



REPRESENTING

Brevig Mission

Sitaisaq

Council

Diomedea

Iñaliq

Elim

Niviarcaurluq

Gambell

Sivuqaq

Golovin

Chinik

King Island

Ugiuvak

Koyuk

Kuuyuk

Mary's Igloo

Qawiaraq

Nome Eskimo

Sitnasuak Inuit

Savoonga

Sivungaq

Shaktoolik

Saktuliq

Shishmaref

Qikiqtaq

Solomon

Anuutaq

St. Michael

Taciq

Stebbins

Tapraq

Teller

Tala

Unalakleet

Uñalaqñiq

Wales

Kinigin

White Mountain

Iñatuk /

Nutchirviq

ADDENDUM NO. ONE

CM/GC Facilitation and Independent Cost Estimation Services

TO: Prospective Consultants and all others concerned

DATE: July 15, 2026

PURPOSE: To provide notice of updated RFP solicitation information

1. Due date for proposals has been extended from July 3, 2026 to July 31, 2026.
2. This addendum becomes part of the Contract Documents. All other conditions and requirements of the Contract Documents will remain unchanged.

END OF ADDENDUM NO. ONE

Kawerak Transportation Program

Attention: Ben Payenna, Transportation Program Director

P.O. Box 948

Nome, Alaska 99762

Phone: (907) 434-2583 email (preferred): transportationproposals@kawerak.org

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June 11, 2026

To: Qualified Firms for Construction Manager/General Contractor (CM/GC) Facilitation and Independent Cost Estimation (ICE) Services

Kawerak, Inc., (Kawerak) a tribal consortium and non-profit corporation in Nome, Alaska, is soliciting proposals to perform all duties as provided in the Request for Proposals provided herein through the Kawerak Transportation Program.

Further details are provided in the attached Request for Proposals. Questions regarding this RFP must be submitted via email no later than Friday, June 19, 2026. If your firm is interested, please submit the package to the email below by Friday, July 3, 2026.

Kawerak Transportation Program

Attention: Benjamin Payenna, Transportation Program Director

Email: transportationproposals@kawerak.org

Please ensure any proposals conform entirely to the requirements in the attached RFP, or they will be disqualified as non-responsive.

Sincerely,
Kawerak, Inc.

Melanie Bahnke

Melanie Bahnke
President

Cc: KTP

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Request for Proposals

CM/GC Facilitation and Independent Cost Estimation Services

Kawerak Transportation Program

This RFP provides guidance and requirements for the procurement of Construction Manager/General Contractor (CM/GC) Facilitation and Independent Cost Estimation (ICE) services for the Kawerak Transportation Program ("KTP"). Services under this RFP may include program management, procurement support, stakeholder facilitation, independent cost estimating, risk management, scheduling, design review, and construction support services in support of transportation and infrastructure projects throughout the Bering Strait Region.

TABLE OF CONTENTS

1. INTRODUCTION
2. BACKGROUND
3. OBJECTIVE
4. SCOPE OF WORK
5. DELIVERABLES
6. CONTRACT TYPE
7. TERM
8. MINIMUM QUALIFICATIONS
9. PROPOSAL REQUIREMENTS
10. EVALUATION CRITERIA
11. DETAILED SCORING RUBRIC
12. EVALUATION SHEETS
13. SUBMITTAL INSTRUCTIONS
14. QUESTIONS
15. PREFERENCE
16. MISCELLANEOUS

APPENDIX A – REQUIRED RATE SCHEDULE

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1. INTRODUCTION

Kawerak, Inc. (“Kawerak”) is soliciting proposals from qualified firms to provide comprehensive Construction Manager/General Contractor (CM/GC) Facilitation and Independent Cost Estimation (ICE) Services. This Request for Proposals (RFP) is intended to establish a single Indefinite Delivery/Indefinite Quantity (IDIQ) contract to support a program of transportation projects.

The selected Consultant will be expected to provide integrated services that span program management, procurement support, facilitation, risk management, and independent cost estimating. The Consultant must demonstrate the ability to balance collaboration with strict independence in cost validation, ensuring objective and defensible project cost outcomes.

2. BACKGROUND

Kawerak is a non-profit tribal consortium located in northwest Alaska, providing a multitude of services to residents of the Bering Strait Region, in one of the most remote parts of the world. Kawerak represents 20 federally recognized Tribes residing within 16 communities outside of Nome.

Kawerak administers transportation and infrastructure projects under agreements with the Federal Highway Administration (FHWA) and other funding partners. Projects are often located in remote, rural, and Arctic environments, requiring specialized planning, logistics, and construction approaches.

Program goals include:

- Development of durable infrastructure with design lives exceeding 20 years
- Efficient delivery in extreme environmental conditions
- Maximization of local workforce participation
- Cost control and transparency across all phases of project delivery

3. OBJECTIVE

The objective of this RFP is to procure a consultant capable of delivering high-quality CM/GC facilitation and independent cost estimating services. Kawerak currently utilizes separate consultants for CM/GC facilitation and independent cost estimating. This RFP seeks to consolidate these services into a single contract to improve coordination, efficiency, and program outcomes.

The Consultant shall support projects from early planning through construction and post-construction. All construction activities will be conducted in strict accordance with the Alaska Department of Transportation and Public Facilities Standard Specifications for Highway Construction.

The selected Consultant must:

- Provide accurate and defensible cost estimates
- Support informed decision-making
- Enhance risk identification and mitigation
- Improve cost certainty and schedule reliability
- Maintain independence in cost evaluation while collaborating with project stakeholders

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4. SCOPE OF WORK

The Consultant shall provide comprehensive services across multiple disciplines. Work will be authorized through work orders and may involve multiple concurrent projects.

4.1 Program and Project Management

The Consultant shall provide full lifecycle program and project management support.

Responsibilities include planning, coordination, execution oversight, and reporting.

- Develop detailed scopes, budgets, and schedules for each work order
- Monitor progress against cost and schedule baselines
- Prepare monthly and milestone reports with analysis and recommendations
- Coordinate across project teams, agencies, and stakeholders
- Identify and resolve issues impacting project delivery
- Provide continuous communication with Kawerak leadership

4.2 CM/GC Program Development

The Consultant shall support the refinement and implementation of Kawerak's CM/GC delivery program.

- Develop program-level policies, procedures, and best practices
- Establish evaluation criteria for CM/GC project selection
- Analyze candidate projects and recommend delivery methods
- Support continuous improvement of CM/GC processes

4.3 Procurement Support

The Consultant shall support all procurement activities related to CM/GC contractor selection.

- Develop RFPs and procurement documents
- Define evaluation criteria and scoring systems
- Assist in proposal reviews and interviews
- Provide technical advisory support during selection
- Ensure procurement aligns with federal and organizational requirements

4.4 Facilitation and Stakeholder Engagement

The Consultant shall act as a neutral facilitator to ensure effective communication and coordination.

- Plan and lead meetings, workshops, and coordination sessions
- Develop agendas, meeting materials, and documentation
- Capture and track action items and decisions
- Engage stakeholders including agencies and community members
- Develop outreach strategies and materials

4.5 Independent Cost Estimating (ICE)

The Consultant shall develop independent cost estimates and cost models to support decision-making.

- Prepare detailed cost estimates for projects and work packages
- Develop cost models including labor, materials, equipment, and contingencies

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- Provide real-time cost input during design development
- Evaluate impacts of design changes
- Ensure estimates are based on current market conditions

Kawerak requires proposers to provide independent cost estimating services through a subconsultant to preserve the integrity, objectivity, and defensibility of the independent cost estimating process.

4.6 Cost Validation and Negotiation Support

The Consultant shall validate contractor estimates and support cost reconciliation processes.

- Review contractor estimates and pricing assumptions
- Perform comparative analyses between ICE and contractor estimates
- Identify discrepancies and provide recommendations
- Support GMP negotiations
- Facilitate cost reconciliation processes

4.7 Risk Management

The Consultant shall proactively manage risks affecting cost, schedule, and performance.

- Develop and maintain risk registers
- Assess probability and impact of risks
- Quantify cost and schedule impacts
- Recommend mitigation strategies
- Support contingency development

4.8 Scheduling and Phasing

The Consultant shall support schedule development and analysis.

- Develop independent project schedules
- Evaluate contractor schedules
- Analyze sequencing and phasing strategies
- Identify schedule risks and constraints
- Recommend improvements

4.9 Design Review and Constructability

The Consultant shall review design documents to ensure constructability and completeness.

- Review plans, specifications, and reports
- Evaluate constructability and feasibility
- Identify design issues and recommend solutions
- Provide redlined comments and written feedback

4.10 Reporting and Metrics

The Consultant shall track and report on program performance.

- Track cost, schedule, risk, and innovation metrics
- Prepare detailed reports at key milestones
- Maintain program-level performance database
- Provide recommendations for improvement

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4.11 Construction Support

The Consultant shall provide support during construction phases.

- Monitor construction costs
- Evaluate change orders
- Provide cost and schedule impact analysis
- Support issue resolution

4.12 Post-Construction Support

The Consultant shall support project closeout and program evaluation.

- Prepare final project reports
- Document lessons learned
- Support continuous improvement efforts

5. DELIVERABLES

The Consultant shall provide deliverables necessary to support successful execution of the services described in this RFP. Deliverables will vary by work order and project phase but may include project management documents, procurement support materials, meeting documentation, independent cost estimates, cost models, risk assessments, schedule analyses, design review comments, technical memoranda, and project or program reports.

Typical deliverables may include, but are not limited to:

- Project work plans, schedules, and progress reports
- Procurement documents and evaluation materials
- Meeting agendas, minutes, and action item logs
- Stakeholder outreach materials and presentations
- Independent cost estimates and cost reconciliation analyses
- Risk registers and mitigation recommendations
- Schedule and phasing analyses
- Design review comments and constructability assessments
- Change order and cost impact evaluations
- Final project summaries and lessons learned reports

All deliverables shall:

- Be professionally prepared and suitable for stakeholder and agency review
- Be submitted in electronic editable format unless otherwise directed by Kawerak
- Clearly identify assumptions, methodologies, findings, and recommendations
- Include revisions necessary to address Kawerak review comments

The Consultant shall maintain organized project documentation and provide supporting files, calculations, and backup documentation upon request.

6. CONTRACT TYPE

IDIQ contract with work order-based assignments. Compensation may be Time & Materials and/or Lump Sum.

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7. TERM

Base term of one (1) year with up to four (4) optional renewals.

8. MINIMUM QUALIFICATIONS

- Experience with CM/GC delivery
- Independent cost estimating experience
- Infrastructure project experience
- Federal compliance familiarity
- Multi-project program management capability

9. PROPOSAL REQUIREMENTS (20 PAGE MAX)

9.1 Page Limits

Section	Max Pages
Cover Letter	1
Technical Approach	8
Relevant Experience	4
Key Personnel	4
Cost Proposal	2
References	1
TOTAL	20

9.2 Section Requirements

Section 1 – Cover Letter

- Firm information
- Summary of qualifications
- Understanding of services
- Authorized signature

Section 2 – Technical Approach

- CM/GC facilitation approach
- ICE methodology
- Risk management approach
- Scheduling integration

Section 3 – Relevant Experience

- 2–4 representative projects
- Role and services provided
- Outcomes

Section 4 – Key Personnel

- Roles and responsibilities
- Resumes (1 page each)

Section 5 – Cost Proposal

- Hourly rates
- Assumptions

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Section 6 – References

- 2–3 references with contact info

10. EVALUATION CRITERIA

Category	Weight
Technical Approach	25%
Relevant Experience	20%
Key Personnel	20%
Cost Proposal	15%
Local/Regional Experience	10%
AN/AI Preference	10%

11. DETAILED SCORING RUBRIC

Technical Approach (25 Points)

23–25: Exceptional | 18–22: Strong | 12–17: Adequate | 0–11: Weak

Relevant Experience (20 Points)

18–20: Highly qualified | 14–17: Strong | 10–13: Adequate | 0–9: Weak

Key Personnel (20 Points)

18–20: Highly qualified | 14–17: Strong | 10–13: Adequate | 0–9: Weak

Cost Proposal (15 Points)

13–15: Competitive | 10–12: Reasonable | 6–9: Concerns | 0–5: Poor

Local Experience (10 Points)

9–10: Extensive | 6–8: Moderate | 3–5: Limited | 0–2: None

AN/AI Preference (10 Points)

12. EVALUATION SHEETS

Individual Score Sheet

Category	Max Points	Score	Notes
Technical Approach	25		
Relevant Experience	20		
Key Personnel	20		
Cost Proposal	15		
Local Experience	10		
AN/AI Preference	10		

13. SUBMITTAL INSTRUCTIONS

Due Date: Friday, July 3, 2026, at 5pm Alaska Standard Time (AKST)

Submission Method: Email proposals to transportationproposals@kawerak.org

Contact: Benjamin Payenna

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14. QUESTIONS

Questions regarding this RFP must be submitted via email no later than Friday, June 19, 2026

POC: Benjamin Payenna

Email: transportationproposals@kawerak.org

Responses may be shared with all prospective proposers.

15. PREFERENCE

Preference may be given to:

- Native-owned firms
- Firms with Alaska Native or Tribal transportation experience
- Firms with demonstrated rural and remote infrastructure expertise

16. MISCELLANEOUS

Kawerak is not liable for any costs incurred by Offerors prior to the issuance and execution of a contract to the Contractor selected as a result of the RFP process. All proposal preparation and other costs in responding to this RFP shall be the sole responsibility of the Offerors.

Kawerak reserves the right to waive any informality, and to make a selection as deemed in its own best interest. This includes the right to cancel the solicitation at any time, reject any or all proposals and the right to proceed utilizing a different process based on their analysis of the overall project budget.

Kawerak also reserves the right to negotiate with the responsible Offeror submitting the proposal with the highest overall score. Such negotiations, if Owner elects to negotiate rather than to reject all proposals, shall be directly between Owner and such Offeror. Owner and such Offeror shall review the Contract Documents, and Owner may provide such additional information as it deems appropriate to provide. Such Offeror then may be invited by Owner to submit a revised price proposal. Offeror may elect not to submit a revised price proposal, and Owner may reject any such revised price proposal.

Kawerak may require, seek, and utilize all information it deems appropriate in order to assess the qualifications of individual Offerors. All information in proposals submitted in response to this RFP may, at Kawerak's discretion, be released to the public at the conclusion of the evaluation, selection, and award process, with the exception of the rate information submitted in response to the pricing criteria. Any other information related to pricing or capacity that Offerors consider confidential and/or proprietary and wish to remain unavailable for public disclosure should be clearly identified.

Award of a contract pursuant to this RFP does not obligate Kawerak to the award of any future work to the selected Offeror.

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Appendix A

Required Rate Schedule

Labor Category / Position	Fully Burdened Hourly Rate
Program Manager	\$ _____
Senior Project Manager	\$ _____
Project Manager 4	\$ _____
Project Manager 3	\$ _____
Project Manager 2	\$ _____
Project Manager 1	\$ _____
CM/GC Facilitator	\$ _____
Independent Cost Estimator	\$ _____
Project Scheduler	\$ _____
Risk Management Specialist	\$ _____
Civil Engineer / Design Reviewer	\$ _____
Procurement Support Specialist	\$ _____

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