UKPEAĠVIK IÑUPIAT CORPORATION

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REQUEST FOR PROPOSALS

NARL Building 360, Wing L-200 Asbestos Abatement Project
Utqiaġvik (Barrow), Alaska

ISSUED BY:
Ukpeaġvik Iñupiat Corporation (UIC)
3800 Centerpoint Drive, Suite 502
Anchorage, Alaska 99503

PROPOSAL DUE DATE: October 30, 2025
TIME: 5:00 PM Alaska Standard Time
CONTACT: Lily Miller, Corporate Executive Assistant
EMAIL: lily.miller@uicalaska.com
PHONE: 907-217-9599

TABLE OF CONTENTS

1. Introduction and Background
2. Project Overview
3. Scope of Services
4. Proposal Requirements
5. Evaluation Criteria
6. Contract Terms and Conditions
7. Submission Instructions
8. Appendices

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Ukpeaġvik Iñupiat Corporation (UIC) is soliciting proposals from qualified contractors to provide professional asbestos abatement services for NARL Building 360, Wing L-200, located in Utqiaġvik, Alaska. This project is funded through an EPA Contaminated ANCSA Lands Assistance Program cooperative agreement (Grant Number 02J97401).

This procurement utilizes the Competitive Proposal Process as the services being procured cannot be given in exact terms due to the specialized nature of asbestos abatement work. UIC will rely on the selected contractor to provide technical expertise and detailed project planning.

1.2 Background

UIC was incorporated in 1973 under the Alaska Native Claims Settlement Act of 1971 (ANCSA). Located in Utqiaġvik, Alaska - the northernmost community in America, UIC serves a population of approximately 4,927 residents, predominantly Iñupiat Alaska Natives.

UIC was conveyed the NARL (Naval Arctic Research Laboratory) property in 1989 as part of ANCSA. Building 360 is a mixed-use building within NARL that currently houses the North Slope Borough (NSB) Department of Wildlife Management and Iḷisaġvik College. The building was constructed around 1960 and contains asbestos materials that require abatement.

A 2015 hazardous materials survey identified nonfriable 2% chrysotile asbestos in rooms 214, 203, 201, and 204 of Wing L-200. The presence of asbestos poses significant health risks to building occupants and the surrounding community. The primary goal of this project is to create a safe, asbestos-free environment that will enable the transformation of Wing L-200 into a multi-use facility serving three essential community needs: commercial office space, expanded educational facilities, and laboratory space.

2. PROJECT OVERVIEW

2.1 Project Purpose

The purpose of this project is to conduct comprehensive asbestos abatement in NARL Building 360, Wing L-200 to allow for safe renovation and future use. This project is aligned with the EPA's Contaminated ANCSA Lands Assistance Program objectives to address contamination on lands unjustly conveyed to Alaska Natives.

2.2 Project Location

The project site is located at the former Naval Arctic Research Laboratory (NARL) in Utqiaġvik, Alaska.

Site Coordinates: 71.324903, -156.679100

2.3 Project Timeline

The anticipated project period is from contract award through December 31, 2026. The following is a tentative schedule:

- RFP Issuance: September 15, 2025
- Proposal Due Date: October 30, 2025
- Anticipated Contract Award: November 12, 2025
- Project Completion: No later than December 31, 2026

The contractor should provide a detailed project schedule that ensures completion by December 31, 2026, taking into consideration Arctic conditions, material delivery logistics, and coordination with building occupants.

3. SCOPE OF SERVICES

The selected contractor will be responsible for providing all labor, materials, equipment, and supervision necessary to complete the asbestos abatement in NARL Building 360, Wing L-200. The contractor must be licensed and certified to perform asbestos abatement services in accordance with all applicable federal, state, and local regulations.

3.1 Project Tasks

Task 1: Cooperative Agreement Management

- Assist UIC with project documentation and reporting requirements
- Participate in weekly/biweekly meetings with EPA project officer as requested
- Support internal communications on project progress
- Provide all necessary documentation for contract management
- Comply with all asbestos regulations for removal
- Provide materials for grant closeout documentation

Task 2: Community and Stakeholder Engagement

- Assist with development of community notification materials
- Coordinate with NAVFAC NW on project plans and reports
- Support local announcements through appropriate channels (radio, flyers)
- Participate in meetings with local businesses and organizations affected by the project, including Iḷisaġvik College and NSB Department of Wildlife Management

- Document community input and feedback

Task 3: Project Planning

- Develop a Quality Assurance Project Plan (QAPP) that meets EPA and ADEC requirements
- Create Health and Safety Plan, Environmental Protection Plan, Waste Management Plan, and detailed Work Plans
- Assist with obtaining necessary state permits and addressing federal cross-cutters
- Develop an asbestos abatement plan that complies with federal and state regulations
- Prepare all documentation needed for EPA approval (NEPA, SHPO, ESA, etc.)

Task 4: Project Implementation

- Mobilize to the field site with all necessary equipment and materials
- Conduct remedial investigation including building assessment, surveys, and sampling
- Perform asbestos abatement according to approved plans
- Conduct daily and final air monitoring
- Manage waste disposal in accordance with regulations
- Prepare weekly reports and documentation
- Complete demobilization and site restoration
- Develop final reports including EPA Site Inspection Report, Hazardous Building Materials Assessment, and recommendations

3.2 Deliverables

1. **Project Management and Community Engagement**
   - Weekly/biweekly meeting summaries
   - Community notification materials
   - Log of community input/feedback
   - Documentation of meetings with stakeholders

2. **Project Planning Documents**
   - Quality Assurance Project Plan (QAPP)
   - Health and Safety Plan

- Environmental Protection Plan
- Waste Management Plan
- Asbestos Abatement Plan
- Documentation for federal cross-cutters (NEPA, SHPO, ESA)
- Required state permits

3. **Implementation Documentation**
   - Weekly field reports
   - Building assessment documentation
   - Survey results
   - Sampling results and laboratory analyses
   - Photographic documentation (before, during, after)
   - Air monitoring results (daily and final clearance)
   - Waste disposal manifests

4. **Final Reports**
   - EPA Site Inspection Report
   - Hazardous Building Materials Assessment
   - Post-construction summary and report
   - Data quality review documentation
   - Recommendations for further actions (if needed)

3.3 Required Qualifications

The contractor must possess and demonstrate the following qualifications:

1. All appropriate licenses, certifications, and permits required to perform asbestos abatement in Alaska. This may include current Alaska Department of Labor Asbestos Abatement certification and EPA Asbestos Contractor certification
2. Minimum of five (5) years of experience in asbestos assessment and abatement
3. Demonstrated experience working in Arctic conditions and remote Alaska locations, specifically on the North Slope and/or in Utqiaġvik.
4. Demonstrated knowledge of EPA, OSHA, and State of Alaska asbestos regulations
5. Experience with projects of similar scope and complexity
6. Appropriate insurance coverage as specified in Section 6.3

4. PROPOSAL REQUIREMENTS

4.1 Proposal Format

Proposals should be organized in the following format:

1. **Cover Letter (1 pages maximum)**
   - Company name, address, and contact information
   - Name and contact information of authorized representative
   - Brief statement of interest and qualifications
   - Signed by authorized representative

2. **Technical Approach (5 pages maximum)**
   - Understanding of project requirements
   - Detailed methodology for each task as outlined in the workplan:
     - Task 1: Cooperative Agreement Management
     - Task 2: Community and Stakeholder Engagement
     - Task 3: Project Planning
     - Task 4: Project Implementation
   - Quality assurance/quality control procedures
   - Innovative approaches or technologies (if applicable)

3. **Arctic Experience and Qualifications (3 pages maximum)**
   - Specific examples of successfully completed projects in Alaska/Arctic conditions
   - Detailed description of work performed on the North Slope or similar remote Arctic locations
   - Demonstrated understanding of Arctic logistics and challenges
   - Examples of projects completed for Alaska Native Corporations or tribal organizations

4. **Project Schedule (4 pages maximum)**
   - Detailed timeline for all project activities
   - Key milestones that align with the December 2026 completion timeframe
   - Resource allocation throughout the project period

- Strategy for maintaining schedule if delays occur

5. **Company Qualifications (3 pages maximum)**
   - Company history and experience
   - 8(a) certification status (if applicable)
   - Alaska Native Corporation (ANC) ownership or partnership status (if applicable)
   - Experience working in remote Alaska locations (Specifically on the North Slope)
   - Experience working with tribal organizations and/or Alaska Native Corporations

6. **Project Team (2 pages maximum)**
   - Key personnel qualifications and experience
   - Staff certifications for asbestos work
   - Current workload and availability
   - Subcontractor information (if applicable)

7. **Cost Proposal**
   - Detailed cost breakdown by task (using the four tasks from the workplan)
   - Labor rates and categories
   - Equipment and materials costs
   - Travel and per diem expenses
   - Indirect costs and profit
   - Total project cost must not exceed available funding of $295,000.
   - Proposals exceeding available funding will be deemed non-responsive.

8. **Required Forms and Certifications**
   - Proof of required licenses and certifications for asbestos work
   - Insurance certificates or statement of insurability
   - Conflict of interest disclosure

- Proof of active registration in the System for Award Management (SAM.gov) with current entity status confirming that your organization is not listed on the federal excluded parties list.

4.2 Proposal Submission

Proposals must be submitted as follows:

- One (1) electronic copy emailed to Lily Miller at lily.miller@uicalaska.com
- Subject Line should state: **Wing L-200 Asbestos Abatement Project**
- Proposals must be received by the due date and time specified
- Late proposals will not be accepted

5. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

Criteria	**Weight**
Cost Proposal	25%
Technical Approach and Methodology	25%
Arctic Experience and Project Examples	20%
Company Qualifications (including preferences below)	15%
Project Team Qualifications	10%
Project Schedule	5%

Evaluation Preferences:

- **8(a) Business Preference:** Companies with current 8(a) certification will receive additional consideration in the Company Qualifications category
- **Alaska Native Corporation (ANC) Preference:** ANCs or companies with significant ANC ownership/partnership will receive additional consideration in the Company Qualifications category

UIC reserves the right to request interviews with top-ranked proposers. If conducted, interviews will be incorporated into the final evaluation scores.

6. CONTRACT TERMS AND CONDITIONS

6.1 Contract Type

The contract resulting from this RFP will be a fixed-price contract.

6.2 Contract Period

The contract period will begin upon award and continue through December 31, 2026, unless extended by mutual agreement.

6.3 Insurance Requirements

The selected contractor must maintain the following insurance coverage throughout the contract period:

- Commercial General Liability: $2,000,000 per occurrence, $4,000,000 aggregate
- Automobile Liability: $1,000,000 combined single limit
- Workers' Compensation: As required by Alaska law
- Employer's Liability: $1,000,000 per accident, $1,000,000 disease-policy limit
- Professional Liability: $2,000,000 per claim, $4,000,000 aggregate
- Pollution Liability: $1,000,000 minimum per occurrence, covering claims involving pollutants, including asbestos
- UIC must be named as additional insured on all policies except Workers' Compensation and Professional Liability

6.4 Compliance with Laws and Regulations

The contractor shall comply with all applicable federal, state, and local laws and regulations, including but not limited to:

- EPA regulations for asbestos abatement
- OSHA safety and health standards
- State of Alaska 8 AAC 61.600-720 requirements
- DOT hazardous materials transportation regulations

- Federal requirements under 2 CFR 200.317-26 for procurement
- Build America, Buy America Act requirements

6.5 Subcontracting

The contractor may not subcontract any portion of the work without prior written approval from UIC. The contractor shall be responsible for the performance of all subcontractors.

6.6 Invoice and Payment

Invoices shall be submitted quarterly and include detailed documentation of work performed. Payment will be made within 30 days of receipt of approved invoices.

6.7 SAM.gov Registration and Debarment Verification

The selected contractor must maintain active registration in the System for Award Management (SAM.gov) throughout the contract period. Prior to contract award, UIC will verify that the contractor is not listed on the federal government's excluded parties list system. Contractors who appear on the suspension or debarment list are ineligible for award. The contractor must notify UIC immediately of any changes to their SAM.gov registration status or if they receive notice of potential suspension or debarment proceedings.

6.8 Build America, Buy America Act (BABA) Requirements

This project is subject to the Build America, Buy America Act provisions. The contractor must comply with the following requirements:

1. **Domestic Content Requirements:** All iron, steel, manufactured products, and construction materials used in this project must be produced in the United States. This means:
    - Iron and steel products: All manufacturing processes must occur in the United States
    - Manufactured products: The cost of components mined, produced, or manufactured in the U.S. must exceed 55% of the total cost
    - Construction materials: All manufacturing processes must occur in the United States

2. **Certification Requirements:** The contractor must:
    - Provide certification that all materials comply with BABA requirements

- Maintain documentation of the origin of all covered materials
- Submit documentation with each invoice demonstrating compliance

3. **Waiver Process:** Any request for waiver of BABA requirements must be:
   - Submitted in writing to UIC before procurement of non-compliant materials
   - Include detailed justification per EPA guidelines
   - Approved by EPA before procurement

4. **Flow-Down Requirements:** The contractor must include BABA requirements in all subcontracts and purchase orders.

Non-compliance with BABA requirements may result in contract termination and/or withholding of payment.

7. SUBMISSION INSTRUCTIONS

7.1 Questions and Clarifications

All questions regarding this RFP must be submitted in writing to the contact person listed on the cover page. Questions must be received no later than October 8, 2025. Responses will be provided in writing to all potential proposers.

7.2 Proposal Due Date and Location

This RFP will be publicly advertised in accordance with UIC procurement policies. Proposals must be received no later than the date and time specified on the cover page. Proposals should be emailed to:

Ukpeaġvik Iñupiat Corporation
Attn: Lily Miller, Corporate Executive Assistant
3800 Centerpoint Drive, Suite 502
Anchorage, Alaska 99503
lily.miller@uicalaska.com

7.3 Procurement Schedule

Activity	Date
RFP Issuance and Public Notice	September 15, 2025

Activity	Date
Deadline for Questions	October 23, 2025
Proposal Due Date	October 30, 2025
Evaluation Period	October 31-November 7, 2025
Potential Interviews	November 10-11, 2025 (if needed)
Contract Award	November 12, 2025

7.4 Reservation of Rights

UIC reserves the right to:

- Reject any or all proposals
- Waive minor irregularities in proposals
- Request additional information from proposers
- Negotiate with any, all, or none of the proposers
- Award a contract to the proposer that represents the best value to UIC
- Cancel this RFP at any time for any reason

8. APPENDICES (available upon request)

Appendix A: 2015 Hazardous Materials Survey

Appendix B: Building 360 Floor Plans

Appendix C: EPA Grant Agreement (No. 02J97401)