

CHUGACH ELECTRIC ASSOCIATION, INC.

REQUEST FOR BIDS NO. 26-26

CHUGACH JANITORIAL SERVICES

INVITATION TO BID

September 22, 2026

You are invited to submit a Bid for Janitorial Services at Chugach Electric Association.

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. 26-26 – Chugach Janitorial Services *

*(This requires registration to view & download).

Work is described in the attached drawings and specifications.

The successful proposer must be prepared to commence services on Tuesday, December 1, 2026, at 9:00 AM Alaska Time.

Chugach anticipates issuing a Notice to Proceed (NTP) during the week of October 19, 2026. On the date services commence, the Contractor shall appear the Headquarters Building, located at 5601 Electron Drive, Anchorage, AK 99518, at 9:00 AM to receive and sign for any Chugach building keys.

Contract

Should the Bidder require modifications to the sample contract, all requested modifications *must be submitted with the Bid using the Microsoft Markup tool.*

Bids

Bids are due, uploaded at Chugach's website under the Bid Opportunities link, RFB No. 26-26 – Chugach Janitorial Services - Submit Technical Proposal button, no later than **3:00 PM Alaska Time, Thursday, October 15, 2026.**

Pre-bid walkthrough is *mandatory*. The walkthrough will include a tour of all facilities to include the physical layout, types of fixtures, surfaces, and any other conditions/questions that may arise to aid the Bidder in bid proposal preparation. The walk-through of the site is scheduled for **9:00 AM Alaska Time, Tuesday, September 29, 2026.**

The anticipated walkthrough schedule is as follows:

- South Campus, including SPP: 9:00 AM
- North Campus: Following completion of the South Campus walkthrough; anticipated at approximately 11:00 AM
- Sullivan Plant: Following completion of the North Campus walkthrough; anticipated at approximately 12:15 PM
- Estimated Completion: Approximately 12:45 PM

Walkthrough times following the South Campus visit are approximate and may vary depending on the time required at each facility.

Please confirm attendance in advance, no later than **5:00 PM Alaska Time, Monday, September 28, 2026**, to contracts@chugachelectric.com and copying josh_resnick@chugachelectric.com. If a Bidder is unable to attend, Chugach may be able to schedule an additional walkthrough.

Questions related to this RFB are due no later than **1:00 PM Alaska Time, Monday, October 5, 2026**. Questions shall be submitted via email to contracts@chugachelectric.com. Responses to questions will be provided by **4:00 PM Alaska Time, Thursday, October 8, 2026**.

Bid Form

The Bid Form includes a) Base Bid and b) Add Alternate. The Base Bid represents Work included in the guaranteed scope of services; the Add Alternate represents additional work that Chugach may elect to include in the contract in lieu of, or in addition to, the Base Bid.

Note one nuance in the Base Bid. Chugach currently maintains some buildings at its North Campus that are currently available for lease. These buildings will be cleaned once per week until each building is leased and then will be removed from Contractor scope. These buildings consist of Buildings N1, N7, N8, N9 and N10 and are noted under “North Campus Properties up for Lease” in the Statement of Work.

Bid Selection

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 this RFP 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 RFP 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 experience can provide an advantage to Chugach in its janitorial services. Describe your firm's philosophy and experience in Alaska, including employment of Alaskan residents and firm stability.	5
A – D. COMPANY & TEAM PROFILE. Complete Forms A through D for your proposed team, including management team.	25
E. PAST CONTRACTS. Complete Form E for three (3) recent and relevant contracts of similar size and scope to that of Chugach's SOW demonstrating your firm's ability to provide janitorial services.	25
F. VALUE ENGINEERING. Provide one page with suggestions or ideas on how the scope of work could be delivered differently to save on annual cost. Include prices with your suggestions. Note – these prices should not be included on the Bid Form.	10
G. REFERENCES. Submit 3 current references for similar services, including name, contact telephone number, and length of time services have been provided for each reference.	5
ANNUAL COST.	30