

1) REQUEST FOR PROPOSAL

Kawerak, Inc. is soliciting Request for Qualifications (RFQ) from interested, experienced and knowledgeable companies to provide Construction Manager/General Contractor (CM/GC) Services to include but not limited to the construction, remodeling, or repairing of the following:

1. Public Safety buildings in Gambell, Savoonga, Golovin, Koyuk, and Shaktoolik.
2. Gambell ADA Ramps.
3. Nome Playground.

This solicitation seeks a General Contractor to participate in the design process as a member of a team as a Construction Manager assisting the Owner, Architect, and other project consultants during design activities. The General Contractor should be skilled in developing schedules (design and construction), work plans, preparing construction estimates, performing value engineering & life-cycle costing, analyzing alternative designs, understanding labor conditions, construction methods and techniques, performing constructability reviews and sequencing of work. In addition, the General Contractor must be familiar with the local labor and subcontracting market and be capable of working with subcontractors to generate viable pricing alternatives.

It is anticipated the scope of work will have multiple construction packages. The CM/GC will advise Kawerak as to the most efficient packaging for construction. The selected company will establish a Guaranteed Maximum Price (GMP) for Construction and construct the Project, assuming successful negotiations with the Owner. If a GMP agreement cannot meet the budget, Kawerak, Inc. reserves the right to utilize alternative project procurement strategies. The General Contractor personnel participating in the pre-construction services may or may not be providing construction services.

2) COMMUNICATION AND DEADLINES

Questions regarding this project or RFQ should be submitted in writing by email to: Ed Leonetti, at ed.leonetti@coffman.com. Substantive issues will be addressed in a written addendum to the RFP. Questions related to this RFQ are due no later than, 1:00 PM, AKST, April 24, 2023. Kawerak, Inc. will only consider written e-mail questions submitted by respondents to Ed Leonetti regarding the RFQ. Oral requests, questions, or clarifications will not be considered. Questions received after the due date may not receive a response.

Responses to the RFQ must be submitted to Kawerak, Inc at the above address and must be time and date stamped prior to 4:00 pm on May 1, 2023.

A pre-proposal conference with the Owner for this RFQ will not be held.

3) PROJECT INFORMATION

Kawerak, Inc. (Kawerak) requests proposals for CM/GC Services for multiple Public Safety Buildings in the Bering Straits Region for construction starting in 2023 and completion by August 31, 2023.

The Public Facilities projects includes but is not limited to the construction of ADA accessible ramp in Gambell AK and playground in Nome Alaska and the renovation of Public Safety buildings in Gambell, Koyuk, Shaktoolik, Golovin and Savoonga, Total budget for this phase is approximately \$1.8 million. A building assessment survey has been performed for the existing Public Safety buildings. These assessments will be used to advise the CM/GC for the individual scope associated with the identified facility.

The project will be delivered using the Construction Manager/General Contractor (CM/GC) delivery method. The Construction Manager/General Contractor will be included in the design process at approximately 35% design phase. It is anticipated that multiple packages will be used to execute the construction of the facilities.

Project Schedule: Evaluation and selection of the CM/GC will occur in May 2023. The CM/GC will participate through the Design process and negotiate a GMP in early 2023. Construction will begin as soon as practical for completing the project by the following schedule:

1. PSB Renovations, August 31, 2023
2. Gambell ADA Ramps: September 31, 2024
3. Nome Playground: September 31, 2024

4) REQUIRED SCOPE OF SERVICES

The services requested by the CM/GC contractor are anticipated to be provided in two phases. Some portions of these phases may overlap.

- Pre-Construction Services: Consultation to Kawerak and its design team during the design documentation phases.
- Construction Services: Performance of the construction work as contracted.

1. Pre-Construction Services

- a) Kawerak will be using the AIA Contracts Document A133-2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of Work Plus a Fee with a Guaranteed Maximum Price. Draft form is attached in the Appendix.
- b) Participate with the design team to advise, assist, and provide construction and constructability advice and recommendations in the design of the work.
- c) Advise the team on design concepts and schedules.

- d) Provide information, estimates, schemes, and advice. Advice will influence decisions on construction sequencing, construction phases, and temporary access routes and detours.
- e) Develop information and advice regarding value engineering considerations. Provide information on construction materials, methods, systems, phasing, and costs to help provide Kawerak, Inc. with the highest quality facility consistent with the budget and design intent.
- f) Provide input regarding current construction industry practices, labor market, and material availability.
- g) Recommend a strategy that identifies the division of the work to facilitate bidding and award of sub-trade contracts, considering such factors as the sequence of construction, safety, minimizing disruption of nearby existing facilities, improving or accelerating construction completion, and other related issues. This may include pre-purchasing and expediting long-lead materials in order to meet necessary delivery dates to meet construction schedule.
 - It is anticipated that there will be multiple construction packages released throughout the project schedule. It is likely that the geographic location of projects aids the bundling of projects. At a minimum Kawerak anticipates individual packages for:
 - a. New Construction for handicapped ramps
 - b. Remodel and/or repair of Public Facilities
- h) Monitor and help refine the Project Design Schedule. Recommend adjustments to ensure project completion within approved construction schedule.
- i) CM/GC shall prepare construction cost estimates at 35%, 65% and 100% design completion milestones. Provide cost information on alternate design options. Help Kawerak and the design team aggressively manage the project costs. If the estimate exceeds the construction budget, make recommendations to reduce costs to within the budget. As the project progresses through Construction Drawings, the CM/GC shall continue to review the costs jointly with the design team, with the objective of maintaining the cost estimate within the budget through exploring alternatives and options. Kawerak will continue to employ an independent Cost Consultant to provide comparative cost estimates.
- j) Prepare a detailed Construction Schedule for monitoring progress and managing the work.
- k) Help establish procedures for expediting and processing all Shop Drawings, Submittals, Field Memos (FMs), Requests for Information (RFIs) and other documents.
- l) Prepare safety and quality control programs, including means of implementation.

2. Construction Services

- a) Kawerak will be using the AIA Contracts Document A201-2017 General Conditions of the Contract for Construction. Details of the contractual arrangements and specific scope of services will be negotiated but will generally follow the AIA Document. Draft form is attached in the Appendix.
- b) During the construction phase, the CM/GC is intended to act as the general contractor for the project, at the option of the Kawerak. As the design progresses, negotiations will be conducted to establish a Guaranteed Maximum Price (GMP) for the work. The negotiated GMP shall not be exceeded without approval by Kawerak. Approval of the GMP will require that budget and schedule constraints are satisfied and that the GMP reconciles with the design team's independent cost estimate. If Kawerak and the CM/GC cannot reconcile costs, Kawerak reserves the right to terminate the CM/GC's services and procure the construction of the project with another procurement process or take other action as they deem appropriate.
- c) The Kawerak project manager will review and approve the CM/GC's subcontractor list.

5) FORMAT, CONTENT & SELECTION CRITERIA:

The purpose of this RFQ process is to identify the qualified company that is the most likely to lead the Project to a successful completion.

Proposals should address the selection criteria listed below. Submittals must adhere to the following requirements. Each submittal must have a cover letter signed by a company official authorized to represent the proposer. The entire proposal shall not exceed 20 pages, not including cover, cover letter, tabs, resumes of key staff and the price proposal. One page is defined as one side of a standard 8" x 11" sheet of paper, 10-point type minimum.

Pricing information shall be submitted in a separate sealed envelope.

The RFQ submittal should be organized to clearly address the following criteria which, among others, will be used in the selection process.

SELECTION CRITERIA:

1. Experience as a Constructor
 - a. List similar educational or Rural and/or Western Alaska construction projects performed by the proposer in the last 10 years where the proposer has acted as a constructor (either as a General Contractor or a Construction Manager). Describe your experience, providing details below. Also describe how this experience will benefit this project. Preference will be given to construction firms with experience with

similar construction projects, Rural/Western Alaska location experience, and relevant CM/GC delivery contracts.

- b. On projects listed, include the project name, construction budget, construction period, the form of contract, project delivery method (i.e., CM/GC, Design-Build, Design-Bid-Build), the role your company played in the project, brief project description, and lead project manager. Provide names, addresses and phone numbers of Owner and Architectural references on projects listed.

2. Company Experience with Alternative Project Delivery Methods

- a. Provide a summary of at least three projects completed within the 15 years which are constructed in the Bering Straits region or Rural Alaska, similar in size and complexity where your company worked with A/E teams in a non-traditional project delivery contract. For each project, list the project name, construction budget, construction period, the form of contract and the role your company played in the project, brief project description, the Owner's name, Owner contact and phone number, A/E company, A/E contact and phone number.

3. Approach to Pre-Construction Services

- a. Provide a synopsis of your company's approach to the following preconstruction responsibilities; Design review and commentary, document coordination, constructability review and commentary, site logistics and permitting. Describe how your company approaches the preparation and packaging of subcontractor procurement. Describe your experience working on a team approach with the Owner, Architect and other consultants to achieve the best facility possible within the established time frame and budget. Provide two specific examples of the pre-construction services scopes that your company has provided on recent projects. Describe the manner in which pricing and constructability services will be provided for work that you normally subcontract.

4. Project Estimating and Value Engineering

- a. Explain your method of estimating the costs of construction during the design process before design documents are complete. Describe your value engineering process and how you work with the design team to help reduce construction and life cycle facility costs.

5. Project Team and Key Personnel Experience

- a. Describe the proposed GC/CM team, including the specific roles and responsibilities of each member. An organization chart would be helpful. Identify the project team and highlight key personnel experience on

CM/GC, value engineering, GMP and projects of similar type, complexity and size. Provide synopsis for the key personnel that will be assigned to this the project both for Pre-Construction Services and General Contractor for construction. For the company, provide at least two Owners and two A/E references.

6. Risk Management, Quality & Schedule Control, and Safety
 - a. Provide a summary of your company's approach to risk management, quality, schedule control, and safety program. Include a description of the quality control organization, quality control plan, and the authority assigned to the different levels of quality control responsibility. Describe the processes your company uses to identify and resolve project quality issues as well as potential project risks. Include a description of your scheduling methods and controls to proactively manage the project. Also describe in detail your company's safety program and any enhancements you may undertake on this project.

7. Capacity
 - a. Provide a summary of your annual construction volume (in dollars) for the past five years. Provide a summary of your company's current and anticipated workload during this project design and construction period. Include a description of projects, dollar values of construction for which you are responsible either as a prime or subcontractor, and bonding capacity available for the referenced period. Comment on any significant issues based on your review of the preliminary schedule as it relates to your capacity.

8. Preconstruction Services Fee
 - a. In a separate envelope, provide a lump sum fixed fee for Pre-Construction Services. An industry standard range is anticipated, and a no dollar or unusually low number will be considered a non-responsive proposal.

6) SUBMITTAL INSTRUCTIONS

To be considered, all Proposals must be delivered to the electronic address on the cover page, on or before the deadline.

The electronic submission shall have the Subject line:

REQUEST FOR PROPOSAL- **PUBLIC SAFETY BUILDING RENOVATIONS CM/GC SERVICES**

Proposals shall be received at the office of Kawerak until **4:00 PM ON May 1, 2023**.

7) SCORING AND GENERAL NOTICES

A selection committee will evaluate the Proposals and make a recommendation to Kawerak leadership based on the highest scored proposal.

Selection Criterion Scoring	Maximum Possible Points
Experience as a Constructor	20
Company Experience in Bering Straits region and with Alternative Project Delivery Methods_in remote projects	30
Approach to Pre-Construction Services	10
Project Estimating and Value Engineering	10
Project Team and Key Personnel Experience	15
Risk Management, Quality & Schedule Control, and Safety	10
Capacity	10
Preconstruction Services Fee	5
Total Possible Points	110

The maximum sum of the individual scores is 110 points.

Solely at the discretion of Kawerak, interviews of the highest-ranking respondents may be requested. When asked, interviewees will be scored based upon the quality and thoroughness of their interview responses. For the purposes of establishing new ranking, the scoring for the written Proposals may be discarded and new rankings established based upon the interview responses.

Kawerak intends to negotiate with the company submitting the highest scoring Proposal or, in the event that interviews are conducted, the best responding interviewee. Should negotiations not be successful, Kawerak will negotiate with the second highest scoring or second-best responding company and so on.

Kawerak reserves the right to reject or accept any or all Proposals, to waive irregularities or informalities in the statement, and to give particular attention to the qualifications of the Proposer. Kawerak reserves the right to issue written addenda to revise or clarify the RFP, respond to questions, and/or extend or shorten the due date of the RFP. Kawerak retains the right to cancel the RFP process if it is in their best interest. Any cost incurred by proposers for the preparation and submittal of the proposal is the sole responsibility of the proposer.

A statement may be corrected or withdrawn by a written request received prior to the deadline for receipt of statements. All Proposals become part of the public record and no

part of any statement may be confidential. All proposals and other material submitted become Kawerak property and may be returned only at Kawerak's option.

Any and all media announcements pertaining to this RFP require Kawerak's prior written approval.

This RFP does not obligate Kawerak or the selected proposer until a contract is signed and approved by all parties. The form of the contract will be reviewed and approved by all parties.

Appendix items:

- AIA Contracts Document A201-2017 General Conditions of the Contract for Construction (Sample)