



TANANA CHIEFS CONFERENCE

REQUEST FOR BIDS FOR CHIEF PETER JOHN TRIBAL BUILDING EXTERIOR INSULATION FINISH SYSTEM (EIFS) REPAIR & RE-COATING PROJECT

Issued By:

Tanana Chiefs Conference
122 First Avenue, Suite 600
Fairbanks, Alaska, 99701

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I. INTRODUCTION

Tanana Chiefs Conference (TCC) is soliciting bids from qualified contractors for the EIFS Repair & Re-coating Project at the Chief Peter John Tribal Building (CPJTB) located at 122 1st Avenue, Fairbanks, Alaska 99701.

Mandatory Bidder Registration: To be eligible to submit a bid for this project, Bidders must formally register by emailing the Arcadis Project Administrator, Allison Murrell at allison.murrell@arcadis.com and Project Manager, Rodney Mohr at rodney.mohr@arcadis.com. Include firm name, address, telephone and name and email address of contact person.

Mandatory Contractor Walk-Through: An on-site walk-through will be conducted on Wednesday, May 19, 2021 at 4:00 PM (AKT). Please meet outside the main entry on the North side of the CPJTB at 122 1st Avenue. Face coverings are required, and social distancing will be encouraged throughout the walk-through.

Written Questions and Addenda Publication: All questions must be submitted in writing to Arcadis Project Administrator and Project Manager on or before Thursday, May 27, 2021 by 5:00 PM (AKT). The last Addendum will be published on or before Thursday, June 3, 2021. **Only those Bidders formally registered with Arcadis will be eligible to submit written questions and receive authorized addenda.**

Bid Submission Deadline: Bids must be emailed no later than June 9, 2021, 2:00 PM (AKT), sent to the Arcadis Project Administrator and Project Manager. Bids received after the time announced will not be considered, unless otherwise determined by TCC.

Due to COVID-19 protocols:

- Only emailed electronic bids provided on the Bid Form will be accepted. Setting a delivery and read receipt notification with the emailed Bid is recommended.
- Bids will not be opened publicly.
- Faxed proposals will not be accepted.

II. PROJECT OVERVIEW

The Chief Peter John Tribal Building serves as the headquarters facility for the Tanana Chiefs Conference (TCC). TCC is a non-profit Tribal Organization that provides health services, education, training, and work force development opportunities to more than 10,000 Alaska Natives located in 42 Villages throughout Interior Alaska. The building houses various administrative functions and health services and must remain in operation during construction activities with minimal disruption to staff, visitors, and day to day functions.

The six-story building was originally designed for Nerco Minerals and construction was completed in 1984 or 1985. The existing Exterior Insulation Finish System (EIFS) of the building is worn and in need of spot repairs and re-coating. The goal of this project is to provide the entire exterior of the building with a “refreshed” look of uniform appearance, texture, and finish and improved weather protection.

A new penthouse addition was constructed at the northwest side of the building in 2018. EIFS repairs at this addition is excluded from this project scope of work. Re-coating will be required.

Project Team:

Owner: Tanana Chiefs Conference
Project Manager: Arcadis

III. SCOPE OF WORK

A. Base Bid: Repair & Re-Coat Existing Exterior Insulation Finish System (EIFS):

Repair all cracks, holes, blemishes, and other deficiencies and remove and replace all sealant/caulk joints prior to cleaning existing EIFS surfaces and applying waterproofing and restoration products. **For bid purposes** use the Dryvit Systems, Inc. Weatherlast product information provided in Appendix G. Or-equal products may be considered after award. Color to be determined after award. The bidder shall be responsible for verifying all measurements, quantities, and repair work prior to the bid.

Bidder shall include a contingency of 10% of their total bid price for unknown and unforeseen conditions discovered during the work. See Appendix A – Bid Form.

The scope of work includes but is not limited to the following:

- i) **Preparation and Repair Work:** Temporarily remove existing exterior wall mounted items such as signage, electrical conduit, lights, etc. as needed to provide an uninterrupted surface suitable for re-coating. The large exterior lighted sign on the

north side of the building and the protruding letters above the south entry can remain in-place.

- ii) Repair cracks, holes, blemishes, and deficiencies in existing EIFS for a uniform look and texture, in accordance with Dryvit publication DS498. Correct existing finish texture irregularities to achieve a uniform appearance and texture and remove and replace all sealant/caulk joints, per manufacturer's instructions, in preparation for application of Weatherlast waterproofing and restoration products.
- iii) Prepare and clean entire building per manufacturer's recommendations, prior to applying the waterproofing coating.
- iv) **Re-Coating Work:** Apply Weatherlast waterproofing and restoration products to the existing EIFS surface of the building per manufacturer's instructions and Appendix G (Dryvit Weatherlast Specification DS140), including number of coats, application rates, and application temperatures. Protect all adjacent surfaces from overspray, splatter, etc. Immediately clean any overspray or splatter from adjacent surfaces not intended to receive coatings. Repair work shall not be visible after applying Weatherlast coating. Re-install existing exterior wall mounted items such as signage, electrical conduit, lights, etc. that were removed for completion of the work.

B. Additive Alternate 1: Remove and replace three (3) existing exterior insulated metal doors, frames, and hardware that serve as the emergency exits from each stairwell on the first floor of the facility.

The scope includes but is not limited to:

- i) Remove and dispose of insulated metal doors, jambs, and hardware.
- ii) Supply and install new hollow metal insulated doors, jambs, and hardware, including all labor, equipment, and materials needed to patch/repair and touch up paint adjacent surfaces removed or damaged during this work.
- iii) Removal and reinstallation/connection of all existing electrical, fire alarm, and access controls at each door shall also be included, as needed to complete the work.
- iv) New doors and jambs to be factory primed and field painted (color to be chosen by the Owner). Jambs shall be insulated with rock wool with sealant applied at intersection of jamb/wall. See Appendix D for the door hardware schedule.

C. Submittals: Stamped and signed construction documents are not provided for this project. Upon Notice to Proceed (NTP), the contractor shall provide technical information submittals on all products proposed for this work. Submittals shall include

product data, installation guidelines, warranty information, maintenance information, and any other pertinent data.

- D. Work Plan & Schedule:** Within one week after the Notice to Proceed, the Contractor is responsible for developing and submitting a formal Work Plan & Schedule, based on procurement of materials required to complete the project. The phasing of the work shall be discussed with TCC and be completed in a manner that has the least impact on the daily operations of the building and its occupants. The Work Plan & Schedule will be used by TCC to notify building users of upcoming activities. The Contractor will update the document weekly during construction activities. The Work Plan & Schedule shall be submitted to TCC for review within 7 working days of the NTP.

IV. SCHEDULE

The anticipated project schedule is as follows.

Issue Request for Bids to Contractors	May 13, 2021
Contractor Walk-Thru (4:00 PM AKT)	May 19, 2021
Deadline for Questions (5:00 PM AKT)	May 27, 2021
Last Addendum Published	June 3, 2021
Receive and Open Bids (2:00 PM AKT)	June 9, 2021
Issue Notice of Intent to Award (NOITA)	June 11, 2021
Execute Construction Contract/Notice to Proceed	June 25, 2021
Substantial Completion	August 27, 2021
Complete Construction	September 14, 2021

All dates are approximate and contingent upon the completion of previous activities.

V. WORK CONSIDERATIONS/RESTRICTIONS

- A. **Building Access:** Pedestrian access to building entrances/exits must always be maintained for the duration of construction. Contractor shall clearly demarcate pedestrian access paths, so they are easily recognizable and safe.
- B. **Work Hours:** CBJTB is operational during normal work hours 8:00am to 5:00pm, Monday thru Friday and closed on weekends. Contractor work hours shall be limited to 7:00am to 8:00pm unless otherwise approved by TCC. Work can also be performed on weekends between the hours of 7:00am to 8:00pm.
- C. **Security:** Close coordination with TCC will be required for Additive Alternate 1 scope of work, to assure building security is maintained and occupant disruption is minimized.

- D. **Contractor Staging Area:** A staging area has not been designated and will be decided after award of the project. The area west of Chena Bingo is a possible location.
- E. **Construction Debris:** Contractor will not be allowed to utilize existing CBJTB dumpsters. All construction debris must be placed in a contractor-controlled dumpster at the end of every shift. Debris will not be allowed to accumulate on site. Coordinate location of dumpster with Arcadis PM.
- F. **Restrooms:** Restrooms in CPJTB will not be available for Contractor use. Contractor shall provide temporary on-site provisions for construction personnel use for the duration of construction.
- G. **Road Closures:** Contractor shall be responsible coordinate any road closures with the appropriate entities. A minimum of seven (7) days advance notice prior to the shutdown is required.
- H. **Construction Permit(s):** Contractor will be responsible for procuring construction permit(s), including permit fees, as applicable, prior to start of construction.
- I. **Inspections:** Contractor will be responsible for coordinating substantial completion and final completion inspections with the appropriate entities. A minimum of five (5) days advance notice prior to the inspection is required.
- J. **Parking Lot Access:** A maximum of one parking lot access point is allowed to be closed at one time during construction activities. It is expected that access points and routes will change as construction proceeds and the Contractor must provide three (3) days advance notice and clearly demarcate new routes.
- K. **Equipment Protection:** The Contractor will be required to provide and maintain a construction barrier and signage around all equipment and work areas used during construction.
- L. **Weekly Coordination Meetings:** The Contractor is required to hold weekly construction coordination meetings with Arcadis and TCC. Time and place to be determined.
- M. **Protection:** The Contractor is responsible for protecting the CPJTB building, adjacent buildings, parking areas/vehicles, landscaping, etc. including protection of all from overspray for the duration of the project. Any damage will be repaired by the Contractor at no cost to TCC. Prior to the start of construction, a walk-through will be conducted to verify existing conditions.
- N. **Safety Considerations:** Contractor shall limit dust, excessive noise, and provide

traffic controls and **designated personnel** as needed to provide a safe work environment for CPJTB users. Contractor shall follow all applicable OSHA requirements for this project and provide any applicable SDS sheets for all materials used on this project prior to commencing work.

- O. **Warranty:** Contractor will be required to provide a one (1) year workmanship warranty. The warranty is to commence upon substantial acceptance of the work by TCC.
- P. **Satellite Dishes:** The two roof mounted satellite dishes are critical to TCC operations and must remain operational during construction. Bidders shall be aware that one dish is a microwave dish that can be hazardous to human health.
- Q. **Other CPJTB Construction Projects:** Other construction projects scheduled to occur on the CPJTB concurrently with this project include, but are not necessarily limited to, replacement of the south entry retaining wall, stairs, and railings, replacement of the roof, and exterior window replacement.

VI. ALASKA NATIVE OR AMERICAN INDIAN (AN/AI) REQUIREMENTS

The Contractor and its subcontractors are required to demonstrate a good faith effort to employ AN/AI workers in sufficient numbers to equal, at a minimum, 25% of the firm's workforce for this project. Documentation of job postings and AN/AI recruitment efforts will be requested by TCC if the 25% AN/AI hire target is not achieved.

VII. PREVAILING WAGE

The Contractor is hereby notified that this project falls under the provisions of the Davis-Bacon and Related Wage & Hour Requirements (DBRA). By submitting a bid, the Contractor acknowledges their understanding of these requirements for undertaking this construction project for the Owner.

Under the DBRA, covered Contractors must maintain payroll and basic records for all laborers and mechanics for the course of the work and for a period of three years thereafter. Some of the records required to be kept under the law are also required under the Fair Labor Standards Act. See Wage and Hour Division Fact Sheet #21: Recordkeeping Requirements under the Fair Labor Standards Act (FLSA) (<http://www.dol.gov/whd/regs/compliance/whdfs21.pdf>).

The Contractor is **not** required to submit these records to the Owner unless requested.

VIII. BID SUBMITTAL REQUIREMENTS

Bidders shall complete the attached Bid Form (Appendix A) signed by an agent authorized to commit the company. Each Bid shall provide the Bid Amount in figures and in words. Each bidder shall submit their bid in email with the subject line: "BID-CPJTB EIFS Repair & Re-Coating".

Each Bid shall include specific acknowledgment of receipt of all addenda issued during the bidding period. Failure to do so may result in the Bid being rejected as not responsive.

Delivery Instructions: Email bids to **Arcadis Project Administrator**, Allison Murrell at allison.murrell@arcadis.com and **Project Manager**, Rodney Mohr at rodney.mohr@arcadis.com, no later than the bid submission deadline stated on page 1 of this RFB.

IX. TERMS AND CONDITIONS

- A. **Waiver of Minor Informalities:** TCC expressly reserves the right to waive minor informalities, negotiate changes or reject any and all proposals and to not award the proposed contract, if in its best interest. "Minor informalities" means matters of form rather than substance which are evident from the submittal or are insignificant matters and can be waived or corrected as determined by TCC.
- B. **Bid Preparation:** By submitting a qualifications statement in response to this RFB, each Bidder acknowledges that TCC shall not be liable to any person, company or representative for any costs incurred in preparation of their bid or any costs incurred in anticipation of TCC action approving or disapproving any proposed agreement.
- C. **Questions:** Only questions answered by formal written addenda to the RFB will be binding; oral and other interpretations or clarifications will be without legal effect.
- D. **Bids:** TCC reserves the right to not award any Bids, award only certain segments, or award the full Bid.
- E. **Existing Conditions:** Each bidder shall thoroughly examine the work area and be familiar with existing conditions. Failure or neglect of a bidder to not confirm existing conditions, receive or examine any document or any part thereof shall in no way relieve it from any obligations with respect to its Bid or to the contract. No claim for additional compensation shall be allowed which is based upon a lack of knowledge of the work area or any bid document.