



Tanana  
Chiefs  
Conference

# **Nenana Health and Wellness Complex**

**REQUEST FOR QUALIFICATIONS**

**FOR**

**GENERAL CONTRACTOR SERVICES**

**December 24, 2025**

## I. Solicitation

Tanana Chiefs Conference is soliciting for Statements of Qualifications (SOQ) from interested General Contractors to construct the new Nenana Health and Wellness Complex (NHWC) in Nenana, AK.

Selection of the General Contractor will be a **two-step process**.

Proposers are required to first submit an SOQ which will result in a list of (5) prequalified proposers. Prequalified proposers will be invited to respond to the Step Two Request for Proposals (RFP). The project is scheduled to begin construction in May 2026 with construction completion anticipated by December 2026.

To be eligible for evaluation and selection in this Step One Request for Qualifications (RFQ) process, each company must register by sending an email to Corey Richardson ([corey.richardson@tananachiefs.org](mailto:corey.richardson@tananachiefs.org)) stating your company name, address, telephone number, and primary point of contact for the proposal effort no later than **4:00pm** Alaska time on **Wednesday, January 14, 2026**.

### Questions

All questions relating to the content of the RFQ must be submitted via email and received by Corey Richardson ([corey.richardson@tananachiefs.org](mailto:corey.richardson@tananachiefs.org)) and Timothy Troppmann ([Timothy.Troppmann@tananachiefs.org](mailto:Timothy.Troppmann@tananachiefs.org)) no later than **4:00pm** Alaska time **Wednesday, January 14, 2026** to allow necessary changes to be published and distributed to all interested parties. In the event it becomes necessary to revise any part of this RFQ, addenda will be provided to any registered entity that received the basic RFQ package. TCC reserves the right to postpone the date and time for receipt of proposals at any time prior to the time announced.

### Proposal Submission Deadline

Proposal package, in the format requested, must be received by TCC no later than **4:00pm** Alaska time on **Wednesday, January 21, 2026** and emailed to the following address and subject:

To: Corey Richardson ([corey.richardson@tananachiefs.org](mailto:corey.richardson@tananachiefs.org))  
Cc: Timothy Troppmann ([Timothy.Troppmann@tananachiefs.org](mailto:Timothy.Troppmann@tananachiefs.org))  
Subject: NHWC – [Insert Firm's Name] Statement of Qualification

Requesting a delivery receipt and read receipt to email is recommended.  
Files greater than 20MB may be transmitted via cloud-based file sharing service.

## II. Project Overview

### Project Scope

TCC is a non-profit organization that works towards meeting the health and social services challenges for Alaska Natives in Interior Alaska. Established in 1973, TCC Department of Health Services serves all 42 villages in the region.

The project is a grant funded endeavor to construct a new health clinic and fire station in the City of Nenana to serve the community. The Owner's intent is to solicit and award one General Contractor to construct both facilities concurrently during the building season of 2026.

Civil Scope

An early civil design and work package was executed Fall 2025 to construct building and site pads at each building's respective location. Pads were constructed with the plan to complete site grading, foundations, and driving surfaces Summer 2026.

Driven pile foundations are planned for each structure.

Clinic Scope

- Approximately 12,00SF total
- Primary services on ground level
- Mechanical and support space on 2nd floor

Fire Station Scope

- Approximately 12,000SF total
- Apparatus bay, office, and training space on ground level
- Dormitory, mechanical, and support space on 2<sup>nd</sup> floor

Project Team

Owner:..... Nenana Native Association  
 Owner's Representative: .....Tanana Chiefs Conference  
 Project Manager: .....Corey Richardson (corey.richardson@tananachiefs.org)  
 Designer of Record:.....Architects Alaska

Project Delivery

Method: .....Design-Bid-Build

At time of this RFQ, design is underway for both health clinic and fire station. The (5) prequalified General Contractors selected from this RFQ will be solicited design documents to provide lump sum bids. Prequalified General Contractor who submits lowest bid will be selected to construct the project.

RFQ Selection Committee

Statement of qualifications will be reviewed, evaluated, and scored by a Selection Committee composed of persons knowledgeable and experienced in evaluating proposal submissions in a fair and professional manner. The Selection Committee will consist of stakeholders with interest in one or both of the facilities scoped for construction.

Project Site

The Health and Wellness Complex will be positioned to the east of the intersection of 5<sup>th</sup> Street and A Street in Nenana, AK 99760. Each facility will be built on separate plats from the other resulting in two independent structures positioned on either side of 5<sup>th</sup> Street.

Project Schedule

The design is currently in the Design Development phase with Construction Documents scheduled for completion in February 2026. A bid package will be issued to prequalified General Contractors with the most current design documents.

Successful General Contractor in Step Two will enter contract with TCC to begin procurement of materials and construction of facilities with a target completion of 12/31/2026.

**III. Selection Criteria**

<b>Category</b>	<b>Maximum Points</b>
Firm Qualifications	30
Past Performance / Relevant Project Experience	30
Alaska Native/American Indian (AN/AI) Owned Preference	5
Experience / Performance with AN/AI Owned Companies & AN/AI Hire	5
Technological Competence	10
Safety Record	10
References	10
<b>Total Possible Points</b>	<b>100</b>

**1. General Contractor Firm Qualifications (30 points)**

Response must describe the history and experience of the firm and the current principals. Specifically, address the following:

- a. How long has the firm been in business?
- b. How long has the firm been under the current management/ownership?
- c. How long has the firm been established in Alaska?
- d. How much work does the firm perform on an annual basis?
- e. How much work has been completed in Alaska in last five (5) years?
- f. Describe the firm's capacity to perform the work identified for this project.
- g. Describe the firm's experience with prime contractor projects on which your firm performed a lead role. Identify any distinct and substantive qualifications for undertaking the proposed contract such as unique approaches relevant to arctic construction practices or meeting accelerated project schedules.

**2. Past Performance / Relevant Project Experience (30 points)**

- a. Demonstrate the firm has the experience and institutional expertise to construct both health care and fire station facilities.
- b. Demonstrate the firm has experience and proven performance executing construction projects in rural settings on or off the Alaskan road system.
- c. Submit a project page for the firm's five most similar and relevant projects that have been completed in the last 10 years (1 page per project, 5 projects maximum).
  - Provide evidence of successful projects in as many of the following categories as possible:
    - Rural Alaska construction
    - Health care
    - Vehicle maintenance and storage
    - Dormitory
    - Office and training space
  - Provide a physical description, project dates, and total contract value. Discuss the similarities and relevance of listed projects.

- Include an Owner reference for each project including a name and current telephone number.
  - d. Provide a record of the firm's schedule/budget performance for each project.
- 3. Alaska Native / American Indian (AN/AI) Owned Preference (5 points)**
- a. Preference will be given to qualified AN/AI General Contractor entities.
  - b. Native preference points (scored either 5 points or 0) are awarded only when the General Contractor is a qualified AN/AI entity (including Indian Organizations, Native Corporations or Indian Owned enterprises). Native preference will not be awarded for Native sub consultants. Firms requesting native preference must clearly specify in the SOQ they qualify as a Native entity. The Selection Committee reserves the right to contact these firms to request additional information and certification regarding native ownership and control during the Step One review period.
- 4. Experience & Performance with AN/AI Owned Companies & AN/AI Hire (5 points)**
- a. List any of your firms' projects during the past 10 years where AN/AI owned subcontractors were utilized. Provide contact information including a name and current telephone number.
  - b. Supporting Native employment and economic development opportunities is core to the mission of TCC. Describe your firm's policies on AN/AI recruitment and hiring. Cite examples of your firm's record with native hire practices. Provide documentation to support your claims.
  - c. Affirm your firms willingness to work with TCC employment office to maximize AN/AI hire throughout the project.
- 5. Technological Competence (10 points)**
- Project execution will leverage modern construction and information management platforms. Provide insight to firm's experience with information management systems as well as current technology stack:
- a. Describe project experience or operational process(es) your firm possesses to integrate digital tools into project delivery.
  - b. Describe software implemented by your firm to provide value to projects and their owners.
  - c. Provide examples of projects delivered leveraging technology such as BIM, digital twins, construction management software, artificial intelligence, reality capture, UAVs, prefabrication/modular construction, cloud / mobile technology, etc.
- 6. Safety Record (10 Points)**
- a. Describe your firm's safety record over the last five years.
  - b. Provide your current Experience Modification Rate (EMR).
    - 0.00 – 0.70 = 10 points
    - 0.71 – 0.90 = 8 points
    - 0.91 – 1.00 = 6 points
    - 1.01 – 1.10 = 4 points
    - 1.11 – 1.20 = 2 points
    - < 1.21 = 0 points

**7. References (10 points)**

TCC will contact (3) references identified in each proposal with a score-based questionnaire. If different from the references requested in Criteria 2 and 3 above, provide an three references including a name and current telephone number. References will be contacted to confirm your firm's record of conforming to contract requirements, schedules, cost control, forecasting, change orders, quality of workmanship, and reasonable behavior and commitment to customer satisfaction.

**IV. Proposal Format and Content**

Proposals shall address the selection criteria listed above.

Proposals shall be in PDF format, submitted as a single file, with bookmarks and/or hyperlinks as applicable to make navigation manageable for reviewing members.

Each submittal must have a cover letter signed by a company official authorized to represent the proposer. **Proposers will only be allowed to participate in one proposal.** The entire proposal should not exceed **20 pages**.

One page is defined as one side of a standard 8 ½" x 11" sheet of paper, 10-point type minimum. A limited number of larger sheets may be included if folded to the 8½" by 11" format. Larger sheets will count as two pages. Cover, cover letter, tabs and/or divider pages do not count against the maximums.

The proposal must be signed by a person who is authorized to bind the respondent.

Proposals shall address all items in selection criteria as well as:

**1. Insurance, Bond, Wages, Etc.**

Provide documentation supporting firm's ability to meet requirements established in Section VI. Insurance. Provide details of available insurance policy, bonding capacity, business license, and Alaska Contractor's License. Proposals without evidence of these items will be disqualified.

**2. Joint Ventures**

Joint ventures are allowed and will be evaluated under the same standards as a singular proposer. If proposing as joint venture, details of partnership, management structure, and highlight of strengths each firm would bring to project execution must be provided.

**V. Insurance Requirements**

To be considered for evaluation and scoring, firms that respond to this RFQ must be able to meet the following insurance, bonding and licensing requirements:

During the entire period of the project or work, the General Contractor shall maintain in force at all times the following types and amounts of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. In addition, the General Contractor shall name TCC, and their respective related persons or entities as an additional insured on all insurance policies.

**1. Comprehensive (Commercial) General Liability Insurance**

Contractor shall provide Comprehensive (Commercial) General Liability Insurance with coverage limits not less than \$1,000,000 per occurrence or \$3,000,000 per aggregate combined single where generally applicable and shall include premises-operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.

**2. Workers' Compensation Insurance**

The Contractor shall provide and maintain, for all employees of the Contractor engaged in work under this Contract, Workers' Compensation Insurance as required by state and federal statutes. The Contractor shall be responsible for Workers' Compensation Insurance for any subcontractor who directly or indirectly provides services under this Contract. This coverage must include statutory coverage for states in which employees are engaging in work and employer's liability protection of not less than \$100,000 per person, \$100,000 per occurrence. Where applicable, coverage for all federal acts must also be included.

**3. Comprehensive Automobile Liability Insurance**

Covering all owned, hired and non-owned vehicles with coverage limits not less than \$100,000 per person/\$300,000 per occurrence bodily injury and \$50,000 property damage.

**4. Project Bonding Requirements**

For the construction services phase of the project, GENERAL CONTRACTOR shall furnish a one hundred percent (100%) performance bond and a one hundred percent (100%) payment bond. The General Contractor must also have the ability to increase their bonding capacity up to an additional 20% above the \$15M estimated construction budget to accommodate possible increases in project work scope.

**5. Wage Rate Requirements**

The most current prevailing wage rates as defined by the State of Alaska, Department of Labor, Laborer's & Mechanics' Minimum Rates of Pay Pamphlet (Title 36) are required on this project. The appropriate wage determination will be those in effect at the time that the contract or amendment for any portion of the work is signed.

**6. Licenses and Registration**

The respondent must have a current Alaska Business License and a current Alaska Contractor's License.

**VI. Alaska Native/American Indian (AN/AI) Hire Preference**

TCC endeavors for its projects to contribute to the growth and development of Alaska Native community we serve. Therefore, providing employment to AN/AI individuals during the project is required.

The successful general contractor selected in Step Two and its subcontractor firms are required to employ AN/AI workers in sufficient numbers to equal, at minimum, 25% of the project's total workload hours. Project's total workload is defined as the sum of prime contractor and subcontractor hours reported between mobilization and substantial completion.

It is at the contractor's sole discretion the extent of AN/AI employment required of its subcontractors as long as a minimum 25% of the project's total workload hours can be

reported to AN/AI. However, TCC encourages local labor be sought first to meet AN/AI requirement.

## **VII. Selection Process/Schedule**

Proposals will be reviewed, evaluated and scored by the Selection Committee. TCC intends to pre-qualify no more than five firms who will be invited to respond to the Step Two RFP.

The following is the anticipated schedule for the General Contractor selection process. All dates are approximate and contingent upon the completion of previous activities.

Request for Qualifications Issue:	December 24, 2025
Registration Closes for RFQ:	January 14, 2026 (4:00 pm)
Deadline for Questions:	January 14, 2026 (4:00 pm)
Proposals Due:	January 21, 2026 (4:00 pm)
Proposals Review:	January 28, 2026
Notify Pre-Qualified Firms:	January 29, 2026

## **VIII. Other**

Any costs incurred in responding to this request are at the proposer's sole risk and will not be reimbursed by TCC. This RFQ does not in any way commit TCC to reimburse recipients of this RFQ for any of the costs of preparing and submitting a proposal for these services. Furthermore, this RFQ does not obligate TCC to accept or contract for any services expressed or implied.

TCC reserves the right to: (1) Modify or otherwise alter any or all of the requirements herein. In the event of any modifications, all selected respondents will be given an equal opportunity to modify their proposals in the specific areas that are requested. (2) Reject any proposal not adhering to any and all requirements set forth in this RFQ. (3) Reject any or all responses received. TCC reserves the right to terminate this RFQ at any time.

TCC reserves the right to waive informalities, and to make a selection as deemed in its own or the Owner's best interest. TCC reserves the right to reject any and/or all proposals which they deem to be not in the best interests of the Owner or to utilize an entirely different process.

All proposals and other materials become the property of TCC and may be returned only at the option of TCC.

**END OF RFQ**