REQUEST FOR PROPOSAL (RFP)
STC Farm Well Relocation
PUBLISHED: 7/24/2023
DEADLINE: 10AM 8/11/2023 10AM

Skagway Traditional Council is seeking proposals from qualified and experienced contractors for the relocation of a well on our picturesque farm property. The farm, located at 2.5mile Klondike Highway and purchased in 2020, holds immense value to us, and we are committed to ensuring its sustainability and success for generations to come. The existing well has proven to be inadequate in meeting our water supply needs, and the placement of the current well has been problematic, making the relocation project crucial to the farm's ongoing operations and future expansion.

Project Overview: The primary objective of this project is to relocate the existing well to a suitable location on the farm that can provide a consistent and reliable water supply. The selected contractor will be responsible for planning, executing, and managing all aspects of the well relocation process. Please note: Initial design and engineering for the well has been completed. Appendix 1.

Scope of Work: The contractor's scope of work will include but not be limited to:

1. Site Assessment: Conduct a thorough assessment of the farm's topography, geological conditions, and water availability to determine the most optimal location for the new well. Pit testing was completed, and initial design/engineering is available on Appendix 1.
2. Permits and Regulations: Obtain all necessary permits and approvals required for well relocation from the relevant local, state, and federal authorities.
3. Well Drilling: Execute well drilling at the selected location, ensuring the well's depth and diameter are suitable to meet the farm's water demand.
4. Water Quality Testing: Perform comprehensive water quality testing to ensure the water meets safety and health standards for agricultural use.
5. Pump Installation: Install an efficient and reliable pumping system for water extraction from the new well that adequately meets the farm demand as well as future expansion.
6. Waterlines: Assess the existing waterlines and advise and if decided by STC install new lateral waterlines.
7. Electrical and Plumbing Connections: Connect the well pump to the farm's electrical system and plumbing infrastructure.
8. Well House and Fence: A new well house will be needed as well as modifications to the existing fence.
9. Well Capping: Properly cap and secure the abandoned well to ensure safety and prevent any contamination.
10. Environmental Impact: Implement measures to minimize the project's impact on the environment and surrounding ecosystem.
11. Project Timeline: Provide a detailed timeline with milestones and completion dates for each phase of the project.

Submission of Proposals: Interested contractors are invited to submit their proposals by 8/11/2023 10AM. The proposals should be sent electronically to info@skagwaytraditional.org with the subject line "Well Relocation Proposal - STC Farm." Please be sure to receive submission confirmation from our staff to ensure that we have received your proposal.

Evaluation Criteria: Proposals will be evaluated based on the following criteria:

1. Experience: The contractor's track record in executing similar well relocation projects.
2. Technical Competence: Demonstrated expertise in well drilling, pump installation, and water supply systems.
3. Compliance: Adherence to all legal and regulatory requirements related to the well relocation.
4. Environmental Considerations: Proposed measures to minimize the project's environmental impact.
5. Budget: Cost-effectiveness of the proposal and its alignment with our budget constraints.
6. Schedule: Realistic project timeline with clear milestones and completion dates.
7. Bond: Have at minimum an effective bond insurance required by the State of Alaska.

Selection Process: After the submission deadline, the farm's management team will review all received proposals. Shortlisted contractors may be invited for an interview or clarification meeting to discuss their proposals further. The final selection will be based on the evaluation criteria and the best overall fit for the farm's needs.

Important Dates:

RFP Release Date: 7/24/2023

Proposal Submission Deadline: 8/11/2023 10AM

Selection of Shortlisted Contractors: 8/11/2023 (Noon) 12PM

Final Contractor Selection: By August 15th.

Note: The farm reserves the right to reject any or all proposals and to terminate the selection process at any time.

Confidentiality: All information shared with the farm during the RFP process shall be treated as confidential and used solely for the purpose of evaluation.

For any inquiries or clarifications regarding this RFP, please contact [insert contact name and email].

We look forward to receiving your proposals and collaborating with the selected contractor to ensure a successful well relocation project that secures the future of STC Farm.

Sincerely,

Sara Kinjo-Hischer
STC Tribal Administrator
Sara@skagwaytraditional.org
907-983-4068x11

PROPOSAL FORM

SKAGWAY TRADITIONAL COUNCIL

All sealed Proposals must be delivered to the following address:

Skagway Traditional Council
ATTN: RFP committee
PO Box 1157
Skagway, AK 99840
Or
Info@skagwaytraditional.org with the subject line "Well Relocation Proposal - STC Farm".

Project Name: Well Relocation Proposal-STC Farm

Bidder Information:

Bidder Company Name:

Representative Name:

Bidder Address:

Bidder Phone:

Bidder Email:

Bid Submission Date:

Bid Price:

Total Bid Amount: USD $

Bid Expiration Date:

Payment Terms: [List the proposed payment terms, including any milestones or installments]

List of Reference: [List past projects and point of contacts for projects as reference]

Scope of Work: [List the specific tasks, activities, and deliverables involved in the project]

Project Timeline: [List the estimated start date, duration, and milestones for the project]

Additional Information: [List any additional information or terms relevant to the bid]

Bidder's Signature: _____ Date: _____

By signing the above, the bidder acknowledges that they have carefully reviewed the project requirements and have provided an accurate and complete bid proposal. The bidder agrees to abide by the terms and conditions set forth in this bid proposal form.

APPENDIX 1

Engineer's Report

Skagway Traditional Council Onsite System

This onsite system serves "The Farm" on Lot 4, USS 176, at 2.3-Mile Klondike Highway. The loading may eventually consist of a maximum of five employees and 25 customers per day. See attached calculations for details.

Test Pit #2 was located in the southwest corner of the lot. There was 7.8 feet of poorly graded gravel (GP) with 3-inch plus cobbles and groundwater at 7.2 feet below ground surface (BGS). The percolation rate was in the less than 1 minute per inch rate, so a 24" sand filter of Hamilton concrete sand will be used. See attached percolation data for details on this sand.

The drain field will be a pressurized-distribution mound system with leach chambers. This will be covered with Typar 3401 fabric. See Sheets 2 through 7 of 7 for details.

A 1000-US gallon, two-compartment septic tank will be installed followed by a pump tank. A pressurized distribution system will be used since it will be difficult to have a gravity-flow drain field and maintain adequate separation distances.

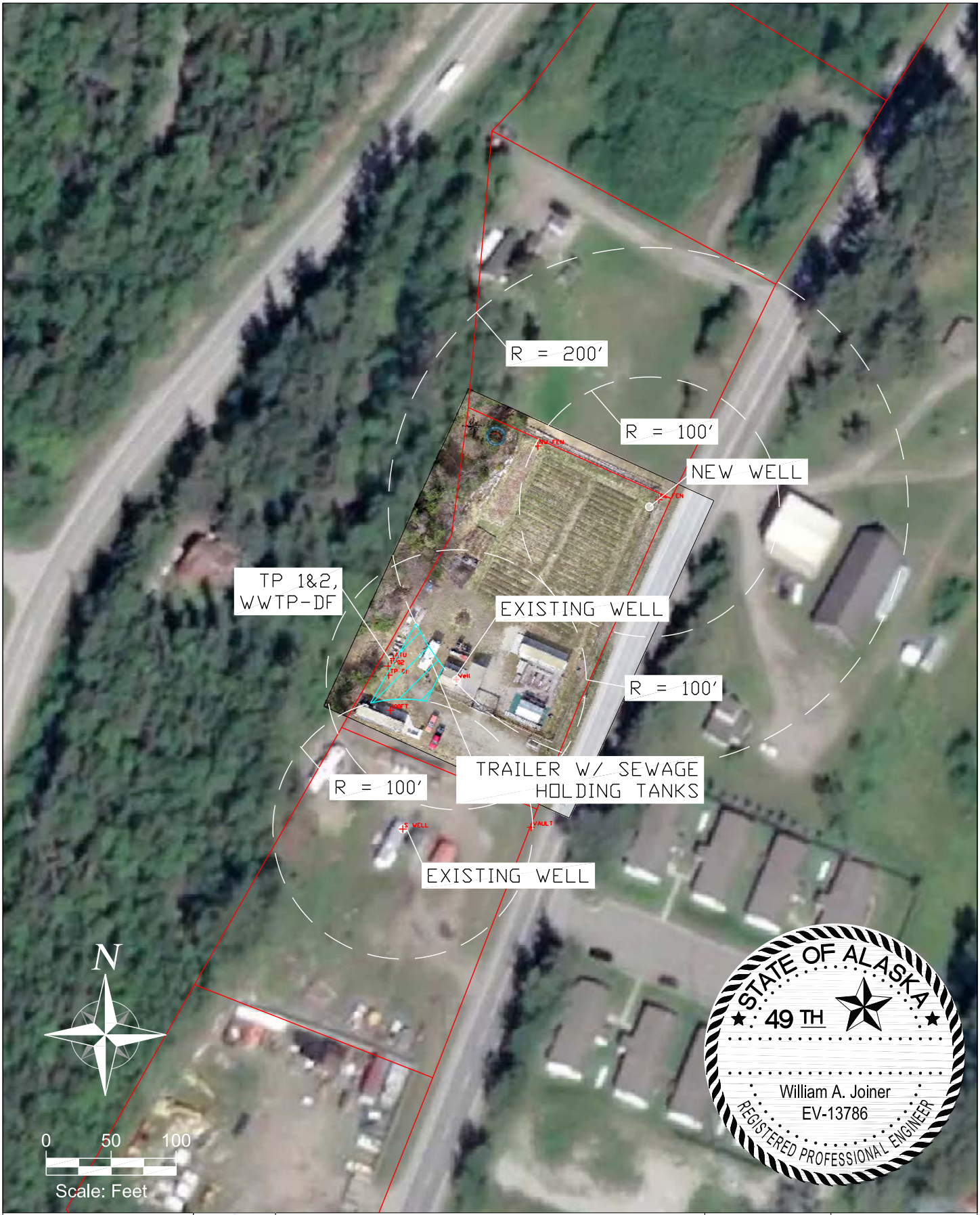
Monitoring tubes will be located near the crown of the leach chambers near the four corners, with cleanouts between the building and the septic tank. A dip tube will be placed near the septic tank to gage the groundwater depth prior to septage pumping.

The leach chambers are placed out of the way from any traffic or parking of heavy equipment or boats.

This lot is supplied with water from an existing well approximately 25 feet east of the proposed wastewater disposal site. This separation distance is inadequate. A new, larger capacity, well is planned for the northeast corner of the property. As shown on Sheets 2 and 3 of 7, separation distances from the new well and the wastewater treatment area will be at least 200 feet. With the existing loading of less than 25 people, this water system should still qualify as a private water system. With current plans for expansion to 25 customers and 5 employees, this system will be considered a Public Water System (PWS), since it will serve 25 or more people at least 60 days per year. The separation distance for this PWS between the well and the wastewater disposal area will be at least 200 feet. The existing well should be decommissioned, since it is too close to the wastewater system to be safely used for irrigation or human consumption.

STATE OF ALASKA
49 TH
William A. Joiner
EV-13786
REGISTERED PROFESSIONAL ENGINEER

	JOINER ENGINEERING LLC BECAUSE WE ALL LIVE DOWNSTREAM	SKAGWAY TRADITIONAL COUNCIL VICINITY MAP LOT 4, U.S.S. 176 SKAGWAY, ALASKA	Drawn by: WAJ	Sheet 1 of 3
Date: 6/12/2023			Checked by: WAJ	Project No: 22-020



	JOINER ENGINEERING LLC BECAUSE WE ALL LIVE DOWNSTREAM	SKAGWAY TRADITIONAL COUNCIL AERIAL PLAT LOT 4, U.S.S. 176 SKAGWAY, ALASKA	Drawn by: WAJ	Sheet 2 of 3
Date: 6/13/2023			Checked by: WAJ	Project No: 22-020

	JOINER ENGINEERING LLC BECAUSE WE ALL LIVE DOWNSTREAM	SKAGWAY TRADITIONAL COUNCIL PLAT LOT 4, U.S.S. 176 SKAGWAY, ALASKA	Drawn by: WAJ	Sheet 3 of 3
Date: 6/13/2023			Checked by: WAJ	Project No: 22-020

Installation ID: STC Site ID: TP#1
Location ID :
Location Type :
Total Depth (feet BGS): 7.8
Logged By : WAJ

Borehole Excavation Method: Excavator
Water Level (feet BGS): 7.2
Easting: 2,382,341.23 sft
Northing: 2,794,824.20 sft
Zone: AK 1, NAD83
Ground El. (NGVD29 ft): 122
Latitude: 59.475,081
Longitude: -135.298,506
Datum: NAD83

Depth in Feet	Sample Interval	Sample ID	Sampler Type	Blow Count	Recovery (%)	PID (ppm)	Water Levels	Graphic Log	USCS	DESCRIPTION
0									GP	POORLY GRADED GRAVEL, 3"+ COBBLES
7							X			GROUNDWATER 4/17/2023

STATE OF ALASKA
49 TH
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JOINER ENGINEERING LLC
BECAUSE WE ALL LIVE DOWNSTREAM

SKAGWAY TRADITIONAL COUNCIL TEST PIT 1
LOT 4, U.S.S. 176
SKAGWAY, ALASKA

Date: 4/17/2023
Sheet: 4 of 4
Drawn By: WAJ
Project No: 22-020
Checked By: WAJ

SKAGWAY TRADITIONAL COUNCIL
LOT 4, USS 176
SKAGWAY, AK

TREATMENT UNIT LOADING

Type	Number	Loading (GPCD)	Total (GPD)
Residents	0	75	0
Employees	5	10.6	53
Customers	25	5.3	132.5
			185.5

☑ SEPTIC TANK ☐ ADVANCED TREATMENT UNIT (ATU)

BRAND: Infiltrator, Norwesco, Premier, or as approved by engineer
SIZE: 1000 Gallons

DISINFECTION REQUIRED?

☑ No

☐ YES ☐ ULTRAVIOLET BRAND:
☐ CHLORINE
FLOW RATE: GPM

DRAIN FIELD LOADING

Sand filter required since perc rate < 1 minute/inch

Loading Rate for sand filter = 1 GPD/FT^2
Drain Field Area = Daily Loading / Loading Rate = 185.5 Ft^2

JOINER ENGINEERING LLC
BECAUSE WE ALL LIVE DOWNSTREAM

MINIMUM SEPARATION DISTANCES

WELL CLASSIFICATION AND ABBREVIATED DEFINITIONS (SEE 18 AAC 80 FOR COMPLETE DEFINITIONS)

Private Water System: means a potable water system serving a private residence.

Public Water System: a potable water system serving 25 or more people at least 60 days per year (formerly known as Class "A" and Class "B" Water Systems). Public Water Systems are either:

1. Community Water Systems
2. Non-Community Water Systems

Other Water System: means all other potable regulated water systems that are not Private or Public (such as Class "C").

Waterline: means a distribution main line (see 18 AAC 80.1990)

Water Service Line: has the meaning found in 18 AAC 80.1990

Private Water Service Line: means a line or pipe serving a Private Water System (see 18 AAC 80.1990)

Distance From Well	Distance To Private Sewer Line or Cleanout	Distance To Community Sewer Line	Distance To Community Sewer Cleanout	Distance To Septic Tank	Distance To Holding Tank	Distance To Absorption Field	Distance To Fuel Tank
Public Water System Well	100 feet	200 feet	200 feet	200 feet	200 feet	200 feet	100 feet
Other Water System Well	75 feet	100 feet	150 feet	150 feet	100 feet	150 feet	75 feet
Private Water System Well	25 feet	75 feet	100 feet	100 feet	75 feet	100 feet	25 feet
Waterline	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Water Service Line	No State of Alaska separation distance requirement to sewer components. Please refer to the Uniform Plumbing Code for the current separation distance requirements.						10 feet
Private Water Service Line							10 feet

Distance From Sewer Component	Distance To River, Lake, Stream, Spring, Slough	Distance To Lot Line	Distance To Foundation	Distance To Absorption Field	Distance To Ground Surface (cover)	Other Absorption Fields	Seasonal High Water Table (vertically)	Impermeable Soil (vertically)	Slopes Greater than 25%
Septic Tank	100 feet	recommend 10 feet	10 feet	10 feet	See Note 1 Below	recommend 10 feet	Not Applicable	Not Applicable	Not Applicable
Absorption Field	100 feet	recommend 10 feet	10 feet	Not Applicable	See Note 1 Below	See Note 2 Below	4 feet	6 feet	50 feet

Note 1-Southwest Alaska (Kodiak and southwest of Chignik)=2 feet minimum ground cover; Southeast Alaska, Municipality of Anchorage & Valdez=3 feet minimum ground cover; All remaining areas of the State of Alaska=4 feet minimum ground cover **Note 2**-2x gravel depth or 6 feet whichever is greater.