

O'Malley Road Overhead to Underground conversion  
E1813812 & E1913870  
Pre-Bid Conference – September 21, 2021

**CHUGACH ELECTRIC ASSOCIATION**  
**Anchorage, Alaska**

**Pre-Bid Conference**  
**E1813812 & E1913870 – O'Malley ROAD OVERHEAD TO UNDERGROUND**  
**CONVERSION**  
September 21, 2021 – 2:00 p.m.  
Via Video Teleconference/Teams

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Attendees

Nate Maki	Lineworks
Ian Whitmore	Sturgeon Electric
Robert Gambill Jr	NPC
Chris Faeo	Alaska Directional
Pam Conn	EPC
Jake Maxwell	Chugach
Darvin Thornton	Chugach
Mike Miller	Chugach
Marshall Elliott	Chugach
Vladimir Krivonosov	Chugach
Victor Willis	Chugach
Denise Elsenbast	Chugach
Mary Gilbert	Chugach

**DESCRIPTION OF PROJECT**

The project consists of converting both existing overhead 12.5kV distribution circuits and facilities to underground from O'Malley Substation, east of Livingston Street to Hillside Drive along O'Malley Road.

**Additional Utilities**

GCI, ACS, and Enstar are expected to jointly participate in this DOT relocation project.

Contractors will be provided bid documents, and drawings from each of the communications utilities for the work that will be done concurrent with the Chugach project. Contractor must bid the communications work along with the Chugach work to be eligible for award of this project. Chugach and the communications utilities expect to only work with one contractor for this project.

**Property Stakeholders**

Three primary stakeholders are involved with this project:

1. The Alaska Department of Transportation
2. The Municipality of Anchorage
3. Private Property Owners

### **Pre-NTP Requirements**

- 1.) Bid Bond - 10% of bid price included with bid documents
- 2.) Performance Bond – Amount of construction contract (needed prior to NTP)
- 3.) Standard Certification of Insurance (CEA needs on file prior to bidding see OELCC exhibit BB for example and limits)
- 4.) Builders Risk – to ensure material (needed prior to NTP)
- 5.) Project Specific HSE Plan (needed prior to NTP)

### **Access**

The general contractor for DOT will be providing traffic control for this project. It is the responsibility of the Contractor to coordinate with DOT and their general contractor in advance to get traffic control or access needs resolved.

### **Permitting**

Contractors should take note that the Notice to Proceed (NTP) on this project **will not be issued** until such time as all the required MOA permits are approved and in place. This process will take an undetermined amount of time and as such, the contractor should not count on receiving the NTP immediately upon Notice of Intent to Award (NOA). Chugach will work with the contractor should permitting impose any abnormal conditions beyond what is normally required by such permits, based on experience.

This notice makes it clear that the contractor should not expect that the NTP will be immediately forthcoming, if for any reason, the permit process is not completed. The contractor shall acknowledge that this notice is accepted and understood in its bid submittal.

Except as otherwise provided in the Contract Documents, the Contractor shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the Work. Copies of all permit related correspondence as well as the permits are to be transmitted to Chugach.

### **Clearing**

The general contractor for DOT will provide clearing for this project along DOT Right-of-Ways (ROWs) and within any new Chugach easement corridors procured for this relocation project. It is the responsibility of the Contractor to coordinate with DOT and their general contractor in advance to get clearing needs resolved. The Contractor will be responsible for clearing any existing Chugach easements. The Units SR1-8 and SR1-16 are provided at quantities of one (1) for the Contractor to utilize as lump sum units for these costs.

### **Trenching**

This project includes extensive directional drilling including seventeen (17) road crossings; ten (10) across O'Malley Road and seven (7) along the east/west routing of the project for side streets, driveways and in areas where conventional trenching is not feasible. ADOT will not consider open cuts across O'Malley Road. In addition, there are segments of the project designated as "hand dig" due to congestion of existing facilities.

The Contractor shall secure locates and assume responsibility for damage to any overhead and underground facilities. At locations where directional drilling crosses perpendicular to existing underground utilities, the contractor must positively identify the depth of these facilities and ensure that drilling does not impact/hit or compromise existing facilities.

All bores are identified in the BORE unit. Bidders shall provide a price for this unit that covers the anticipated cost of all bores. Any changes to a bore which create additions or reductions in cost will be negotiated between the contractor and Chugach on a case-by-case basis.

### **SWPPP Storm Water Pollution Prevention Plan**

The general contractor for DOT will be providing the SWPPP for this project. It is the responsibility of the Contractor to coordinate with DOT and DOT's general contractor in advance to get SWPPP needs resolved.

### **Restoration**

The general contractor for DOT will be providing restoration for this project within DOT ROWs, but not in Chugach easements or private property. The Contractor will provide restoration in Chugach easements and on private property. All costs associated with landscaping and restoration in Chugach easements and private property are incidental to the project. It is the responsibility of the Contractor to coordinate with DOT and their general contractor in advance to get restoration needs resolved in DOT ROWs.

The Contractor will be responsible for documenting existing conditions for paving, sidewalk, curb/gutter, landscaping, trees/shrubs, fencing, slope/drainage, etc. prior to construction. The Contractor will remove and restore fencing as necessary to complete the work and any associated costs must be accounted for in the R&R unit. Landscaping restoration will consist of grading, topsoil, and hydroseed. Restoration beyond that must be initiated by Chugach and negotiated between Chugach and the Contractor on a case-by-case basis. Any Sidewalk, curb/gutter must be removed and restored "joint to joint." Landscaping and pavement/concrete restoration costs are incidental to the project.

### **Materials**

All owner furnished material is listed under List of Owner Furnished Material in the bid package. If the material is not listed under List of Owner Furnished Material, the Contractor is responsible for providing the material as a part of the appropriate bid unit.

When loading at Chugach's warehouse, the Contractor shall be responsible for loading material weighing more than 9,000 lbs. All other material loaded at Chugach's warehouse shall be done by Chugach personnel.

The Contractor will provide signs, nuts & bolts and miscellaneous hardware. Please check List of Owner Furnished Materials against the material requirements.

### **Schedule**

The schedule for construction must be coordinated with other utilities, DOT, and the general contractor. The Contractor shall submit one electronic copy of a construction schedule for approval by Chugach and DOT.

The Contractor should take note of the requirement for final completion of all items of work. The punch list (including restoration) shall be completed by the end of 2023 (Dependent on DOT project schedule).

The Contractor will be required to attend the Pre-Construction Conference and subsequent update/coordination meetings led by DOT and/or Chugach.

### **Bid Evaluation**

The bid evaluation will consider price, project schedule / duration, work plan/ narrative, and responsiveness to the specifications. Chugach reserves the right to reject bids for any justifiable reason including an incomplete proposal.

### **Survey**

The general contractor for DOT will be providing construction survey for this project to identify DOT ROW's only. The Contractor will provide construction staking for all Chugach facility locations and any additional survey needed in Chugach easements or on private property.

The Contractor will also provide as-built survey and drawings per Chugach standards for all trenches, vaults, pads, and equipment. Hardcopy as-built drawings for final construction are required to be stamped by an Alaska Professional Land Surveyor. Electronic files of the As-Built must be provided in AutoCAD v.2017 – v.2020 format. All costs associated with survey and as-built production are incidental to the project.

### **Communication Plan**

The Contractor shall develop and submit for approval a project communication plan. The plan

shall include but not be limited to direct communications with businesses and residential properties along the project route, hand and mail delivered notices of scheduled outages and any other communication needed to keep the public informed about the project. **The Contractor will adhere to the communication plan for the duration of project construction and must make every reasonable effort to contact affected property owners prior to entering or disturbing their property.**

### **Outages**

All work around and near energized facilities shall be coordinated with Chugach's Power Control Center. Business and residential outages will be handled using normal Chugach outage notification procedures.

### **Submittals**

The Contractor shall submit a detailed work plan. The work plan shall at a minimum, indicate:

- Anticipated General Foreman and Crew Foremen (with contact information) representing the Contractor for construction.
- Where the contractor plans to stage materials for the project.
- Access sites to be developed.
- Planned outages and work to be accomplished during each outage.
- Equipment intended for use on the project.
- Bore plan
- ACS, GCI, and Enstar coordination plan

Chugach Electric will provide bidders with Bid Units in Excel format via email. Bidders will be required to submit their bid sheets with pricing in Excel format directly to Denise Elsenbast via e-mail to: [denise\\_elsenbast@chugachelectric.com](mailto:denise_elsenbast@chugachelectric.com); while copying [victor\\_willis@chugachelectric.com](mailto:victor_willis@chugachelectric.com), [jake\\_maxwell@chugachelectric.com](mailto:jake_maxwell@chugachelectric.com), and [mike\\_miller@chugachelectric.com](mailto:mike_miller@chugachelectric.com) by close of business (C.O.B.) on October 7<sup>th</sup>, 2021. (Confidentiality will be maintained) Bidders are expected to review their Excel files to confirm correct rounding on numbers per unit and totals to ensure there are no variances prior to submitting.

### **Bid Questions**

All questions regarding the bid documents are to be directed to Chugach's Construction Manager, Victor Willis, via email: [victor\\_willis@chugachelectric.com](mailto:victor_willis@chugachelectric.com); while copying [mike\\_miller@chugachelectric.com](mailto:mike_miller@chugachelectric.com) and [jake\\_maxwell@chugachelectric.com](mailto:jake_maxwell@chugachelectric.com). Questions must be submitted no later than 12:00 PM, September 28, 2021. Answers will be returned by C.O.B. on September 30, 2021.

### **Dates**

Bids are due by October 7, 2021 @ 2:00 P.M., and the excel formatted Assembly Unit spreadsheets are due by close of business on October 7, 2021. Please see ITB for submission details.

### **Additional Points of Information**

**Victor Willis-** We send out notification construction letters as a utility, the contractor must make as much of an effort as they can to notify affected customers and sometimes, we must post signs, sometimes we must put door hangers up or knock on the door. We want to make the maximum effort because if we don't and landowners find out stuff is going on all we do is get a ton of phone calls here at the utility. This is not a catch all, but we want to do the best we can with notifications.

### **QUESTIONS**

**Ian Whitmore-** If landscaping for services is going to be incidental are the service routes going to be staked out or planned out by Chugach? Same thing if landscaping and R&R units are all incidental and we are doing things in a lump sum are you going to provide better details and information on those easements and what is existing in the easement right now?

**Mike Miller-** We can provide information, I believe we have, and if not, I know the documentation exists. We have documentation which shows existing easements and newly acquired easements what would be the responsibility of the contractor versus the DOT general contractor like as far as specifics, such as there is a fence here and that would be landscaping here, that depends on the means and methods that you utilize and I would think it would be fair for bidders to do some field work and walk it and take a look themselves to make an educated guess and I think you should walk it as far as fence removal and landscaping.

*Approximate service distances are provided in the staking sheets. See general clearing, fencing, and service information below. (This is not to be considered an all-inclusive list and it is incumbent on bidders to do their own field research based on their anticipated means and methods of construction.)*

Clearing will be completed by CEA Contractor on Lots:

1. O'Malley Substation, Tract A – ROW Sheet 1
2. O'Malley Fire Station, Lot 1 – ROW Sheet 1
3. Spring Forest South, Tract 1C and Tract 2C – ROW Sheet 1 (clearing the easement, 20')
4. Valli Vue Estates #2, Block 2, Lots 12, 13, and 14 – ROW Sheet 2
5. T12N R3W SEC 14, Tract A – ROW Sheet 3
6. Valli Vue Estates #2, Block 2, Lots 4, 5 and 6 – ROW Sheet 3

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7. Valli Vue Estates #2, Block 2, Lot 3 – ROW Sheet 3 (south and east side)
8. Valli Vue Estates #2, Block 2, Lot 1 – ROW Sheet 4 (south and west side)
9. South Lakewood Hills, Block 2, Lot 1 – ROW Sheet 4 (Clearing will ONLY take place in the road right of way of Ridgecrest Drive to install Pole 0295)
10. T12N R3W SEC 23, NE4NE4 PTN – ROW Sheet 8 (Clearing for trenching to new Pole 9194)

Fences will need removed on Lots:

1. Valli Vue Estates #2, Block 2, Lot 14 – ROW Sheet 2
2. Valli Vue Estates #2, Block 2, Lot 12 – ROW Sheet 2
3. Valli Vue Estates #2, Block 2, Lot 4 – ROW Sheet 2

Service Conversions

1. South Lakewood Hills, Block 1, Lots 2 and 3. – Electrical Sheet 2 (Some clearing may need to be done as well)
2. South Lakewood Hills, Block 2, Lot 8 – Electrical Sheet 5 (Some clearing may need to be done as well)
3. Lakewood Hill, Lots 1 and 3 – Electrical Sheet 6 (Some clearing may need to be done as well)
4. Lakewood Hill, Lots 5 and 6 – Electrical Sheet 7 (Some clearing may need to be done as well)

**Ian Whitmore- Is the easement going to be staked while this bid is open, so we know where the easement is?**

**Mike Miller-We can discuss that internally. It has not come up as of yet.**

***Staking of easement will not be provided during the bid period. DOT has staked edge of ROW and the design documentation provides easement information for the project.***

**Victor Willis- We are jotting these questions down and some of these we will have to resolve with an internal discussion between now and the deadline to reply, so we will certainly get back to you on this question.**

**Nate Maki- So there is no landscape unit? Is that my understanding its incidental to everything as far as landscaping goes. If that's the case what is the minimum requirement like SWPPP requirement, I don't have a copy of this so I would like to go back.**

**Victor Willis- Under restoration All costs associated with landscaping and restoration in Chugach easements and private property are incidental.**

**Denise Elsenbast- there is a SURL unit, is that what you are looking for? It's under the bid units E1813812.**

**Mike Miller- Yes, that is going to get removed. Within the two projects landscaping is going to be incidental. The SURL unit E1813812 is going to be removed as part of Addendum one with these meeting minutes. As far as your questions for minimum requirements for landscaping I have noted in this pre bid agenda it is grading, topsoil, and hydro-seed.**

**Nate Maki -If we wipe out someone's tree and they raise Cain about it we will get with the inspector and figure out what to do from there**

**Mike Miller- Exactly, you're committed to topsoil and hydro-seed. Anything beyond that you will need to discuss with Victor and the Inspector.**

**Victor Willis- Along the same note, Nate and others I can't impress upon you guys enough the importance of documenting the before conditions versus the after conditions. It pays hugely, if you do not do proper documentation you may get stuck with something you do not want. I cannot impress upon you enough to get good documentation as the second paragraph talks about under restoration. You do not want to be in a situation where you are restoring things back to where they weren't to begin with.**

**Nate Maki-I seen a completion date of Dec 31, 2023 is there any other DOT Deadlines that we need to know about outside of what you guys are stipulating as far as them need us to be out of the way by a certain date?**

**Victor Willis- I'm not aware of anything**

**Mike- The State has expressed that they wanted to make sure we stay out in front of their general contractors to the best of our abilities. Outside of that they have not provided any schedule from their contractor or from themselves internally to give us any indication of what that would mean. I would say anticipate starting early in 2022 and making every effort to stay in front of QAP as they do their road construction work. Plan on being on it all summer or the majority of the summer in 2022 and potentially picking it up 2023. We were not able to put a firm date in there because the way DOT is handling it right now.**

**Chris Faeo-Are the bores all laid out on this one individually calling out 'Chugach gets 2- 6', GCI gets 2' that type of scenario? He has not received the packet yet and he signed up for email notifications**

**Victor- So you are saying you did not get the package. I will make a note of that.**

*Please asks questions during the Q&A period if the bore information is unclear.*

**Nate- Did you get an anticipated work schedule for the Chugach personnel handling the feeder stuff out of the substation?**

**Mike- No we did not.**

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**ACKNOWLEDGMENT**

The undersigned bidder hereby certifies that the revisions herein set forth have been incorporated in the bid and form a part of the contract documents. This acknowledgment should be submitted with your bid.

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date