

Council of Athabascan Tribal Governments



Request for Proposals
(RFP# 01-2024)

Re- Issue Date: March 28, 2025

~~March 04, 2025~~

~~Due Date: March 28, 2025~~

Due Date: April 28, 2025

Venetie Provider Housing

The Council of Athabascan Tribal Governments (CATG) is requesting proposals from qualified contractors to construct one, three-bedroom home in Venetie, AK.

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I. SOLICITATION

The Council of Athabascan Tribal Governments (CATG) is requesting proposals from qualified Contractors to provide labor, materials, and equipment to construct one, three-bedroom home in Venetie, AK. Questions shall be emailed to [Nadine Carroll at Nadine.carroll@catg.org](mailto:Nadine.carroll@catg.org). Proposals are required to be provided no later than **5:00 PM, April 28, 2025**, and must be emailed to Nadine.carroll@catg.org.

Bidders must be licensed and bonded in the State of Alaska, have a valid Alaska Business License and current, valid Contractor's License and Residential Endorsement. All licenses submitted must reflect the NAICS code designated for construction. All bidders must be able to provide proof of qualifications and necessary documentation requested by CATG, within the time requested. All subcontractors are to meet the same requirements. CATG reserves the right to accept or reject any and all bids.

II. SCOPE OF WORK

Provide labor, materials, and equipment to perform all construction duties to meet the requirements of the Project Scope and any other items as shown on the Construction Plans attached to this RFP. The construction documents attached to this RFP are the construction plans for the housing package from Spenard Builders Supply. Each bidder shall thoroughly examine the work area and be familiar with the contract documents. The failure or neglect of a bidder to receive or examine any contract document or any part thereof shall in no way relieve it from any obligations with respect to its quote or to the contract. No claim for additional compensation shall be allowed which is based upon a lack of knowledge of any contract document.

Spenard Builders Supply Point of Contact:

Jonathan Tracy (907) 450-2262, jon.tracy@sbsalaska.com

III. WORK CONSIDERATIONS/RESTRICTIONS:

- a. **Work Location:** Contractor will be responsible for all travel and lodging at project site.
- b. **Inspection:** a PUR-102 form is required. This form must be completed by the building inspector at various stages of project development, not just when the project is complete. The PUR-102 can only be completed by:
 - i. An engineer, licensed under AS 08.48, who was not employed as the engineer for the project, or a member of the firm that was (any project size);
 - ii. An architect, licensed under AS 08.48, who was not employed as the architect for the project, or a member of the firm that was (any project size);
 - iii. An International Construction Code (ICC) certified inspector for "commercial" construction (any project size);
 - iv. A "New Home or Joint Registration" inspector licensed under AS 08.18 is eligible to sign PUR 102 Forms for properties that are 1-4 units only;
 - v. An International Construction Code (ICC) certified inspector for "residential" construction (1 2 units).
- c. **BEES:** A BEES Certification is required and must be certified with the PUR-101 document. Depending on the method used, compliance may be certified by an energy rater, a

licensed architect, engineer, ICC inspector, contractor, building owner or mechanical contractor (ventilation only) if they meet BEES Compliance Certification requirements.

- d. **Coordination Meetings:** A kick-off meeting shall be scheduled and conducted by the Contractor prior to the start of the work to discuss the project schedule, submittals, etc., to assure a mutual understanding of the work between the Contractor and the Owner. Construction coordination meetings to be held as needed with Subcontractors and CATG (time and place to be determined). Contractor shall provide progress updates weekly, at a minimum.

IV. SCHEDULE

The anticipated project schedule is as follows:

Deadline for Proposals	April 28, 2025 March 28, 2025
Issue of Intent to Award (NOITA)	May 09, 2025
Execute Construction Contract/Notice to Proceed	May 16, 2025
Construction Completion	December 31, 2025

All dates are approximate and contingent upon the completion of previous activities. Contractor shall submit a work schedule for approval, prior to the start of the work.

V. Proposal Evaluation

The Bid Form will be used to evaluate each bidder. CATG will evaluate bids and select the lowest qualified bidder. Lowest qualified bidder is defined as lowest price bid submitted and supported with evidence they meet minimum contractor requirements. CATG reserves the right to not award any bids, award only certain portion(s) of the scope, or award the full scope of work. The project will be awarded to one Contractor.

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

- a. The Contractor and its subcontractors are required to employ AN/AI workers in sufficient numbers to equal, at a minimum, 25% of the firm's workforce for this project.
- b. CATG recognizes that not all contractor and subcontractor firms will be able to comply with the 25% AN/AI hire requirement. In this case, the contractor will be required to demonstrate an effort of good faith.

VII. APPENDICES

- a. SBS Construction plans
- b. Map and Photos of construction site.