NATIVE VILLAGE OF EYAK
CEC BUILDING DENTAL RENOVATION
REQUEST FOR PROPOSAL
October 09, 2023

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I. INTRODUCTION

The Native Village of Eyak (NVE). is seeking construction services to renovate a portion of the Cordova Electric Cooperative (CEC) building located at 705 Second Street, Cordova, Alaska. The renovation objective is to create space for a duplex dental suite with reception and waiting area. The work will include the interior renovation of approximately 1,400 sq-ft and includes architectural, mechanical, electrical, and plumbing. All dental equipment will be owner furnished-owner installed (by Burkhart Dental).

II. SUBMITTAL REQUIREMENTS

Proposal Submittal Deadline: To be considered, a complete sealed proposal package, in the format requested, must be received by Victor Weaver at the address shown below by **4:00 p.m.**

Alaska Standard Time (AST), October 26, 2023. Proposals received after this deadline will not be accepted and will be returned unopened to the responding firm. Faxed copies will not be accepted. Required Number of Submittal Copies: five (5) copies.

Mark Submittals as Follows: ***"Renovation for Dental Space CEC Building, Native Village of Eyak."*** In addition, one (1) copy of the Price Proposal must be submitted in a separate sealed envelope marked: ***"Construction Manager/General Contractor Price Proposal*** – "*Renovation for Dental Space CEC Building."*

Proposals can be delivered to:

Kelly Leseman P.E. PMP
KBL Engineering Services
Native Village of Eyak
12991 Nora Drive
Anchorage, AK 99515

Emailed copies are acceptable and can be sent to: kleseman@KBLalaska.com. Please include the envelope title in the email subject header.

Questions – All questions relating to the content of the RFP must be made in writing and received by Kelly Leseman at: kleseman@KBLalaska.com no later than **4:00 p.m. Alaska Standard Time (AST), October 20, 2023.** All emails submitted shall include "CEC Dental Renovation" in the subject header.

All question responses shall be posted on the NVE website. In the event it becomes necessary to revise any part of this RFP, an addendum will be provided to all shortlisted contractors. Any additional pertinent or useful information will be posted on the NVE website. All submitters shall include a statement in their cover letter validating have reviewed all information available prior.

NVE reserves the right to postpone or revise the date and time for receipt of proposals at any time prior to the time announced.

III. PROJECT INFORMATION

Project Owner
The Native Village of Eyak will own and operate the Cordova Electric Cooperative building (they are currently in contract to purchase the property).

Project Team

1. Design: KBP Architects has been hired to provide architectural and engineering services for this project.
2. Project Manager and Owner's Representative for this project is Kelly B. Leseman P.E., PMP, KBL Engineering Services.

Project Site

The project is located on the first floor of the Cordova Electric Cooperative (CEC) located at 705 Second Street, Cordova, Alaska.

Project Scope

The general scope of services is to provide all materials, equipment, and labor to renovate approximately 1,400 sq-ft of existing space to convert for use in dental services. The general scope includes space for: duplex dental suite, reception area, waiting area, converting existing restroom for ADA compliance, panoramic X-ray room, mechanical room. Obtain all necessary construction permits (Fire Marshal approval obtained by KPB Architects).

Project Budget/Funding/GMP

The budget amount for construction including general conditions, pre-construction services, fixed fee, and building construction is $420,000 dollars (based on the high range of Rough Order of Magnitude (ROM) estimate for Conceptual Design Submittal). A key task of the CM/GC will be to review and assist in the finalization of the construction budget.

The NVE has secured all funding through NVE dollars and ARPA grant funds. Potential proposers should refer to the ARPA "*Frequently Asked Questions and Answers for State and Territory Energy Offices"* document dated July 6, 2021. In particular, **§** *200.322 Domestic preferences for procurement.*

Project Schedule

It is the Owners intent to begin using by mid-November 2023 or sooner if possible. Early delivery of the project is beneficial to the Owner. A key task of the CM/GC will be to review and assist in the finalization of the project schedule including design and identifying long lead items. A formal schedule shall be negotiated once the contractor is selected.

Background Information

KPB Architects is the lead designer for this project. Attached are the conceptual sketch and design narrative for the project.

A Property Condition Assessment survey was completed in March 2017 by Benteh-EEIS, LLC for the CEC building. This report contains information which may be useful in understanding the scope of work. Copies may be downloaded by the NVE website at: Native Village of Eyak - Work With Us (eyak-nsn.gov).

IV. SCOPE OF SERVICES

Construction Services

During the construction phase, the CM/GC Contractor is intended to act as the general contractor for the project.

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 the approval of the NVE. Approval of the GMP will require that budget and schedule constraints are satisfied and that the GMP reconciles with the independent cost estimate. If NVE. and the CM/GC Contractor cannot agree on a price, NVE reserves the right to terminate the CM/GC Contractor's services and procure the construction of the project with another CM/GC Contractor, to publicly bid the work, or take other action as they deem appropriate.

V CRITERIA DESCIPTIONS and BASIS FOR SORING

Scoring is based on how well the proposer has responded to each of the 4 (A-E) criteria costs. The score should reflect:

a. If response addresses all the points of information requested.
b. The relative strength of the response when compared to that of the other responders.
c. Criteria Values are shown in the following table:

Criterion number	Selection Criterion	Maximum Points
A	Project Team and Key Personnel Experience	25
B	Management Plan	25
C	Pre-Construction Services Plan	20

D	Interview	20
E	Native Owner Firm	10
	Total possible points	**100**

A. Team and Key Personnel Experience (25 points)

Provide resumes for all key personnel that will be assigned to this project. List name, title, intended role and responsibilities for the duration of the contract, past relevant experience, number of years of relevant experience, and a description of similar health facility projects individual was associated with during the last ten years.

B. Management Plan (25 points)

Summarize how your firm will staff this project. Outline what work will likely be accomplished via subcontract vs. your own resources during the construction phase. Discuss your firm's capacity to support operation and maintenance during the warranty period.

C. Interview (10 points)

As part of the selection process key representatives from your firm assigned to this project must be present to participate in an interview to the Selection Committee. Interviews shall be conducted through a virtual online meeting.

D. ***Price Proposal (30 Points)***

The Price Proposal shall be submitted in a separate sealed envelope from the rest of the proposal. Only one copy shall be submitted.

Include a list of hourly rates for staff anticipated on the project. Include markup rates for non-labor costs including subcontractors and overhead.

E. ***Native Preference***

Ten (10) points will be included for any Native Owned firm. Please provide proof of enrollment status for consideration.

VII. INSURANCE

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

All proposal shall include an affidavit demonstrating the Firm's ability to obtain the following required insurance and bonding:

1. *Comprehensive (Commercial) General Liability Insurance*: The CM/GC 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 CM/GC shall provide and maintain, for all employees of the CM/GC engaged in work under this Contract, Workers' Compensation Insurance as required by state and federal statutes. The CM/GC 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. *Subcontractors: T*he CM/GC shall be responsible for ensuring that its subcontractors comply with the same insurance provisions as required herein and bond provision as required by Alaska law during its subcontractors' operations. The CM/GC shall provide

copies of all subcontractors' certificates of insurance and bonds to NVE/NVE prior to any subcontractor commencing work.

5. *Builders Risk:* During the construction services phase of the project the CM/GC will be required to provide non-reporting builders risk, all risk insurance coverage for up to the replacement value of the construction work.

Each policy of insurance required by this section shall provide for no less than thirty (30) days' advance notice to the NVE/NVE prior to cancellation or material modification. Failure to provide evidence of adequate coverage is a material breach and grounds for termination of the contract.

Project Bonding Requirements: For the construction services phase of the project, CM/GC shall furnish a one hundred percent (100%) performance bond and a one hundred percent (100%) payment bond. The CM/GC must also have the ability to increase their bonding capacity up to an additional 20% above the estimated construction budget to accommodate possible increases in project work scope.

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 GMP contract or amendment for any portion of the work is signed.

Licenses and Registration: The respondent must have a current Alaska Business License, a current Alaska Contractor's License, be able to obtain all insurance, and all required bonding for the project.

VII. PROPOSED CHECKLIST

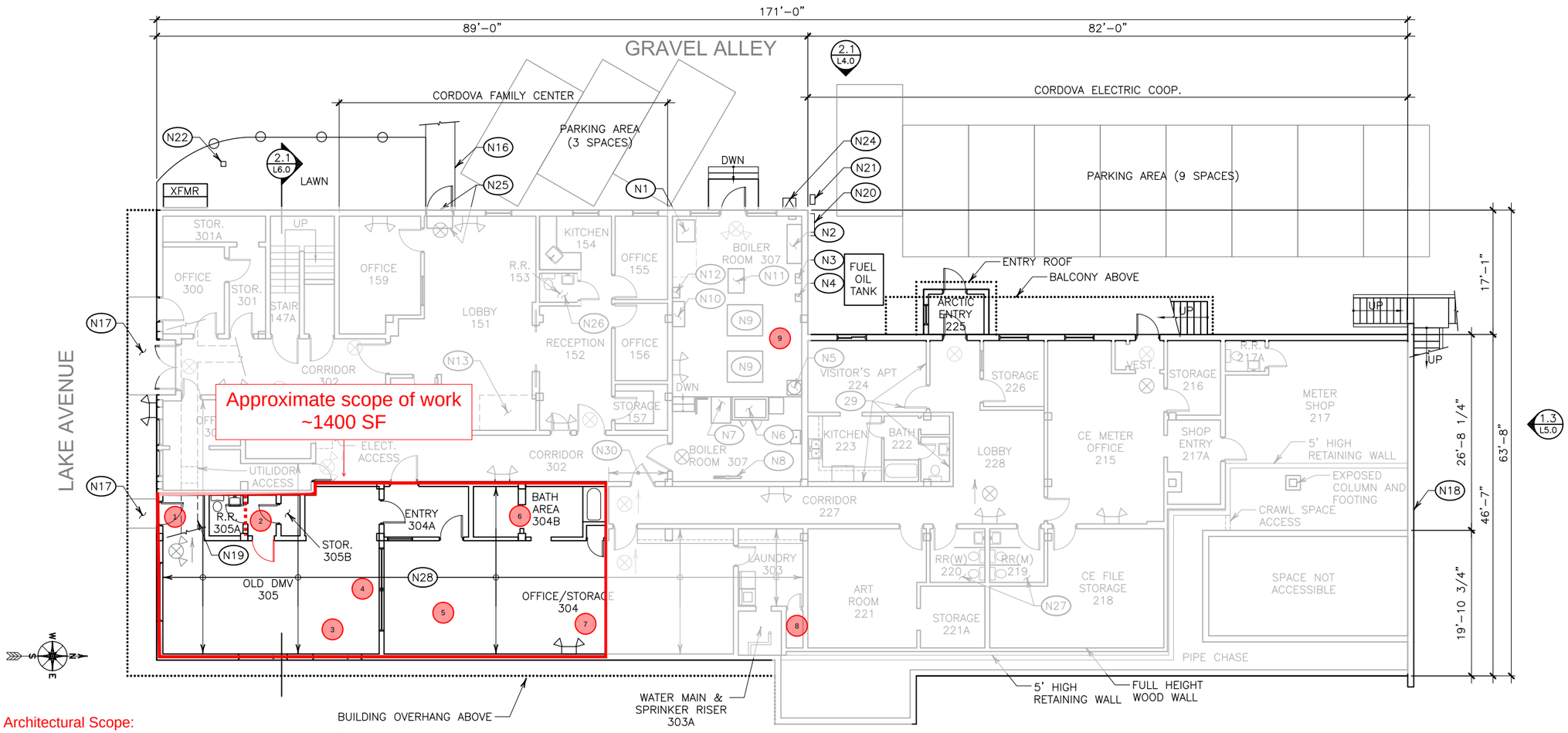
a. Transmittal Letter signed by person duly authorized by firm.
b. Requests for Proposal Document (5 copies)
c. Price proposal in sealed envelope or secure email (1 copy).

VIII ATTACHMENTS

- 10% Conceptual Architectural Sketch
- 10% Conceptual Design Narrative

END OF REQUEST FOR PROPOSAL

NVE Dental Clinic - Architectural Scope
For Reference Only
07.21.2023



Architectural Scope:
1. Existing threshold must be eased to exterior for ADA compliance
2. Restroom must be modified to meet ADA compliance (relocate sink, relocate door to E wall)
3. Pony wall for future reception desk with power/data
4. Infill existing interior glazing to solid wall
5. Future area for 2 dental chairs, new flooring/ACT ceiling/paint
6. Sterilization area to include small sink and counter/casework for equipment.
7. Secluded area for Pano, divided either by pony wall or full height, TBD.
8/9. Existing Electrical Room and Mechanical Room

2.1 EXISTING FIRST FLOOR PLAN
S(96) G(A) P(H) D(EEIS)
Scale 0 4' 8'

NOTES (FOR THIS SHEET)

N1 OVERFLOW TANK
N2 MAIN BREAKER
N3 ELECTRICAL SWITCH
N4 WATER HEATER SHUT OFF
N5 WATER HEATER
N6 FIRE PLACE
N7 BURNER
N8 MANIFOLD
N9 OLD BOILER
N10 OLD BOILER BREAKER
N11 NEW BOILER
N12 NEW BOILER BREAKER
N13 SUNKEN TUB – FLOORED OVER
N14 R.R.= REST ROOM
N15 VEST.= VESTIBULE
N16 WOODEN WALKWAY
N17 CONCRETE SIDEWALK/ LANDING
N18 CONCRETE FIREWALL
N19 UTILIDOR BELOW FLOOR
N20 ELECTRICAL SERVICE ENTRANCE
N21 ELECTRICAL PEDESTAL
N22 TELEPHONE PEDESTAL
N23 STOR.= STORAGE
N24 SEE S1.0 FOR BASE FOR RELOCATED ANTENNA

LEGEND

EXISTING EXIT SIGN
EXISTING EXIT AND EMERGENCY LIGHTING SIGN
NEW REQUIRED EXIT SIGNS W/ ARROWS AS REQUIRED– 3 NEEDED ON THIS FLOOR
NEW EMERGENCY LIGHTING – 11 NEEDED ON THIS FLOOR

N25 ENTRANCE DOES NOT MEET ACCESSIBLE REQUIREMENTS. SEE DEFICIENCY COMMENT AH04
N26 TOILET ROOM IS NOT ACCESSIBLE. SEE DEFICIENCY COMMENT AH06
N27 TOILET ROOM IS UNDERSIZED. SEE DEFICIENCY COMMENT AH04
N28 ROOM CONFIGURATION NOT SUITABLE FOR USE. SEE DEFICIENCY COMMENT AH05
N29 VISITOR'S APT NEED SEPARATION. SEE DEFICIENCY COMMENT AH06
N30 WALL AND DOOR BLOCK EXIT PATH. SEE DEFICIENCY COMMENT AH07

DWG.No.	TITLE
REFERENCE DRAWINGS	

No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
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0	03–01–17	ISSUED FOR ASSESSMENT	RP	RB	RB	RB	RB	
ISSUES / REVISIONS			ENGINEERING APPROVALS					

Native Village of Eyak

BENTEH EEIS

BENTEH JOB# B216005

CLIENT DOC#

ASSESSMENT

TITLE
CORDOVA ELECTRIC BUILDING ASSESSMENT
FIRST FLOOR PLAN
LAYOUT

DATE 03–01–17
SCALE AS NOTED
EEIS DWG. NO. L1.0
REVISION 0

File Name: G:\Benteh Acad\2016\B216005_NVE–Cordova Electric Building Assessment\CORDOVA ELECTRIC BUILDING ASSESSMENT\sheets\L1.0 FIRST FLOOR PLAN.dwg
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LAST SAVED BY: RPANEDA – 8 March 2017 – Plotted: 3/8/2017 2:38 PM – User: Ryan John J. Paneda

July 20, 2023

NVE DENTAL CLINIC, CORDOVA, 10% NARRATIVE

Mechanical

Design Criteria:

The latest adopted version of the following codes and standards are currently applicable for this project as amended by the State of Alaska.

Codes and Standards:

2018 International Building Code (IBC)
2018 International Mechanical Code
2018 Uniform Plumbing Code
2018 International Fire Code (IFC)
2018 International Energy Conservation Code
2018 Facility Guidelines Institute
ASHRAE 62.1 – 2017 Ventilation & Acceptable Indoor Air Quality.
ANSI/ASHRAE/ASHE 170 – 2017, Ventilation of Health Care Facilities.
Americans with Disabilities Act (ADA)

The design parameters listed in this narrative may be considered a working document. As the design progresses, the parameters in this document may be revised as a result of changing technology, payback analysis and/or feedback from NVE personnel.

Design Conditions:

Design conditions for determining building loads and equipment sizing will be in accordance with climatic conditions as outlined in the 2017 ASHRAE Handbook - Fundamentals. Specific conditions pertaining to this site are based on Cordova, AK and are listed below:

Heating Degree-Days (base 65):	9,073
Winter Design (99.6% Occurrence):	-1.2 °F
Extreme Annual 5 year low:	-10.2 °F
Summer Design (0.4% Occurrence):	71.1 °F DB / 58.5 °F WB

Ventilation rates and design temperature criteria shall be based upon ASHRAE Standard 170-2017 for patient care areas; and ASHRAE 62.1-2017 for all other areas.

Area or Room Designation	Temperature Range, °F	Relative Humidity, Percent
Dental Room	70-75	20-60
X-Ray Room	72-78	Max. 60
All Other Occupied Areas	70-75	No Humidification

Temperature setpoints shall be locally adjustable and remotely adjustable. HVAC system will have the capability of maintaining listed conditions over the entire range under both winter and summer design conditions.

Domestic Water:
Domestic water for the building is provided via an underground cold water main that enters the building in the mechanical room. Hot water is generated by an existing electric water heater located in the mechanical room that will not be modified. Distribution piping is copper and is routed throughout the building in the first floor ceiling space. The existing distribution piping will be reconfigured as required to provide hot and cold water to new plumbing fixtures in the area of remodel.

Sanitary Sewer:
The sanitary sewer in the clinic area will drain to the existing sanitary sewer main under slab that runs throughout the facility. Saw cutting and patching of the concrete slab will be required to accommodate new plumbing fixtures.

Water Treatment:
Purified water for use in the dental chairs will be provided by a tabletop steam distillation system.

Plumbing Fixtures:
Fixtures will be commercial grade fixtures. Low flow flush valve toilets will be provided throughout the building to minimize water use. Sensor flush valves will be used in public restrooms. Low flow lavatories with sensor faucets will be provided for public lavatories. Floor drains will be provided in restrooms with more than one water closet, mechanical spaces, and other equipment spaces.

Medical Gas and Air Systems:
Nitrous oxide and oxygen medical gas will not be provided in the clinic. Dental compressed air and vacuum will be provided, and the dental compressor and vacuum will be in a new dental equipment room. The vacuum piping will be copper tubing and installed below slab. A floor sink will be provided in the dental equipment room to drain the vacuum tank contents. Dental compressed air piping will also be copper tubing and will be routed between the compressor and the dental chairs below slab.

Heating:
The building is heated by a steam boiler located in the mechanical room supplying steam to heating terminal units throughout the building. No changes to the boiler are expected in this project. Heating terminal units in the remodeled space will be demolished and replaced with new terminal units to accommodate new spaces.

Ventilation:
The clinic will utilize a heat recovery ventilator (HRV) to provide both the required outside air volume and total air circulation volume in each room. The system will be designed to comply with ASHRAE 170 and ASHRAE 62.1. The HRV will have the following components: supply fan, pre-heat coil, heating coil, MERV 8 filter, and exhaust fan.

Supply and return air distribution will be via low pressure duct systems. Low pressure duct work will be routed to diffusers and grilles throughout the clinic space. In areas with suspended grid ceilings, 24-inch square, four-way throw diffusers will be installed. Eggcrate type grilles will be used for exhaust and return air applications.

General exhaust will be provided in restrooms as required by code. The exhaust will be routed to the HRV to capture the heat before discharging the exhaust air.

Controls:
Local controls will be provided to control temperature setpoints in the remodeled spaces and to control the ventilation system. DDC controls will not be provided.

Electrical

Design Criteria:

The electrical system will be designed in accordance with applicable codes, as well as any requirements of the Authority Having Jurisdiction (AHJ). The latest adopted version of the following codes and standards are currently applicable for this project per State of Alaska statutes and amendments:

- International Building Code (IBC)
- International Fire Code (IFC)
- National Electrical Code (NEC)
- NFPA 72 – Alarm and Signaling Code
- NFPA 99 – Health Care Code
- ANSI/TIA Telecommunications Building Wiring Systems
- Illuminating Engineering Society (IES) Lighting Handbook 10th Edition

Electrical Power Distribution:

There is an existing 100A, 120/208V, single phase, 3-wire panel that serves the area considered in the dental clinic remodel. The panel is a Square D QO load-center. The following corrections will need to be made to this panel:

- The panel is fed from the main panel located in the facility mechanical room. The main panel is not in compliance with NEC standards, which includes what is presumed to be the breaker for the panel. We recommend disconnecting and removing the existing overcurrent protection for the panel. Reusing the lugs that currently serve the taps to the panel, feed a new an enclosed circuit breaker and refeeding the existing panel.
- Make the existing main panel electrically safe, which would include repairing the dead front for the panel.
- The panel is in a closet next to Laundry 303. The working clearance in front of the panel does not meet NEC 110.26.(A)(1) requirements. The panel must be moved to an area that gives adequate working clearance for maintenance of the equipment.
- There is no equipment grounding conductor in the feeder to the panel, nor is there an equipment ground bus in the panel. Pull an equipment ground in the feeder to the panel and adding a grounding bus to the panel.
- The existing panel is a 30-circuit unit currently five spare circuit breakers and one space in the existing panel. The proposed dental equipment appears to require 10 to 12 circuit spaces. Replace the panel with a 42-circuit panel.

The branch circuit wiring in the area to be remodeled can remain in most cases. The wiring is predominantly in conduit, with some cases of MC cabling so existing equipment to remain as well as any equipment to be relocated can reuse existing circuitry. New equipment will need new branch circuit wiring.

Currently outlets in areas with sinks do not have proper GFCI protection, these outlets should be replaced with GFCI outlets.

Lighting Systems:

The existing lighting for the facility is a combination of fluorescent, and incandescent. Lamps in any incandescent light fixtures should be replaced with LED lamps and fluorescent fixtures can be reused. New lighting equipment will be provided for the dental areas it appears that these can be connected to existing circuits. Any new lighting will be specified as LED.

Fire Alarm System:

There is a fire alarm system in the area to be remodeled. The system includes sprinkler supervision as well as manual stations and smoke detection. The system was serviced in April of 2023 and should be able to remain as is, except coverage should be adjusted as necessary for any new construction.

Telecommunications:

There is an existing telephone backboard in the closet with the electrical and fire alarm panel. There are minimal telephone outlets and no data connection in the area to be remodeled. New telecommunications outlets should be added as required for the dental suite.