineering? This requirement can add additional time as engineering may need to go through a checks and verification process before being stamped. **The Tribe expects all engineering requirements to be conducted per the City of Kenai & State of Alaska building codes.**
23. The usage of this building; what type of equipment or vehicles will be utilizing this building and what is the main center section of the building going to be used for? **See answer to question 20 Will vehicles be left running in the building requiring an exhaust system, air exchanger, etc. No!**
24. Unit heaters in the wash bay and center bay needed to regulate temperature when the doors are open. Is there an estimate in the usage that can provide estimated times these doors may be open in the winter and will both doors be able to open at the same time? **There is not an estimate at this time. This will be worked out with the selected Design Builder**
25. Pressure washer, the quantity of wands required. **See conceptual drawings issued with RFP.**

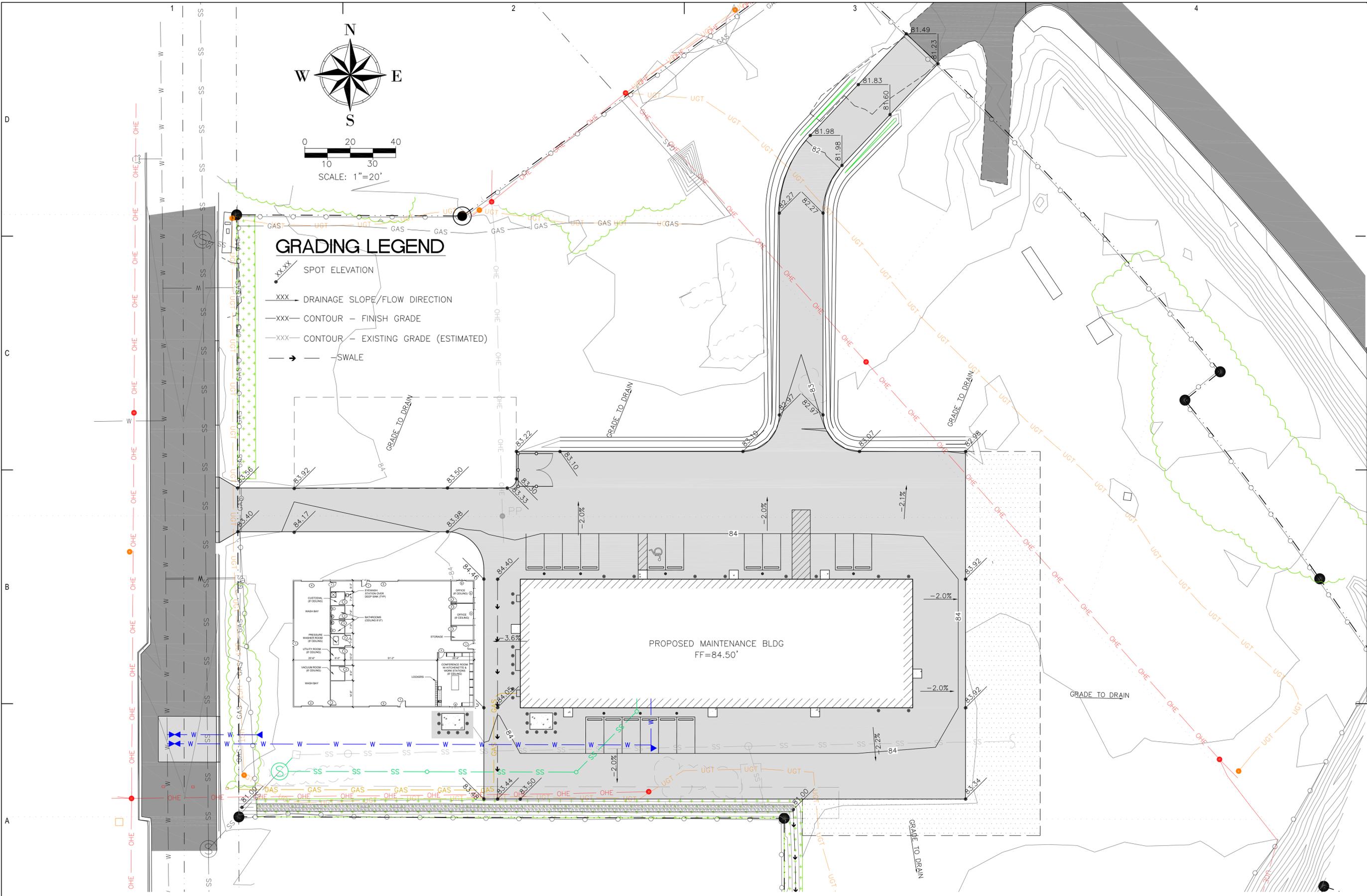
26. Oil separator requirements, Again, this is dependent on what the center bay will be utilized and the amount of vehicles utilizing the building daily. **See question 20.**
27. Is there a mezzanine above the bathroom? Possible boiler and mechanical room location? If not, where will the mechanical, pump and HVAC room be located **This will be worked out with the selected Design Builder**
28. Is there to be vacuum piping into the wash bay? If so, how many outlets? Do they want vacuum capabilities from both sides of the room? **See conceptual drawings issued with RFP.**
29. Is the wash bay to be designed to clean one vehicle at time or multiple? **Multiple**
30. Will an air compressor be needed for the center bay? **Yes**
31. Will a lube/oil rack be required in the center bay? **No.**
32. Will you require air filtration system for the offices? **Only if code requires.**
33. Please confirm that the 2-page resumes are outside of the page count. **YES resume pages are outside of the Narrative page count**
34. Lighting design **This will be worked out with the selected Design Builder**
35. Service size based on connected load (requires coordination with mechanical)
36. Site lighting **This will be worked out with the selected Design Builder**
37. Will you require Head Bolt Header receptacles in covered vehicle storage? **Yes./ This will be worked out with the selected Design Builder**
38. Please clarify the following Special systems requirements:
Gate/Building access system. **Gate access is already installed.**
BAS system. **No**
Data-Comm. **Yes**
Security. **Yes**
CCTV. **Yes**
Fire Alarm reporting. **Yes**
39. Is this building less than a mile from salt water? **Yes**
40. What is included in the page narrative? **What's in the narrative can be at your discretion.**
41. Does it include Section 8.1, 8.2 and 8.3? **It can, it depends how you present the information.**
8.1 will consider the cover letter, resumes and narrative.
8.2 will consider scope of work and narrative
8.3 will consider cover letter, resumes, narrative
42. Does it include project examples and organizational charts? **It can.**
43. Does it include table of contents, tabs, dividers, etc? **NO, these won't count against your overall page count.**

44. For resumes we understand the limit is 2 pages per person. Are we to limit the resumes to the list located on page 8, section 8.3? **No, submit all that you think are appropriate.**



GRADING LEGEND

- /XXX SPOT ELEVATION
- XXX DRAINAGE SLOPE/FLOW DIRECTION
- XXX CONTOUR - FINISH GRADE
- XXX CONTOUR - EXISTING GRADE (ESTIMATED)
- SWALE



A GRADING PLAN

C3 GRAPHIC SCALE: 1" = 25' (22X34), 1" = 50' (11X17)

11823 Kenai Spur Hwy

Soils Test Boring

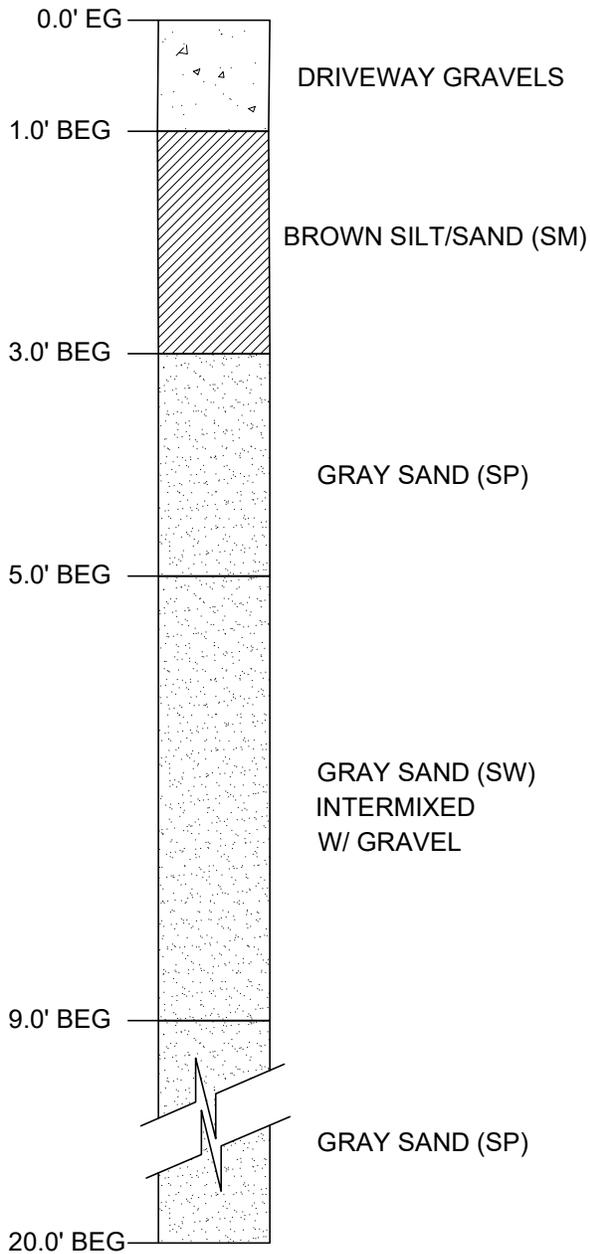
Legend



Google Earth

300 ft

TEST BORE NO.1



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

BEG BELOW EXISTING GRADE
EG EXISTING GRADE

LARSON ENGINEERING & DESIGN, P.C.

CIVIL - STRUCTURAL - ENVIRONMENTAL CONSULTING
215 FIDALGO AVENUE, SUITE 203 KENAI, AK 99611
PHONE: (907) 283-1565 FAX: (907) 283-1566

PROJECT
11823 KENAI SPUR HWY - SOILS TEST BORES

JOB NUMBER
2101

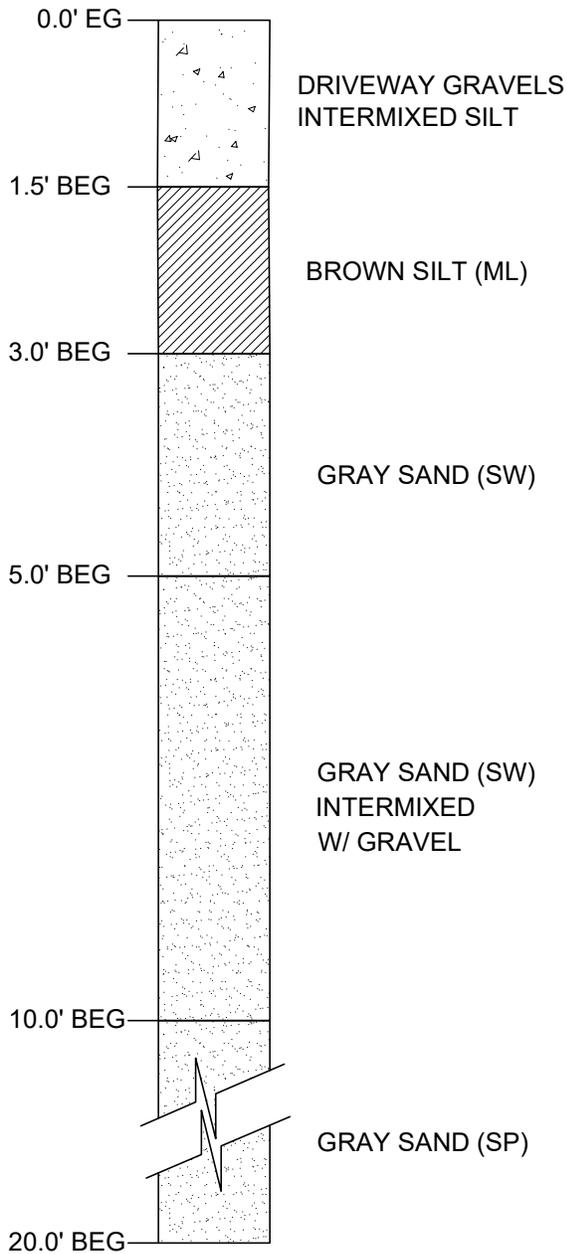
DATE
1/12/21

ENGINEER
BWL

SHEETS
1 OF 8



TEST BORE NO.2



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

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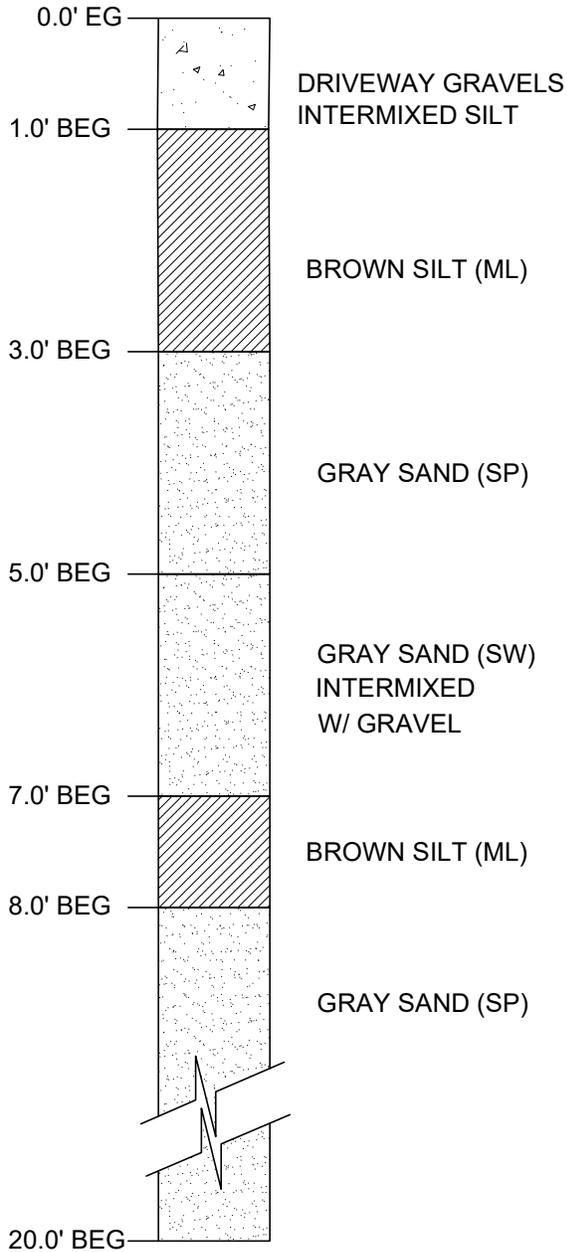
DATE
 1/12/21

ENGINEER
 BWL

SHEETS
 2 OF 8



TEST BORE NO.3



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

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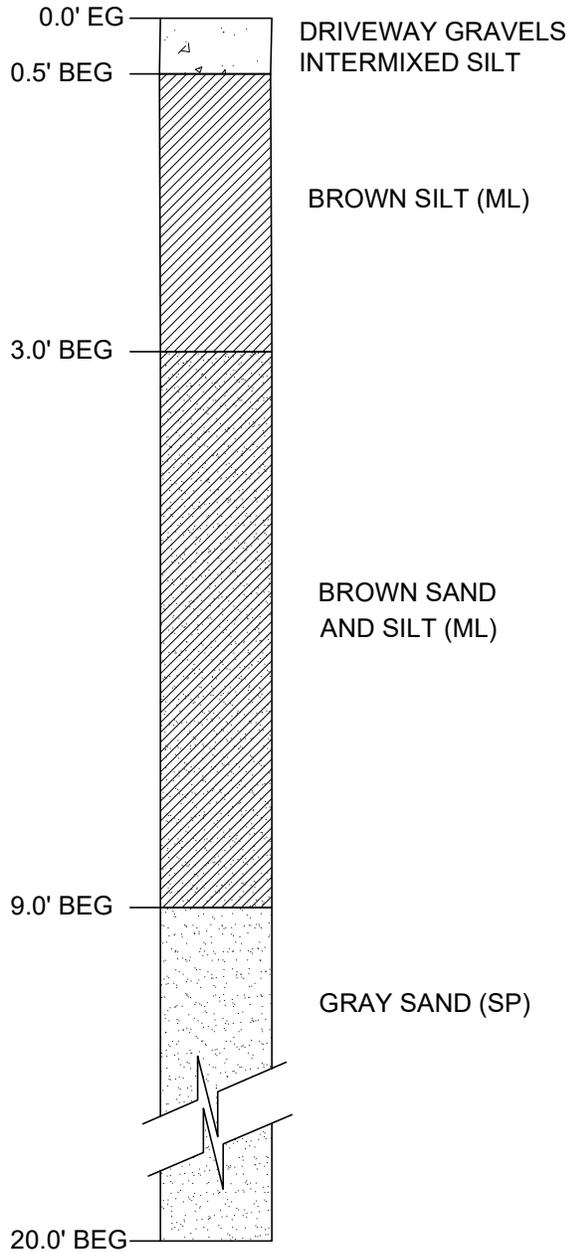
DATE
 1/12/21

ENGINEER
 BWL

SHEETS
 3 OF 8



TEST BORE NO.4



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

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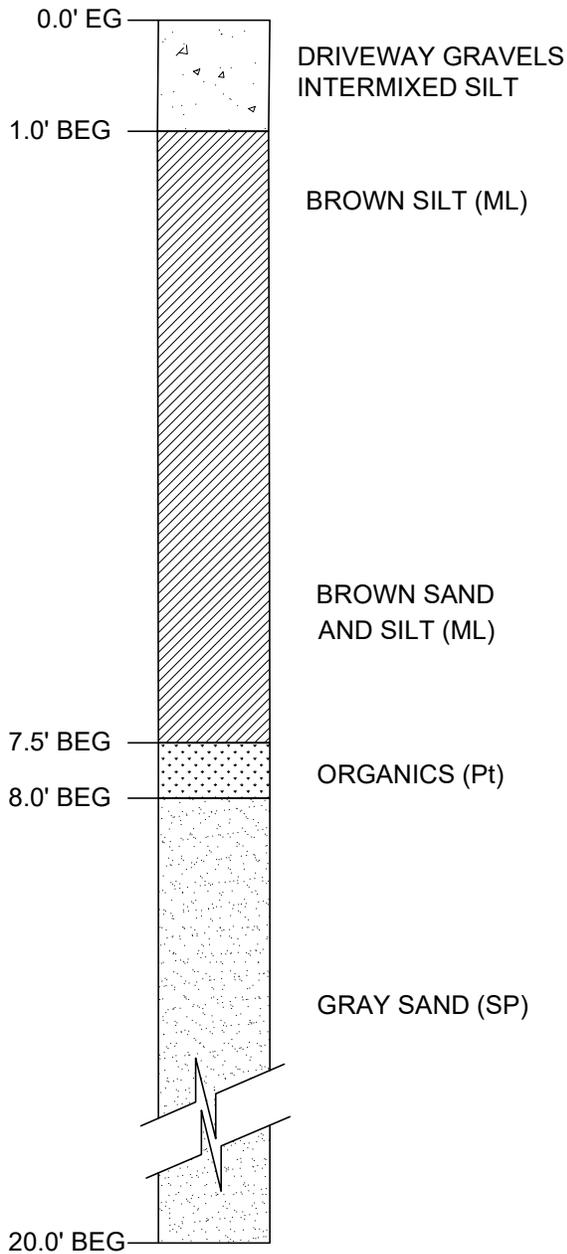
DATE
1/12/21

ENGINEER
BWL

SHEETS
4 OF 8



TEST BORE NO.5



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

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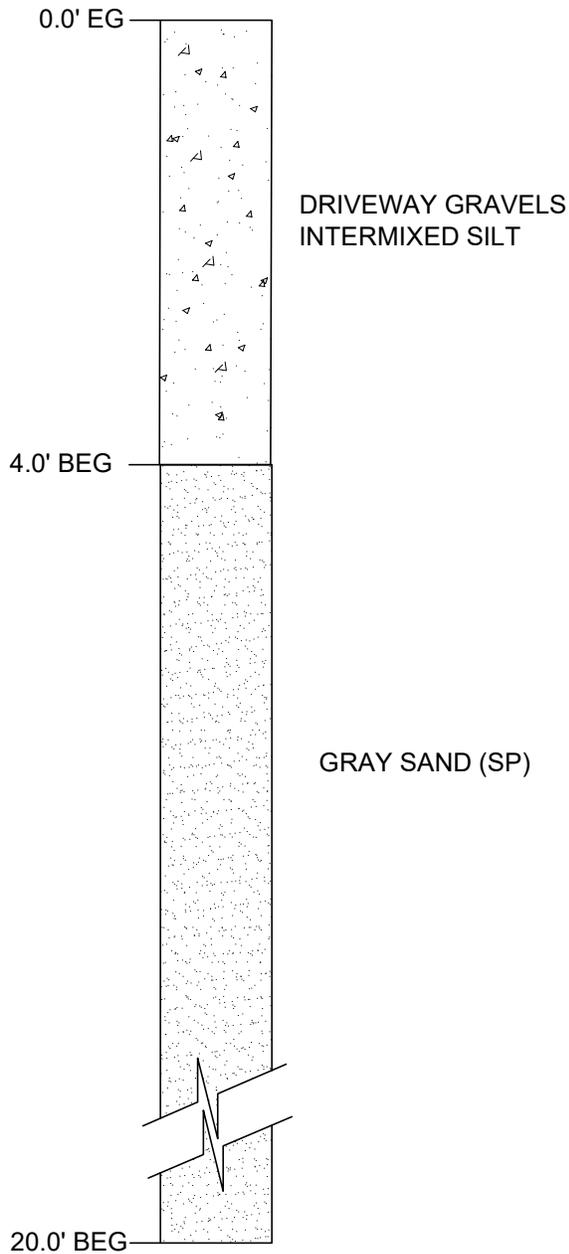
DATE
1/12/21

ENGINEER
BWL

SHEETS
5 OF 8



TEST BORE NO.6



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

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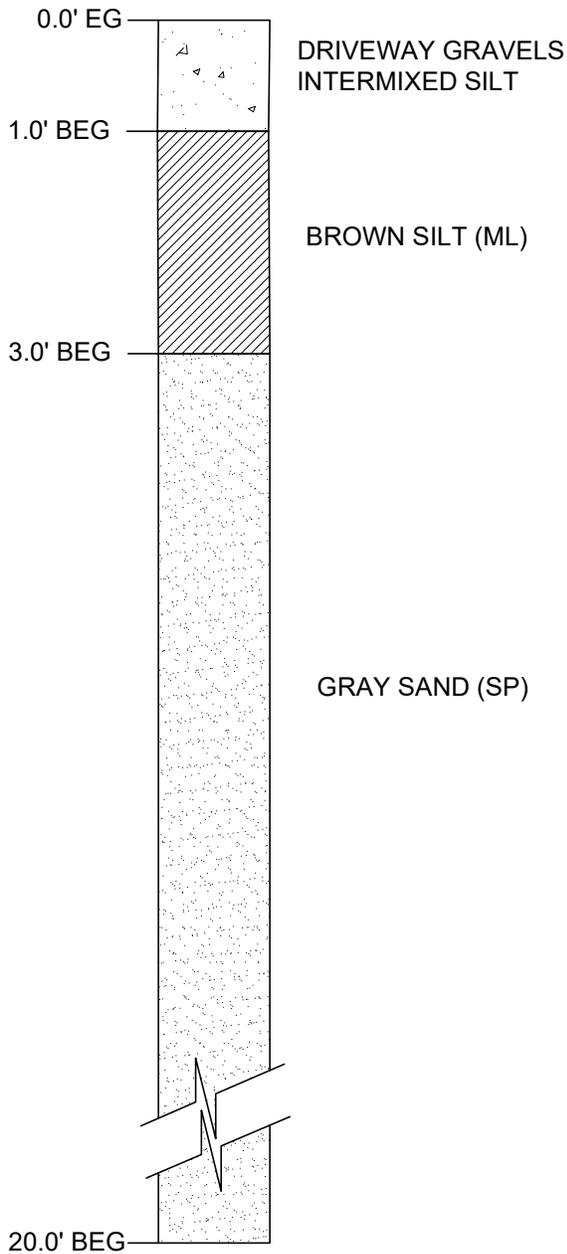
DATE
 1/12/21

ENGINEER
 BWL

SHEETS
 6 OF 8



TEST BORE NO.7



NOTES:

1. NO GROUND WATER ENCOUNTERED.

ABBREVIATIONS

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EG EXISTING GRADE

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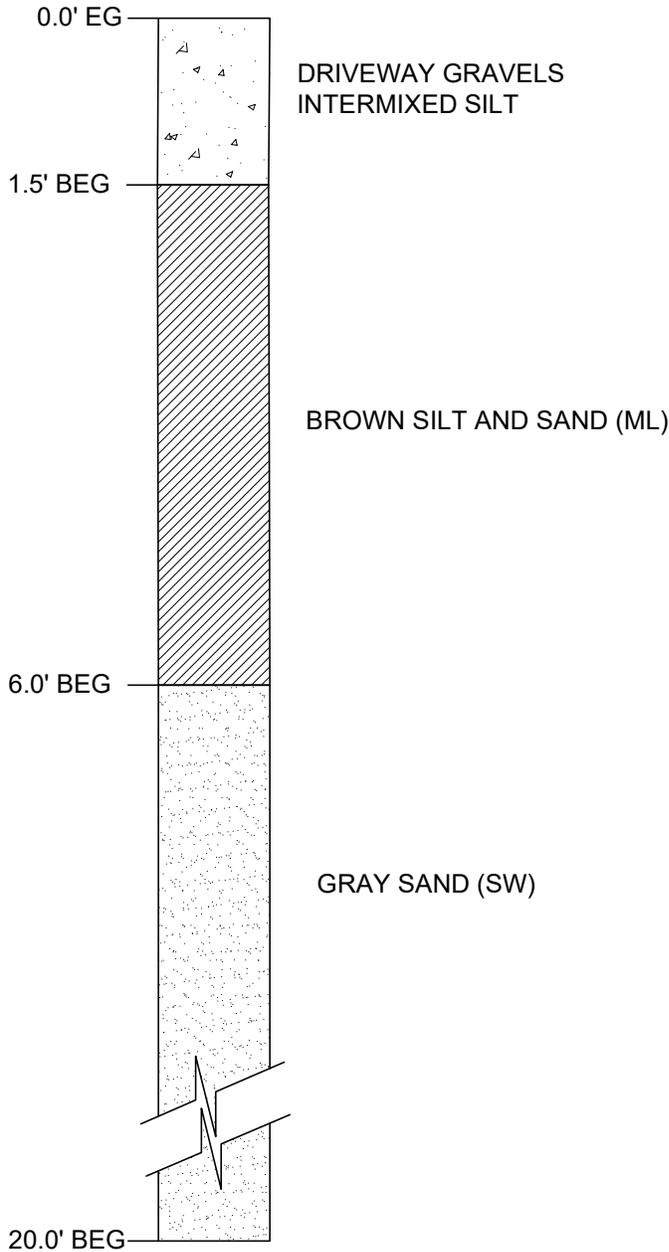
DATE
1/12/21

ENGINEER
BWL

SHEETS
7 OF 8



TEST BORE NO.7



NOTES:

1. NO GROUND WATER ENCOUNTERED.

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ENGINEER
BWL

SHEETS
8 OF 8

