

**Qawalangin Tribe of Unalaska
Request for Proposal
Remediation Services
Unalaska, Alaska**

This Request for Proposal (RFP) is for work in four areas in Unalaska Valley.

Broadway North	Remove building debris materials.
Broadway South	Remove building debris materials.
Iliuliuk Creek	Remove building debris materials.
165th Washout Area	Remove building debris materials.

Attachments to this RFP include:

Attachment A	Figures
Attachment B	Scoring Matrix

The Qawalangin Tribe of Unalaska, in collaboration with the Department of Defense (DoD) Native American Lands Environmental Mitigation Program (NALEMP), is seeking proposals from qualified contractors, with a preference for Native-owned businesses, to conduct environmental cleanup activities at former U.S. DoD sites in Unalaska Valley, Unalaska, Attachment A) in the Broadway North, Broadway South, Iliuliuk Creek, and 165th Washout areas. This cleanup is essential for addressing environmental impacts and human health and safety concerns. Unalaska Valley is located on Unalaska Island and extends from Unalaska Lake to Overland Pass.

The Contractor will provide the necessary labor, equipment, materials, supplies, and services for the mitigation activities, which include but are not limited to site preparation and cleanup, removal of debris, and handling, transport, recycling, and disposal of waste materials generated during the mitigation activities.

Subject to the Qawalangin Tribe's Notice to Proceed, this work will be conducted and must be performed under strictly managed preventative procedures agreed to in advance by the Contractor and the Tribe.

The mitigation activities must begin by May 1, 2024, and be completed by August 15, 2024. Removal of building materials in Unalaska Valley, North Broadway, South Broadway, Iliuliuk Creek, and 165th Washout areas. Work will be completed in the summer of 2024.

Proposals must be submitted to the Qawalangin Tribe of Unalaska no later than **5:00 p.m. on March 31, 2024.**

Please provide a Statement of Qualifications, a written approach to complete the Scope of Work, and a budget estimate for the Scope of Work.

Proposals will be scored according to the following criteria: qualifications and certifications; experience working on similar projects; completeness of the proposal; and reasonableness of costs with respect to the Scope of Work.

The Qawalangin Tribe reserves the right to reject any or all proposals. Bids should reflect accurate pricing. If any revisions are necessary, the Tribe and the selected Contractor will negotiate these changes, and these changes will be reflected in the Contract between the Qawalangin Tribe and the Contractor.

The selected Contractor will utilize the current Work Plan and site-specific Health and Safety Plan to cover all the work to be performed for this project at the four sites. An addendum to the work plan may be written if needed. Remedial activities will be conducted in coordination with the Qawalangin Remediation Team.

Unalaska Valley Areas and Scope of Work

Broadway North is the northern site at the end of Broadway Blvd on Unalaska Island in Unalaska Valley (Attachment A). Broadway North and Broadway South are the southern sites in Unalaska Valley at the end of Broadway Blvd. East Iliuliuk Creek is located North of North Broadway on Broadway Ave. 165th Washout Debris Area is to the West of East Iliuliuk Creek between the Storage Building Debris Area and Middle 165th Debris Area. Unalaska Valley has/had a combined 7,260 cubic yards of debris.

The following activities will be conducted by the Contractor:

- Mobilize to the Unalaska Valley (Unalaska, Alaska) and prepare the project area.
- Remove approximately 1,135 cu. yds. of debris from Broadway North, Broadway South, Iliuliuk Cree, and 165th Washout Area.
- Asbestos-containing material if encountered intact, lead based paint materials will not be removed as part of this scope of work.
- Coordinate with recycling center for disposal of approved debris, and wood debris will be hauled to a quarry and burned (ash will be evaluated for proper disposal).
- In areas that are worked the work crew will remove physical hazards such as rebar broken, and sharp cast iron pipes attached to immobile structures and secure areas such as vaults or pits that may entrap community members or children using the work area for recreation.

- Provide waste manifests to the Qawalangin Tribe confirming proper disposal of the building debris.
- A portion of Broadway North is bound by water, crews and debris may be required to cross creeks while minimizing impacts to lands.
- Provide necessary equipment to access the sites on foot, due to the nature of the landscape of the work area motorized equipment and vehicles will not be permitted to protect the integrity of the land.
- Provide personnel that will be able to remove debris by hand and hiked out and or hauled overland by sleds up to a quarter mile from the nearest road over steep and hilly tundra; some areas may require repair of the road for access to get to project areas. Removal will require caution to ensure minimal disturbance to the land and vegetation upon removal.
- Potential size hazards like unexploded ordnance, hazardous material (asbestos and lead-based paint), and the presence of petroleum hydrocarbons from underground and above ground storage tanks require this work to be done with great care.
- Provide a plan of action if team is to encounter ACM and LBP material.
- Provide a detailed progress report, final report at the end of field work with associated images, and field log.

Optional Work

Provide an updated GIS figure for Unalaska Valley reflecting the remaining debris piles/areas needed for removal. Optional work will not be scored higher.

Evaluation, Selection Criteria and Procurement

The project is funded under DoD NALEMP. Contractors must comply with all federal, state, tribal, and local regulations governing environmental remediation projects. Proposals will be evaluated based on the following criteria: qualifications and certifications, experience working on similar projects, completeness of the proposal, and reasonableness of costs with respect to the Scope of Work. Additional consideration will be given to Native-owned businesses. The selection process will prioritize contractors who demonstrate a commitment to safety, environmental stewardship, and community engagement. If multiple Native-owned businesses are within this threshold, the lowest of the multiple bids will be awarded.

Contractors must meet all licensing, bonding, and insurance requirements at the time of bid and should include documentation with their proposals.

Criteria weighing and scoring system are provided in Attachment B to ensure fairness and impartiality.

Costs must comply with applicable federal regulations outlined in 2 CFR 200. Any cost-sharing or matching requirements should be clearly indicated.

General Provisions

The Contractor will comply with all applicable Federal, State, Regional, and Tribal regulations.

Additionally, the Contractor is required to comply with State and Federal regulations regarding training, necessary safety equipment, and certifications required to remove, transport, and dispose of building materials.

The Contractor must manage the work site to minimize risks to workers and others. The Contractor will conduct all work in accordance with safety and health regulations and requirements identified by OSHA and Alaska State Law AS).

The Contractor will be responsible for locating and avoiding utilities near the removal sites, work areas, and staging areas on the delicate landscape.

Caution will be exercised during any excavation or subsurface activities to prevent disruption or damage to the land and surrounding vegetation.

The Contractor will be responsible for providing traffic control as necessary near and around Broadway Blvd. The Contractor will exercise caution during all activities that could threaten or endanger adjacent buildings, occupants, or passing vehicles.

The Contractor will prepare waste profile documentation as required for the disposal of hazardous materials, contaminated soils, decontamination water, and other work-derived wastes. The Contractor will provide documentation, including waste disposal manifests and scale tickets, to the Qawalangin Tribe upon completion of the mitigation activities. Metal, waste that can be sorted and handled separately will be recycled.

As a condition to receive final payment, the Contractor will submit all waste disposal manifests and certificates to the Qawalangin Tribe.

The Contractor will perform the Scope of Work on a time-and-materials basis subject to a not-to-exceed budget estimate. If a Subcontractor is used for any portion of the work, the Subcontractor must

comply with the requirements of the Prime Contract and The Contractor is solely responsible for Subcontractor's job performance and compliance with applicable laws and regulations.

The Contractor's invoices for work completed must include documentation to support quantities and amounts invoiced. The Contractor will provide scale tickets from a certified scale to confirm material weights or other weights on which payments are based.

To be accepted, your proposal must be submitted no later than **5:00 p.m. on March 31, 2024**. The proposal may be delivered by U.S. mail, or hand delivery to:

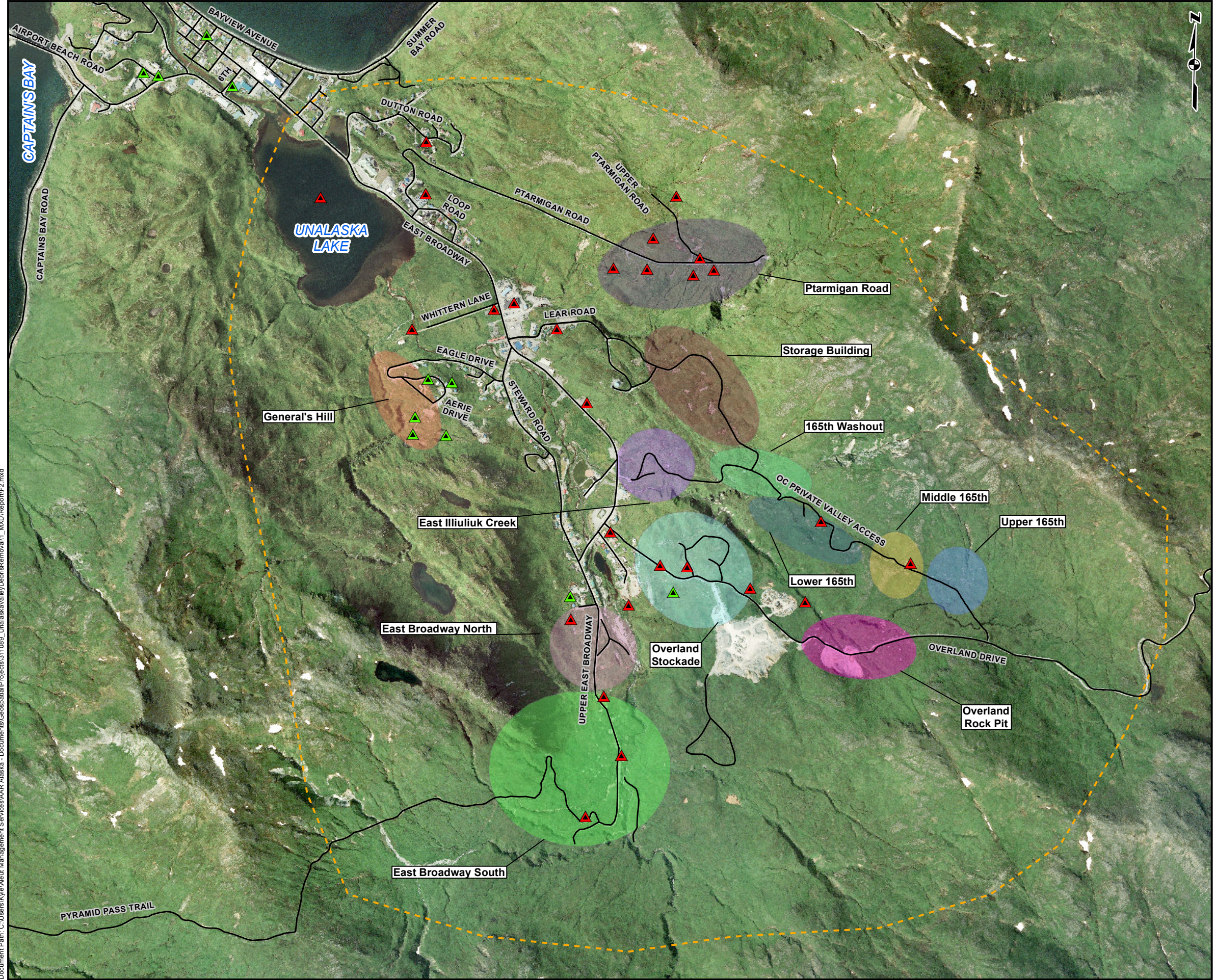
Elise Contreras
Environmental Remediation Manager
Qawalangin Tribe of Unalaska

Mail:
P.O. Box 334
Unalaska, AK 99685

Physical:
1253 E Broadway
Unalaska, AK 99685

If you have any questions, please contact the Environmental Remediation Manager by calling or emailing Elise Contreras at (907) 242-1859, elise@qawalangin.com.

Attachment A
Figures



Document Path: C:\Users\Kyle\Aleut Management Services\AAR Alaska - Documents\CrossSpatial\Projects\311089_UnalaskaValley\DebrisRemoval1_MXD\Report\F2.mxd

UNALASKA VALLEY DEBRIS CLEANUP REPORT
 UNALASKA VALLEY, UNALASKA ISLAND, ALASKA
UNALASKA VALLEY SITE LAYOUT

Legend

- ADEC Contaminated Sites**
- ▲ Active
 - ▲ Cleanup Complete
 - ▲ Cleanup Complete - Institutional Controls
 - Streets

Unalaska Valley (Site 2) Debris Areas

- 165th Washout
- East Broadway North
- East Broadway South
- East Illiuliuk Creek
- General's Hill
- Lower 165th
- Middle 165th
- Overland Rock Pit
- Overland Stockade
- Ptarmigan Road
- Storage Building
- Upper 165th
- Unalaska Valley Area

Notes

1. For conceptual purposes only. All locations are approximate.
2. Map produced using ESRI ArcMap v. 10.7.

References

1. Satellite imagery from the City of Unalaska, Alaska.
2. Unalaska Valley Area and Debris Area locations were drafted from the georeferenced Figure 2 Unalaska Valley (Site 2). 2020. Qawalangin Tribe of Unalaska NALEMP FY 2018 Unalaska Valley (Site 2) Debris Removal Report, Unalaska, Alaska. August.
3. Public and private streets shapefile was downloaded from the City of Unalaska, Alaska. Last updated July 2021.

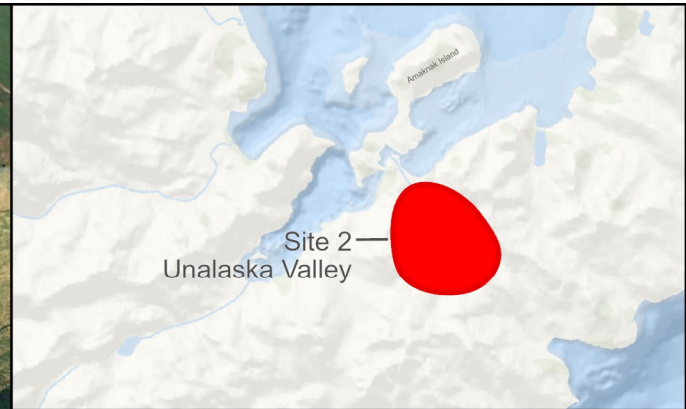


UNIVERSAL TRANSVERSE MERCATOR COORDINATE SYSTEM ZONE 3, METER
 HORIZONTAL DATUM: WGS84 | VERTICAL DATUM: NAVD88



PROJECT No.: 311089	DATE: 7/14/2022	FIGURE: 2
P.M.: S.H.	DRAWN: K.T.	

Known Impacts in Unalaska Valley
 Building debris (1,476 buildings)
 Drum dump (quarry and Unalaska Lake)
 26 UST sites with petroleum contaminated soils and potential impacts to groundwater/surface water



Legend

- Active Contaminated Site
- Impacted Site Area
- Roads
- Debris Piles**
- 165th Washout Debris Area
- Broadway North Debris Area
- East Iliuliuk Creek Debris Area
- General's Hill Debris Area
- Lower 165th Debris Area
- Middle 165th Debris Area
- Overland Rock Pit Debris Area
- Overland Stockade Debris Area
- Ptarmigan Rd Debris Area
- South Broadway Debris Area
- Storage Buildings Debris Area
- Upper 165th Debris Area



Unalaska Valley Area



Qawalangin Tribe of Unalaska 2022 Strategic Project Implementation Plan

June 2022

Figure 5

Unalaska Valley (Site 2)

Attachment B
Scoring Matrix

Criteria	Points	Explanation
1. Qualifications and Certifications		
Experience in environmental remediation projects	[0-20]	Points will be awarded based on the depth and relevance of the contractor's experience in similar environmental cleanup projects.
Relevant certifications	[0-20]	Points will be awarded based on the possession of relevant certifications related to environmental remediation and safety.
2. Experience Working on Similar Projects		
Experience doing other debris removal work	[0-10]	Points will be awarded based on past experience with debris removal or other related work.
3. Completeness of Proposal		
Completeness of the proposal	[0-20]	Points will be awarded based on the thoroughness, including how well it addresses the scope of work and project requirements.
4. Reasonableness of Costs with Respect to the Scope of Work		
Cost competitiveness	[0-20]	Points will be awarded based on the reasonableness of the proposed costs relative to the scope of work, considering factors such as market rates, labor costs, and material expenses.
Native Preference		
Native-owned business status	[0-10]	Points will be awarded to Native-owned businesses to provide preference in the evaluation process.
Total Possible Points	100	