

CHUGACH ELECTRIC ASSOCIATION, INC.

REQUEST FOR BIDS NO. 23-24

CHUGACH ONE CAMPUS PACKAGE 3

INVITATION TO BID

October 25, 2023

You are invited to submit a Bid for Chugach One Campus Package 3 at the Chugach Electric South Campus.

The Bid documents and all attachments are available at Chugach's website under the following:

<http://www.chugachelectric.com>

Under link: Bid Opportunities
Select: RFB No. 23-24 – Chugach One Campus Package 3*

*(This requires registration to view & download).

Work is described in the attached drawings and specifications with a more detailed description in Specification Section 01 10 00.

A Bid bond in the amount of 10% of the Bid shall be provided with the Bid documents. A certified check made payable to "Chugach Electric Association, Inc." may be substituted for the Bid Bond.

A preliminary schedule to be included with Bid. Reference Section 01 32 16. Winning Bidder will be required to submit a more detailed schedule which includes a planned schedule of values related to the CPM schedule. Chugach will require reporting metrics throughout the project, including SPI and CPI.

Permitting to be provided by Chugach and all permit fees will be paid by Chugach.

Contract

Should contractor require modifications to sample contract, requested modifications *to be submitted with Bid*.

Solar Bid Requirements

1. Must use Arctic Solar Ventures, who was chosen for this project through a previous bid
2. Chugach desires to maximize the value of the solar project through the Investment Tax Credit. All work associated with PV installation requires the installers be paid prevailing wage with certified payroll (*only applies to solar installation*).

Preferred Providers

1. For S2 card access, Chugach only uses the following providers:
 - a. Alcan Electric and Engineering
 - b. Statewide Door and Glass
2. For the two pivot gate installations in the South Parking Lot, Chugach will only use the following provider:
 - a. Mount McKinley Fence Company

Construction Phasing Schedule

Reference Sheet G0.2.

Environmental

Chugach is not aware of any contaminated soils in its West Yard, however, Chugach is aware that there is some environmental contamination on its main 5601 Electron site in select areas, mostly contained within the Central Laydown Yard. A copy of the environmental report is included in this ITB. Clean spoils may require disposal at Eklutna Sand and Gravel. Contractor to determine its own removal/disposal plan.

Any contaminated soils requiring ADEC Disposal Approval shall be coordinated with Chugach and be dealt with by a corresponding change order. Chugach is currently working with ADEC to characterize the contamination and receive a Cleanup Complete Determination. This determination should be completed by Spring 2024.

Invoicing

Separate invoicing will be required for (*Reference Sheet G0.2*):

- Building C Addition and surrounding site work (1) including:
 - Shed Demolition (1a)
 - South Parking Lot Extension (1c)
 - All landscaping including line items 1, 2, 3, 4a, 4b, and 5 (excludes West Laydown Yard in line item 6a)
 - All other North and West Parking Lot work not listed below
- Building B Water Connection (1b)
- Solar Array (part of 1)
- Southwest Laydown Yard excluding landscaping (2)
- Central Laydown Yard excluding landscaping (3)
- North Parking Lot and Storm Drain Modifications (civil scope including asphalt and storm drain) (4a)
- West Parking Lot and Storm Drain Modifications (civil scope including asphalt and storm drain) (4b)
- Building F Laydown Yard and adjacent asphalt parking (5)
- All exterior lighting, fencing, gates, cameras and S2 work included with Building C Addition & Site Improvements, Southwest Laydown Yard, and Central Laydown Yard, North and West Parking Lots. Reference areas 1, 2, 3, 4a, and 4b.

Separate project coordination (project meetings and submittal processing) and invoicing will be required for:

1. West Laydown Yard (reference area 6 on Sheet G0.2)

Labor requirements for this project have been evaluated and it has been determined that construction activities should be based on prevailing wage and that the union signatory provisions of Chugach's Outside Plant Bargaining Unit Agreement apply to electrical work.

Bids are due, uploaded at Chugach's website under the Bid Opportunities link, RFB No. 23-24 – Chugach One Campus Package 3 - Submit Technical Proposal button, no later than **4:00 PM Alaska Time, Friday, November 17, 2023**. *Bid date cannot be extended.*

Pre-bid walkthrough is *mandatory*. The pre-bid walk-through of the site is scheduled for **8:30 AM Alaska Time, Friday, October 27, 2023**. Please confirm attendance in advance to Josh Resnick, josh_resnick@chugachelectric.com. If unable to attend, Owner may be able to schedule an additional walk-through.

Questions related to this RFB are due no later than **12:00 PM, Alaska Time, Friday, November 3, 2023**. Questions shall be submitted electronically to Josh Travis, Vice President, Administrative Services, via email to josh_t@chugachelectric.com. Responses to questions will be provided by **4:00 PM, Alaska Time, Thursday, November 9, 2023**.

Chugach intends to issue NTP during the week of December 18th so contractors can order long-lead items before the year end if they so choose.

Chugach will review responsive Bids and may select a Bidder that, in Chugach's sole and absolute discretion, represents the best overall value to Chugach. Chugach reserves the right, in its sole and absolute discretion, to define and waive irregularities, to accept or reject any or all Bids, in whole or in part, and to reissue, withdraw, modify, or cancel the project in its entirety, or in part, for any reason, including without limitation its subsequent determination to perform all or a portion of the work in-house, without incurring any liability of any type or nature to any Bidder, including but not limited to any costs associated with the preparation and submittal of any Bid. Should Chugach decide to proceed with the project and enter into a contract with a Bidder, the selected Bidder shall enter into a contract that is substantially similar to the form provided, except as otherwise agreed to by Chugach, and shall perform work and provide services in accordance with the terms of such contract.

The objective of the Bid process is to select a highly qualified Contractor with the capability (technical, financial, and managerial) and experience necessary to successfully undertake and complete the construction of the Work. Respondent submittals will be evaluated in accordance with the criteria shown below. Responses must include the requested information, in this sequence.

SCORING CRITERIA	Possible Points for each Criteria
COVER LETTER (limit to one page). Describe how your expertise and/or techniques can provide an advantage to Chugach in completing the Project. Describe your firm's philosophy and experience in Alaska, including employment of Alaskan residents.	5
A – D COMPANY & TEAM PROFILE. Complete Forms A through D for your proposed team, <u>including project manager and superintendent of the General Contractor</u> , and civil, mechanical, electrical, and plumbing subcontractors. Upon signing of the Contract, there shall be no substitutions of Project team members without Chugach's express written consent.	20
E PAST PERFORMANCE. For the Contractor and subcontractors mentioned above, complete Form E for three (3) recent and relevant projects of similar size and scope to that of Chugach's Project demonstrating your firm's ability to manage and complete projects within budget and on schedule.	15
PROPOSED SCHEDULE. (Must correlate with Phasing Plan; See General Sheet G0.2) – Submit preliminary schedule that meets sheet G0.2 and specification 01 32 16. Schedules will be evaluated for completeness, complexity, and substantial completion dates.	10
BASE BID PRICE	50