



REQUEST FOR PROPOSALS

RFP E26-111

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES (CM/GC) for EAGLECREST PULSE GONDOLA

Issued by: *Greg Smith* Date: 9/20/2025
Greg Smith, Contract Administrator

Construction Manager/General Contractor Services for
Eaglecrest Pulse Gondola
RFP E26-055

SCOPE OF SERVICES: The City and Borough of Juneau (CBJ) is requesting proposals from qualified contractors to provide Construction Manager/General Contractor (CMGC)) services for the Construction of the Pulse Gondola at Eaglecrest Ski Area.

Proposers are notified that this project will include a Project Labor Agreement.

PRE-PROPOSAL MEETING: A non-mandatory pre-proposal conference call will be held at **10:00 a.m., Alaska time on October 1, 2025**. Persons interested in submitting proposals are encouraged to attend. Proposers intending to participate shall request the call-in information from the CBJ Engineering Contracts Division by emailing contracts@juneau.gov by 4:30 p.m., on September 26, 2025.

SITE VISIT: A non-mandatory Site Visit will be held at **1:00pm on October 3, 2025**. Participants that wish to attend must RSVP by emailing contracts@juneau.gov by 4:30pm September 29, 2025.

QUESTIONS REGARDING THIS RFP: Greg Smith, Contract Administrator, phone 907-586-0800 ext. 4196, contracts@juneau.gov is the sole point of contact for all issues pertaining to this procurement.

DEADLINE FOR QUESTIONS: Questions will be accepted through **October 10, 2025** with answers provided by October 16, 2025.

VIRTUAL INTERACTIVE MEETING: Meetings with qualifying Contractors will be scheduled the week of **October 20 through 24, 2025**.

NOTICE TO FIRMS: The Engineering Department will only accept Proposals submitted electronically, through Public Purchase. Information regarding Public Purchase, a free e-procurement service, can be found at the following links: <https://juneau.org/finance/purchasing/bids-rfps> and <http://www.publicpurchase.com/>

DEADLINE FOR PROPOSALS: Electronic proposals are to be uploaded to Public Purchase **prior to 2:00 p.m. Alaska Time on October 31, 2025**, or such later time as the Contract Administrator may announce by addendum to plan holders at any time prior to the submittal date. It is the responsibility of the Firm to submit all solicitation documents, by the advertised deadline. Submitting any response to a solicitation shall be solely at the Firm's risk. The Purchasing Division will attempt to keep all office equipment used in methods of document receipt, in working order but is **NOT** responsible for communications or documents that are late, regardless of cause. No Firm documentation will be accepted as proof of receipt. Prior to any deadline, Firms are strongly encouraged to confirm receipt of any submitted documents with the Purchasing Division. All electronic submittals must be uploaded as an Adobe Portable Document Format (PDF). Firms will not secure, password protect or lock uploaded files; the City must be able to open and view the contents of the file. Firms will not disable or restrict the ability of the City to print the contents of an uploaded file. Scanned documents or images must be of sufficient quality, no less than 150 dpi, to allow for reading or interpreting the words, drawings, images or sketches. The City may disqualify any Submittal Response that does not meet the criteria stated in this paragraph.

Disadvantaged Business Enterprises are encouraged to respond.

Late responses will not be accepted.

CONTACT INFORMATION REGARDING ELECTRONIC SUBMITTALS

City and Borough of Juneau, Purchasing Division
155 Heritage Way
Juneau, AK 99801

The CBJ Purchasing Division's phone number is 907-586-5215 and fax number 907-586-4561.

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1.0 GENERAL INFORMATION

This Request for Proposals (RFP) defines the scope of the project, explains the procedures for selecting a firm to provide the requested services, and defines the documents required to respond to the RFP.

1.1 Purpose

The purpose of this document is to solicit proposals from qualified contractors to provide Construction Manager/General Contractor services for the Construction of the Pulse Gondola at Eaglecrest Ski Area, currently under planning and design.

The purpose of the Preconstruction Services is to engage a CMGC to inventory gondola componentry received, provide constructability, schedule and cost input to help establish an appropriate budget and realistic schedule for the material procurement and construction phases.

1.2 Project Location

Construction activity will take place at Eaglecrest Ski area, located at the top of Fish Creek Road on Douglas Island in Juneau, Alaska.

- Municipal offices of the City & Borough of Juneau (CBJ) are located at 155 Heritage Way, Juneau, Alaska 99801.
- CBJ Engineering Department is located on the 3rd Floor of the Marine View Center, 230 South Franklin Street, Juneau, Alaska.

1.2 Project Background

The CBJ-owned Eaglecrest Ski Area intends to expand operations to include the summer months. The construction of a gondola is a key component of Eaglecrest's plan to attract summer visitors, provide access to Juneau's alpine playground, and add to the amenities for winter visitors. The gondola will transport passengers from a base terminal adjacent to the main lodge up to a high point at 2720-ft elevation on Pitman's Ridge to the south – a distance of 6,900 feet with 1,600 feet of elevation gain.

A used fixed-grip, pulse gondola sourced in Austria has been transported to Eaglecrest. The on-site gondola components will be supplemented with additional specialist components, to be procured by CBJ, and with contractor-supplied materials be reassembled to form the new Eaglecrest installation. There will be a base drive terminal, a mid-station (at the exact halfway point), and a top terminal. The gondola's wire rope will be supported by 24 individual steel towers (lattice and tube style) ranging in height from 25 to 90 feet. The gondola will operate in pulse mode with twelve 15-person cabins configured in four groups of three cabins. Weather conditions dictate the need for a protective enclosure over the top terminal.

Pertinent details:

- CBJ engaged a contractor, qualified by the manufacturer, to catalog and dismantle the Austrian pulse gondola system and transport it to Eaglecrest.

- Gondola components already on site include:
 - **Base terminal:** Drive unit/trolley carriage, drive bullwheel assembly and supports, hydraulic tension cylinder assemblies, cabin door openers, steel gratings/decking, and maintenance crane.
 - **Top terminal:** Return bullwheel assembly and supports, cabin door openers, and steel gratings/decking.
 - Towers (lattice and tube) ranging in height from 25-90 ft.
 - Cross arms and sheave assemblies.
 - Gondola cabins, hangers, and grips.
- Additional gondola components:
 - To complete the gondola system on site, procurement of additional owner-furnished components is underway including towers, cross arms, sheaves, wire rope, door openers, etc.
 - **Mid-station:** Owner-supplied equipment for the mid-station will include the door openers. The remainder of the structure is part of the scope of work.
- Preliminary engineering has been completed as follows:
 - Geotechnical report
 - Design needed to procure additional gondola components
 - Gondola system plan and profile, including all 24 tower locations
 - Structural calculations to allow for foundation location and tower reactions
 - Schematic design of the top terminal enclosure
 - Conceptual design of mid-station
 - Access roads to top terminal and mid-station, and construction access roads/trails to tower sites – preliminary plans and profiles, field located. NOTE: Access roads are Not-In-Contract (NIC) as they will be completed under a separate contract.
- Because of the unique nature of this project, CBJ has authorized the use of alternative procurement methods, under Ordinance 2023-05, in order to bring the CMGC onto the project team in a way that maximizes the safety, quality, and cost-effectiveness of the project.
- Under the process, the CMGC will be an integral part of the design development team and develop a Guaranteed Maximum Price (GMP) at the later stages of the design/risk analysis stage. The CMGC will then subcontract appropriate work and manage the project, delivering the completed work below the cost identified in the GMP.

1.3 **Project Description**

1. Project Delivery Method: The Construction Manager/General Contractor (CMGC) is a delivery method which entails a commitment by the Construction Manager/General Contractor (CMGC) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP plus any reasonably inferred items or tasks identified by a risk analysis process. The CMGC provides professional services and acts as a consultant to the Owner in the design development and construction phases. Potentially, the CMGC also provides some of the actual construction of the project depending on the availability of bidders

and the expertise of the CMGC. In addition to developing the highest quality and most cost-effective design, the CMGC must manage and control construction costs to not exceed the GMP. Contractually, any costs exceeding the GMP, not approved by change order, are the financial liability of the CMGC.

In the event that the firm selected for Preconstruction Services and CBJ cannot reach agreement on a GMP, CBJ may exercise their right to put the project out to bid.

2. The CMGC project delivery method was selected because:

- This is a unique project which requires contracting methods to bring the right project participants onto the Project Delivery Team and to properly execute the construction while carefully managing all aspects of the work.
- It leverages the experience and input of construction experts to engage early in the design and project planning process. This gives the team members who will construct the work, a strong say in design decisions early enough to make material changes in the final outcome.
- It formally brings the CMGC onto the Project Delivery Team with the Owner. This helps the Owner make key decisions on project design, scope issues, schedule, and budget, plus provide input on the most effective use of the Owner-Furnished equipment and staff to help prepare site, provide preliminary access roads and laydowns, etc.
- It will help ensure:
 - Safe construction and operation of the overall system.
 - The most cost-effective design considerations, influenced by:
 - Manpower requirements.
 - Methods-and-means choices.
 - Limitations of site access and other challenges.
 - Use of alternate ways to manage materials, manpower, and equipment via access road, helicopter, tramway, etc.
 - Accurate and realistic cost estimating during the project development phases. Risk factors affecting price will also be better identified.
 - Constructability of the project with available equipment/workforce options.
 - Focusing design drawings/specifications to provide the level of design needed for properly managing all aspects of the work.

3. Duration:

- Design: Currently underway at various progress levels. CMGC will be engaged in design briefings and discussions quickly, upon award of the contract.
- Construction: Construction is intended to be completed primarily during the summer months of 2026 and 2027, with commissioning procedures continuing beyond that. (Access road will be completed by others in 2025.)
- Note: Eaglecrest Ski area shall remain fully operational during winter months.

1.4 Scope of Services – Pre-construction Phase

1. The primary role of the CMGC during pre-construction is to provide professional services in the development and design stages of the project. Subject matter experts are to participate throughout the design process and the CMGC will assist the Owner in making key decisions which affect scope, schedule, and budget.
 - Initial project execution discussion:
 - Limited attendance with core project team
 - Overview of the project goals and limitations
 - Safety
 - Quality
 - Scope/Schedule/Budget
 - Contract method discussion and approach
 - Roles/Responsibilities within the Project Team
 - Owner/Contractor materials, equipment, and labor considerations
 - Need for strict project controls
 - Administrative requirements
 - Access options
 - Inventory strategy and timing of Owner-procured gondola equipment
 - Initial concrete design considerations
 - Change management
 - Preliminary communication plan
 - Preliminary Design Status Meeting:
 - Attend with key personnel to receive a status update of all design efforts and preliminary design documents.
 - Provide input regarding:
 - Safety/quality concerns
 - Constructability
 - Methods and means considerations related to design
 - Value engineering questions/suggestions
 - Procurement questions/strategies
 - Level of detail required for drawings/specs
 - Streamlined RFI process and management
 - Assist in the Gap analysis of the project development to date
 - Help develop the list of outstanding issues/questions
 - Help develop recommendations on “next steps” and key decision milestones needed
 - Help develop options on how to address gaps
 - Use preliminary information to begin developing Value-Engineering suggestions and other ways to reduce project costs.
 - Design Reviews: For all design reviews, we look to the CMGC to provide input on safety, cost, schedule, constructability, options based on methods and

means, and other requirements needed for the CMGC to direct/manage the construction.

- Current Design Documents (65%+)
 - Identify access issues to provide scope for Summer 2026 execution including site logistic planning, sitework, utilities, tower foundations and tower installation
 - Assist with inventory of procured gondola elements to:
 - Identify any missing and/or damaged components
 - Measure towers for anchor bolt locations to ensure compatibility with proposed foundations.
 - Note: Final shipment of components is anticipated to be received Fall 2025. It is anticipated that inventory of Owner-procured materials can be performed in a single effort.
- 90% Design
 - One of the most important design efforts in the project relates to the design of structural foundations for the towers and the buildings. This design is being advanced during Fall 2025 to ensure permit submission prior to impending 2021 code changes. Input from the CMGC may influence the final design of these structures in a way that affects the execution of the work. This will be a focus for the CMGC at the beginning of the contract.
 - Formal constructability review and value engineering session
 - Preliminary Cost Estimate relying on actual pricing from subcontractors (goal of 2-3 bids per definable feature of work). Note: CBJ will provide contact information for specialty vendors including gondola hydraulics and controls for CMGC to incorporate into its pricing effort.
 - Gap analysis
- 100% Design
 - Development of the formal cost estimate (Guaranteed Maximum Price) and name subcontractors relied upon.
 - Participate in the final gap analysis for drawings, notes, specifications.
- Project Controls Development Session
 - Discuss how the CMGC will break the Scope, Schedule, and Budget into a manageable Work Breakdown Structure (WBS) which becomes the basis for progress payments.
 - Discuss the development of measurable quantities to accurately measure work progress.
- Risk Analysis Workshop
 - Lead the risk discussion on each item in the WBS.
 - Be prepared to provide input on the least likely and most likely:
 - Schedule durations of each line in the WBS.
 - Costs for each line in the WBS.

- Provide the methodology, acceptable to the Owner, of how the Risk Contingency will be developed in conjunction with the GMP.
- Subcontracting Strategy Session
 - With the input of key stakeholders on the Owner's Team, develop the subcontracting strategy.
 - Contract method
 - Qualifications of subcontractor candidates
 - Requirements and qualifications of the specialty subcontractors required
 - Measures and controls

1.5 Scope of Services – Construction Phase

1. The primary role of the CMGC during the construction is to provide Construction Management/General Contracting (CMGC) services, acting as the agent of the Owner and ensuring strict adherence to the approved construction documents. The work will include owner-furnished materials, equipment, and labor as part of the overall project. As such, frequent and ongoing communication will be required to be led by the CMGC, working very closely with the Owner. This includes routine progress updates in order to minimize risk to the project and maximize benefit to both the Owner and the CMGC.
 - Primary role is to act as the general contractor for the project
 - Function as the primary point of contact for all construction
 - Manage safety on site and provide the focus for all project participants in terms of safety policies, procedures, and practices.
 - Manage all subcontractors
 - Manage costs and subcontractor invoicing
 - Ensure procurement and construction is advancing timely in accordance with the Master Construction Schedule.
 - Ensure appropriate progress payment based on installed quantities and measurable progress.
 - Expedite and submit RFI's for resolution.
 - Reporting:
 - Maintain and manage the Master Construction Schedule
 - Measure installed quantities on a routine basis to allow for proper financial management of the project.
 - Participate in regular project review meetings, providing reporting as required.
 - Provide necessary documentation to manage change and impacts which will affect the GMP.
 - Weekly short-form project review
 - Monthly formal project review

1.6 Compensation

1. By use of this project delivery method, the CMGC will be compensated for their participation in the pre-construction phase of the work. As part of the contract negotiation phase, compensation rates by various personnel and estimated fees will be determined for the CMGC providing professional services support.
2. It is the intent to provide an atmosphere of cooperation between the Owner and the CMGC in such a manner that provides the flexibility of a Cost Reimbursable contract (to be negotiated during the contract phase). The concept of CMGC with cost reimbursable elements encourages both the CMGC and the Owner to seek ways to reduce costs without compromising project scope or quality.
3. As negotiated during the contract phase, financial incentives are planned such that a portion of any savings below the GMP will be shared between the CMGC and the Owner.
4. For preconstruction services, the CM/GC will be compensated based on negotiated labor rates and fee for a lump sum, plus any amounts approved by change order. If construction services are authorized via amendment, the CMGC will be compensated based on negotiated labor rates and fee, up to the limited Notice to Proceed value and/or GMP, plus any amounts approved by change order.

1.7 Project Milestones – Pulse Gondola

- 2025 – Access Road by Others
- 2026 – Electrical Utilities Installed; Mid-Station and Terminal Foundations Installed; Tower Foundations Installed; Towers Installed
- 2027 – Balance of Work

1.7 Questions

Questions regarding this RFP should be directed to:

Greg Smith, Contract Administrator
City and Borough of Juneau
ENGINEERING DEPARTMENT
Marine View Center – 3rd Floor
230 South Franklin Street
Juneau, Alaska 99801

Email: contracts@juneau.gob
Telephone: (907) 586-0800 ext. 4196

Office hours are 8:00 a.m. to 4:30 p.m. local time, Monday through Friday.

2.0 Rules Governing Competition

2.1 Pre-Submittal

Firms should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Firms should become fully aware of the nature of the services requested and the conditions likely to be encountered in performing the services.

2.2 Proposal Development

The content of proposals will be kept confidential until the selection of the Consultant is publicly announced. All materials submitted in response to this RFP will become the property of the CBJ. Proposals shall be retained for the official files of the Engineering Department and will become public record after announcement of the successful Proposer. The CBJ reserves the right to reject any or all proposals. Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on conformance to the RFP instructions, responsiveness to the RFP requirements, and on completeness and clarity of content.

This solicitation does not commit CBJ to select any Consultant(s) for the requested services. All costs associated with the respondents' preparations, submission, and oral presentations (if applicable) shall be the responsibility of the Proposer.

Submission of a proposal indicates acceptance by the proposer of all the terms, conditions and specifications contained within the RFP. Proposals must be received no later than the date and time specified in the cover letter. Proposals not received by the date and time specified in the cover letter will not be considered.

2.3 Disclosure of Proposal Contents.

The City and Borough of Juneau, a municipal corporation and political subdivision of the State of Alaska, is subject to the Alaska Public Records Act codified at AS 40.25.100-220, and the public records provisions in the CBJ Charter, section 15.7. The contents of proposals submitted in response to this RFP will be kept confidential until the top ranked proposer is announced. Immediately following the announcement, all proposals become public information. Trade secrets and other proprietary data contained in a proposal may be held confidential, to the extent allowed by law, by the Purchasing Officer, upon request in writing by a proposer. Material considered confidential by the proposer must be clearly identified and marked (page, section, etc) by the proposer, and the proposer must include a brief statement that sets out the reasons for confidentiality. Marking the entire proposal confidential is not acceptable and may be cause for the City to reject your proposal as non-responsive.

3.0 PROPOSAL CONTENT REQUIREMENTS

The response to this RFP shall be in letter form with a cover letter, not more than fifteen (15) numbered pages in length. The information requested below should be organized in the manner specified in order to achieve a uniform review process and obtain the maximum degree of comparability for the Selection Committee.

a. Company Information:

- Company name, address, phone, fax, and email address.
- Name of primary contact and contact information.
- Number of years in business.
- Form of ownership, including state of residency or incorporation. (For joint venture or partnership entities that have not completed at least two relevant projects together, each firm shall submit its qualifications separately.)

b. Licensing Information (Pass/Fail):

- State that the company has both a current Alaska Contractor's License and Alaska Business License, attaching licenses is not required.
 - i. The Alaska Contractor's license is required by the deadline for the proposal, Proposals received from firms without an Alaska Contractor's License will be deemed non-responsive.
 - ii. See AS 08/18/011(a) and (b) at <https://www.commerce.alaska.gov/web/portals/5/pub/ContractorStatutes.pdf>.

c. Firm's Representation:

- The proposal shall specify readily available personnel to accomplish the desired services. Key personnel include Preconstruction Project Manager, Superintendent, Estimator and Specialty Aerial Ropeway Specialist PM. Key personnel shall be named and their roles within the project clearly identified for this project. Other project commitments of key personnel shall also be identified. The level of involvement should be displayed in a way which is consistent with the scale of the project. The qualifications of personnel shall be included. Each resume shall include at least one relevant owner and design professional reference.

d. Consultants

- List the names of any consultants and services they will contribute to the CMGC preconstruction services. Indicate past projects on which the CMGC has worked with proposed consultants.
- Upon notice of award, CBJ shall provide CMGC with contact information for qualified firms to price gondola hydraulics and controls. CMGC should solicit and incorporate their pricing into the preliminary estimate.

e. Financial and Fiscal Responsibility

- Indicate whether the firm or its subsidiaries have been terminated for cause on a contract. If so, provide explanation.
- Indicate whether the firm made payments of actual or liquidated damages in the last five years for failure to complete by the contract completion date. If so, provide explanation.
- Indicate whether the firm's surety made payments on the firm's or its subsidiaries account on Payment or Performance Bonds in the last five years. If so, provide explanation.
- Indicate whether judgments have been entered against the firm or its subsidiaries for

breach of contract. If so, provide explanation.

- Indicate whether there have been convictions or debarments of the firm, its officers, or its principals for building code violations, safety violations, bid-rigging, or bribery in the last 10 years. If so, provide explanation.

f. Bonding Capacity (Pass/Fail)

- Demonstrate the ability to secure performance and payment bonds from a U.S. Treasury-rated company licensed in the jurisdiction of the project.
- Single Project Limit: Provide a letter from the firm's bonding company stating its willingness to provide performance and payment bonds for the project size, type, and complexity. *This letter will not count toward the page limit.*
- Aggregate: Indicate firm's current amount of bonded work, overall volume (including bonded and unbonded work), and project impact.

g. Safety Information

- Provide a letter on letterhead from the firm's insurance company stating the Workers Compensation Experience Modification Rate (EMR) for the past three years. *This letter will not count toward the page limit.*
- Indicate whether the firm or its subsidiaries received a final order for willful or repeated OSHA violations or failure to abate safety deficiencies during the last 10 years. If so, provide explanation.

h. Experience in Project Delivery System and Project Type

Provide up to five examples of specific project experience that used an alternative delivery method (CMGC, design-build, progressive design-build, etc.) in-process and/or completed within the last 10 years including experience relevant to projects involving construction of similar in size and scope to the Project. Projects should have an Alaska and/or ski area emphasis, preferably Southeast Alaska, and demonstrate experience in remote or harsh environments. Include the following information for each project:

- Project name
- Project location
- Dates during which services were performed
- Physical description of the project
- Services performed by the CMGC firm
- Initial Guaranteed Maximum Price (GMP)/Bid and Final Construction Cost at Completion with reasons for difference.
- Statement of performance versus owner's expectations in the areas of costs, quality, and schedule
- Owner reference with contact information
- Design professional reference with contact information.

i. Description of Firm's Project Management Approach

- Describe firm's project management approach and methodology.
- Statement of why firm should be selected. Indicate the value the firm can bring to the Project during the Pre-Construction and Construction Phases.

- j. Acknowledge Receipt of All Addenda: Failure to acknowledge addenda may result in the SOQ being considered non-responsive and subject to rejection.
- k. Resumes: *Resumes may be attached to the proposals as appendices and will not be included in the page count for proposals. Limit resume length to one page per person.*

4.0 EVALUATION OF PROPOSALS

4.1 Criteria

Proposals will be evaluated and scored, using the criteria on the EVALUATION/RANKING page, found at the end of this document, in order to ascertain which firms are most qualified and therefore most likely to meet the needs of the CBJ. The items to be considered during the evaluation and the associated point values are located on the EVALUATION/RANKING sheet at the end of this RFP.

4.2 Evaluation Data

The evaluation Data discussed below is presented in an effort to delineate which criteria will be used to score proposals. Please do not include a separate section in your proposals for Evaluation Data. Much of the information discussed and requested below should be included in the proposal as part of the Proposal Content Requirements discussed in SECTION 3.0 of this RFP.

Firm Overview (Pass/Fail)

Provide information about your firm that would help indicate your qualifications and financial strength. Include annual Alaska volume for the past 5 years, bonding capacity, insurance provider and insurance coverages, surety, bonding capacity, and litigation history during the past 5 years.

Proposed Team Members (10%)

Provide names and responsibilities for key personnel. Please include the management structure of the team proposed. Include the resumes of at least your pre-construction project manager, superintendent, estimator and specialty aerial ropeway specialist project manager proposed for this project.

CBJ may or may not solicit for controls specialist through separate contract to be assigned to the GC.

[Provide a list of possible firms to subcontract during preconstruction services and rationale for engaging during preconstruction.]

Similar Project Construction Experience (10%)

Provide a summary of similar projects completed in the last 5 years utilizing the CMGC or other alternative delivery method. Projects should be of similar size and scope utilizing the expertise available in the local office, ideally with an Alaska project emphasis. Similar projects should demonstrate experience working in remote locations and in harsh environments. Only submit projects that currently nominated team members worked on. Projects completed for or in Juneau and Alaska should be highlighted.

For each project list:

- the project name,
- construction budget (bid price and final price)
- construction period (bid day, schedule, and final day)
- form of contract and role your company played in the project.
- brief project description and relevance to the current project
- List significant value engineering ideas brought forward by team members proposed and any savings realized
- Owner's name and contact phone number

Project Approach (25%)

Summarize how your firm will staff and organize the project. Include information on your anticipated level of effort during preconstruction and construction phases. Provide an overview of services that would be provided based on experience on projects of similar scope and complexity. Summarize your quality control procedures. Outline what work will likely be accomplished by subcontractors vs own staff. Discuss key subcontractors and how they will be selected and identify any subcontractors you feel should be brought in early enough to provide design input. Describe what you perceive to be the top three risks for the project and mitigation strategies to ensure timely, quality completion. Describe how you will collaborate with the owner and owner's design team to produce a successful project.

Proven Partner (10%)

Demonstrate your firm's ability to lead a construction project with multiple stakeholders, coordinate with other construction and maintenance projects, and in close proximity to in-use commercial and recreational operations, i.e., the Ski area. Include information about the methods your firm takes to assure effective communication, budget maintenance, schedule, project safety, and quality control. Include specific experience with guiding projects in constructability and construction efficiency.

Interactive Meeting (10%)

A mandatory one-hour virtual, interactive meeting will be held for each proposing team to introduce their Project Manager, Superintendent and other key personnel, and to discuss project risks and CMGC's proposed mitigation strategies to ensure project success. This Interactive Meeting will be held approximately one week prior to the technical proposal due date. Each CMGC may bring a maximum of four people to the meeting. Invites will be sent out one week prior to the meeting.

Sealed Price Proposal – 35%

Preconstruction Services Proposal including Staffing Plan and Fee (15%), along with proposed Construction Phase Fee and General Conditions (20%) will be used to rank proposing teams.

4.3 Evaluation Process

Evaluation of the proposals will be performed by a committee selected by the City and Borough of Juneau. The intent of the CBJ is to make award based on written proposals.

5.0 SELECTION AND AWARD

An evaluation committee will review, evaluate, score and rank the proposal in accordance with criteria identified above and the Evaluation/Ranking sheet located at the end of this RFP. Clarification of submitted material may be requested during the evaluation process.

Of all firms deemed qualified, CBJ will enter into negotiations with the highest scoring firm.

6.0 INSURANCE REQUIREMENTS

Insurance requirements will be negotiated by phase to ensure that coverage is appropriate and adequate for the covered work; CBJ required minimums will be required for all phases during the construction period, amount to be equal to project value.

7.0 PROTESTS

The protest period begins with the posting of a notice of a recommended proposer, in the CBJ Purchasing Division.

Protests shall be executed in accordance with CBJ Ordinance 53.50.062 PROTESTS and 53.50.080 ADMINISTRATION OF PROTEST. Copies of the ordinances describing protest procedures are available from the CBJ Purchasing Division, 155 Heritage Way, Juneau, Alaska. Questions concerning protests or protest procedures should be directed to the CBJ Purchasing Officer at 907-586-5215 ext. 4071. CBJ Ordinance 53.50 can be viewed electronically at the following webpage: www.juneau.org/law-department.

8.0 FIRM'S GOOD STANDING WITH CBJ FINANCE DEPARTMENT

Contractor must be in good standing with the CBJ prior to award, and prior to any contract renewals, and in any event no later than seven business days following notification by the CBJ of intent to award. **Good standing** means: all amounts owed to the CBJ are current and the Contractor is not delinquent with respect to any taxes, fees, assessment, or other monies due and owed the CBJ, or a Confession of Judgment has been executed and the Contractor is in compliance with the terms of any stipulation associated with the Confession of Judgment, including being current as to any installment payments due; and Contractor is current in all CBJ reporting obligations (such as sales tax registration and reporting and business personal property declarations). Failure to meet these requirements may be cause for rejection of your SOQ. To determine if your business is in good standing, or for further information, contact the CBJ Finance Department's Sales Tax Division at (907) 586-5215 for sales tax issues, Assessor's Office at (907) 586-5215 for business personal property issues, or Collections Division at (907) 586-5215 for all other accounts.