

<b>ADDENDUM TO THE RFP DOCUMENTS</b>	<b>Page Number</b> 1	<b>No. of Pages</b> 13 including attachments
<b>Addendum No. Two</b>	<b>Date Addendum Issued:</b> January 26, 2018	
<b>Issuing Office</b> Dept. of Natural Resources/Support Services Division 550 West 7 <sup>th</sup> Ave., Suite 1330, Anchorage, Alaska 99501 Phone: 269-8666 Fax: 269-8909	<b>Previous Addenda Issued</b>  One	
<b>Project:</b> 1000 Skies Subdivision Roads MP 136.5 Glenn Highway, Nelchina, AK	<b>Date and Hour of Offers Due</b> February 7, 2018 4:00 P.M..	

### NOTICE TO OFFERORS

**Offeror must acknowledge receipt of this addendum prior to the hour and date set for the proposals being due by one of the following methods:**

- (a) By acknowledging receipt of this addendum on the proposal submitted.
- (b) By telegram or telefacsimile which includes a reference to the project and addendum number.

The bid documents require acknowledgment individually of all addenda to the drawings and/or specifications. This is a mandatory requirement and any bid received without acknowledgment of receipt of addenda may be classified as not being a responsive bid. If, by virtue of this addendum it is desired to modify a proposal already submitted, such modification may be made by telegram or telefacsimile provided such a telegram or telefacsimile makes reference to this addendum and is received prior to the opening hour and date specified above.

\*\*\*\*\*

#### Bid Documents:

1. Change the due date for proposals to that shown above.
2. Provide answers to questions that have been asked by potential offerors (see attached).

It is DNR's intent to issue an additional addendum during the week of January 29 that will provide answers to questions in that attached Q&A document that reference a forthcoming addendum.

All other terms, conditions, plans, and specifications remain unchanged.

**Offerors are required to acknowledge this addendum on the proposal form  
or by FAX prior to the proposals being due.**

\*\*\*\*\*

Addendum Number Two (2) received.

\_\_\_\_\_  
Name/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Firm

**END OF ADDENDUM**

**1000 Skies Subdivision Pioneer Road**  
**MP 136.5 Nelchina, AK**  
**Questions and Answers (Answers shown in Green text)**  
**As of 1/26/18**

1. Can the proposal due date be extended? **Yes, we are extending the proposal due date to February 7, 2018. See addendum transmittal sheet.**
2. What exactly is the Scope of the project? In some places it says it is only to construct an approach with pioneer road to be added by the linear foot as funds are available and in the original scope it included the approach, development of the staging area, material site and pioneer road. **1) construct an approach to DOT's specifications as attached to the RFP, 2) construct pioneer road to Mat-Su Borough specifications and cross-section as attached to the RFP, 3) a minimum 5,000 s.f. staging area, however the staging area can be a result of leveling out an onsite borrow pit as shown on the aerial attached to the RFP.**
3. Is the Material Site to be the DOT site or a new one constructed at the staging area? **A new one constructed at the proposed staging area is preferred, however the material may: 1) not meet the specification required by DOT or the Borough, or 2) not have enough material for road construction. DNR's MS 42-3-018-5 is available should the contractor encounter scenario 1 or 2.**
4. Is there already a Plan and Profile designed for the road that has been approved by DNR and Mat-Su? **Please refer to Mat-Su's pioneer road standards. There are very minimal requirements and a complete design is not one of them.**
5. Will any new design require approval from Mat-Su borough? **Please see answers to 2 & 4 above.**
6. Has the ADOT&PF driveway permit been approved yet? The one included in the RFP did not indicate it had been approved. **DNR has not received approval yet, however Northern Region DOT has agreed to make it a priority.**
7. Please clarify clearing limits for the pioneer road. Does the entire 100-feet from ROW to ROW need to be cleared or can clearing be limited to areas to be disturbed by project construction? **Yes, the entire 100 feet will need to be cleared and grubbed in accordance with Mat-Su Subdivision Construction Manual Section C, item C01.1.**
8. Can overburden that is removed for the road prism be placed/buried within project ROW, outside the road prism? **The Mat-Su Borough will be accepting the pioneer road. The contractor will need to find out from the Mat-Su Borough Public Works whether the overburden can be placed in the ROW.**
9. The RFP does not identify a length of pioneer road for the Basic Bid. It states:

*The State wants to get the greatest amount of linear feet of road completed as possible within our budget of \$320,000.*

However, evaluation criteria score for section 6 "Price Proposal" is based on the "lowest adjusted total bid amount" formula as stated. I recommend that you establish a length of construction (say 4,400 linear feet) for purposes of evaluating pricing for the Basic Bid. You could then have a series of Additive Alternates (say 1,000-foot increments) that would enable prices to reach the full amount of available funding, assuming the 4,400 feet of construction can be accomplished for less than \$320,000. **Answer to this question will be provided in a separate forthcoming addendum.**

10. Could a line item be added to the proposal schedule for design? This will allow the contractor to add all design fee or permit fees to the proposal rather than indirectly adding them. **This**

contract is for the package price of design and construction and how much can be constructed. There is some design in accordance with the approach specifications and practically no design required for the pioneer road, separate item number is not needed.

11. Is the funding of \$320,000.00 available for construction? This is the total amount for the design/build project. (total for approach design and all construction).
12. Item 401(1) notes only required if batch plant is within 50 miles. If the batch plant is over 50 miles can the contractor still bid this line item? Answer to this question will be provided in a separate forthcoming addendum.
13. Does DNR know of any projects within 50 miles that requires paving? Not aware of any.
14. Is there any associated royalties with MS 42-3-018-5 material source provided? DNR Land Sales is the material site applicant and will be responsible for all royalties.
15. Is there any associated fees with DNR or DOT for the material source application? Has DNR or DOT activated a permit in this pit recently? DNR Land Sales is the applicant, however the successful contractor will need to meet with project manager and DNR Southcentral Region to provide all operation plans prior to receiving approval to begin field work.
16. Is there a SWPPP needed for this project? This will be the responsibility of the contractor
17. Is the contractor required to file and pay \$100 application fee for the land use application? See answer to 14 and 15 above.
18. Is there any additional fee other than the \$100 submitted with the driveway permit provided? DNR Land Sales is the applicant and is responsible for the approach fee.
19. Is the contractor required to file a Right of Way permit or does the driveway permit cover this? DNR Land Sales will dedicate the ROW required for 1000 Thousand Skies Loop, no ROW permit is required
20. Is there any geotechnical reports that can be provided for MS 42-3-018-5 material source? All information available for the material site was provided in the RFP.
21. It appears that the new approach will traverse an existing overhead power line. Does the State anticipate any relocation of poles or adjustments to the height of the power lines as a result of this new approach? No relocations are needed, contractor should be aware of any required clearances needed for contractor's equipment. Copper Valley Electric will be conducting a field inspection to determine if height adjustment is required.
22. In regards to NEPA, will this project receive any Federal Funding? No federal funding will be used on this project.
23. As the lead State/Federal agency please define the level of NEPA compliance actions required for this project. See answer above.
24. Will this project require a formal Environmental Document, such as an Environmental Assessment? Contractor is responsible for non-point source pollution requirements and must be aware of migratory bird protection.
25. There is no National Wetlands Inventory Data for this site. A memorandum dated 15 May 2017 from Cliff Baker to Kathryn Young subject ADL 229494 made the following statement, "...ground thaws and no wetlands were encountered along the (+/-)1 mile of the flagged centerline." Does this statement satisfy the Department that waters of the US will not be affected therefore no wetlands delineation and Section 404 permitting will be required? Pre-determination by Corp of Engineers found wetlands within Sections 1 & 12 (see attached). However, the pioneer road construction for 1000 Skies loop does not impact any of the wetlands (shown in orange for wetlands & blue for lakes) identified by the Corp.
26. If it is determined that Section 404 permitting is require and waters of the US are impacted, above a nationwide permit, who will be responsible for satisfying the mitigation requirement set

by the USACE, be it monetary or in the form of an applicant proposed mitigation plan? See answer above.

27. Will a Section 106 investigation, reporting, and SHPO concurrence be required as part of this project? SHPO investigation has been completed under the guidance of Division of Parks & Outdoor Recreation's Office of History & Archaeology (OHA). No historic artifacts were encountered, however should any be discovered during this project, they should not be disturbed and notification must be provided by the Contractor to OHA.
28. It appears that the Department no longer has an active mining lease in the borrow site adjacent to the project. Will the Department facilitate the permitting to allow access and extraction from the borrow site? An application for the material site has been submitted by DNR Land Sales Section, however prior to approval, the contractor will need to provide operational plans.
29. It does not appear that the 'One Thousand Skies Sunrise Addition Phase I' plat has been recorded. Will the Department provide either the exact centerline location with ROW offsets or an official plat with ROW indicated so team can ensure the new road is placed in the desired location? Preliminary conceptual design has been submitted to the Mat-Su Borough. DNR flagged the centerline in the spring 2017 and will refresh any flagging needed prior to when the contractor starts clearing. The contractor will need to work with the project manager to construct a pioneer road to best fit terrain along the centerline. Minor changes to the conceptual design can be made to fit the final constructed road.
30. Please provide a minimum clearance under the overhead utility line near the approach of the pioneer road. Copper Valley Electric will be conducting a field inspection to determine if height adjustment is required.
31. Please indicate the required size of the "staging area" as indicated on several maps in the RFP. Will the staging area require a topping of NFS material? Minimum 5,000 square feet.
32. Bid Schedule – item Pioneer Road does not have a quantity. Should this be 5,000 LF? If a lesser quantity is entered here this could lower a proposer's Subtotal bid compared to a proposer with the desired 5,000 LF. Please clarify. Answer to this question will be provided in a forthcoming addendum.
33. Evaluation Criteria – page 3, last sentence references a "Line a." Please clarify which line in the Bid Schedule is "Line a." Is the Adjusted Total Bid Amount line a.? Answer to this question will be provided in a forthcoming addendum.
34. Is Topographic mapping available or will it be provided to the successful bidder? – I can obtain USGS data if that is sufficient for design. I'm specifically wondering if you have better data that you prefer to use. The contours shown on the attachment are 5 ft. (yellow) and 25 ft. (cyan) intervals from aerial mapping completed in 2012. The topographic mapping and TIN will be made available for the successful bidder.
35. Is survey control available or will it be provided to the successful bidder? – Is the contractor responsible for Survey Control, or will DNR provide this information? DNR flagged the centerline in the spring 2017 and will refresh any flagging needed prior to when the contractor starts clearing. The contractor will be provided control information used for the aerial mapping to use for centerline as-built. It can be completed by a survey grade handheld GPS receiver.
36. Are CAD drawings showing the alignment and property lines available or will they be provided to the successful bidder? Draft conceptual subdivision design will be made available upon request. Minor changes to the conceptual design can be made to fit the final constructed road.
37. Are these the items that should be included in the scope from an engineering perspective? DNR is not going to discuss means and methods, but based on the requirements for the finished product, see below:

- Prepare the proposal (about 3-4 days). No response required from DNR.
- Prepare Design Drawings for DNR and Mat-Su review. Design drawings are not required for a pioneer road. See Mat-Su Borough Pioneer Road specifications attached to the RFP.
- Obtain Design Approvals from both. Not required if contractors follow the specifications. Contractor should verify with DOT and/or Mat-Su Borough if they have any questions about the specifications.
- Prepare Pit Development Plans for both the Material Site and the Staging Area. DNR recommends meeting with DNR's Southcentral Region office and project manager for submittal requirements.
- Attend Preconstruction meetings with both DNR and Mat-Su. Preconstruction meeting can be combined with the meeting described above regarding the material site and staging area.
- Construction layout. Minimal construction layout is necessary for pioneer road. Project manager flagged the centerline in the spring of 2017 and will be available to refresh prior to construction.
- Respond to Mat-Su and DNR construction inspection reports, if needed. DOT will inspect the approach and Mat-Su Borough will inspect the pioneer road. Approval from both entities is required.
- I haven't noticed any requirements for compaction or even material specs. Please refer to Mat-Su pioneer road specifications.

**\*\*\*\* END OF QUESTION AND ANSWER SECTION \*\*\*\***





DEPARTMENT OF THE ARMY  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
P.O. BOX 6898  
JBER, ALASKA 99506-0898

OCT 05 2017

Regulatory Division  
POA-2017-441

DNR, DMLW State of Alaska  
Attention: Mr. Clifford Baker, LS I  
550 West 7<sup>th</sup> Avenue  
Anchorage, Alaska 99501

Dear Mr. Baker:

This letter is in response to your September 1, 2017, request for a Department of the Army (DA) jurisdictional determination for a parcel of land identified as Section 1 and Section 12. Your project has been assigned number POA-2017-441, Little Nelchina River, which should be referred to in all correspondence with us.

The property is located within Section 1, T. 2 N., R. 10 W., Fairbanks Meridian, USGS Map Valdez D-8; at Latitude 61.9763° N., Longitude 146.9759° W.; on the South side of Glenn Highway at Mile Post 136.5 near Glennallen, Alaska.

Based on our review of the information you provided and available to our office, we have preliminarily determined the subject property contains waters of the U.S. including wetlands, under the Corps of Engineers (Corps) regulatory jurisdiction. See the attached Preliminary Jurisdictional Determination (PJD) Form. Please sign and return the form to our office. A PJD is not appealable. At any time you have the right to request and obtain an Approved Jurisdictional Determination (JD), which can be appealed. If it is your intent to request an Approved JD, do not begin work until one is obtained.

Department of the Army authorization is required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands. You can find a copy of the DA permit application online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory). You can refer to the sample drawing on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at [Emily.N.Vullo@usace.army.mil](mailto:Emily.N.Vullo@usace.army.mil), by mail at the address above, by phone at (907) 753-2704, or toll free from within Alaska at (800) 478-2712 if you have questions or to request a paper copy of the DA permit application. For more information about the Regulatory Program, please visit our website at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sincerely,



Emily N. Vullo  
Regulatory Specialist

Enclosures



# Preliminary Jurisdictional Determination Form

Page 1 of 2

This preliminary JD find that there "may be" waters of the United States on the subject project site that could be affected by the proposed activity based on the following information:

District Office	Alaska District Office	File/ORM #	POA-2017-441	PJD Date	Oct 2, 2017		
State	AK	City/County	Glennallen	Name and Address of Person Requesting PJD Cliff Baker, LS I DNR, DMLW State of Alaska Anchorage, AK 99501			
Nearest Waterbody	Unnamed Lake						
Project Location	Section(s)	1	Township			2	N
Meridian	Fairbanks	Range	10			W	
USGS Quad Map	Valdez D-8	Latitude	61.9763	N	Longitude	146.9759	W

Subdivision Name, Block, Lot, Directions to Project Site: Proposed State subdivision on south side of Glenn Hwy @ MP136.5

Identify (Estimate) Amount of Waters in the Review Area	Stream Flow	Name of Any Water Bodies on the Site Identified as Section 10 Waters:	Tidal:
Non-Wetland Waters:			
Linear ft	Width	54.15	Acres
	Perennial		
Wetlands			
42.92	Acres	Cowardin Class:	Palustrine, emergent
		<input checked="" type="checkbox"/> Office (Desk) Determination	Date of Site Visit:
		<input type="checkbox"/> Field Determination	

**SUPPORTING DATA:** Data Review for Preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below)

☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: \_\_\_\_\_

☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.

☐ Office concurs with data sheets/delineation report.

☐ Office does not concur with data sheets/delineation report.

☐ Data Sheet prepared by the Corps

☐ Corps navigable waters' study: \_\_\_\_\_

☐ USGS NHD Data.

☐ USGS 8 and 12 digit HUC maps.

☐ U.S. Geological Survey map(s) Cite quad name: \_\_\_\_\_

☒ USDA Natural Resources Conservation Service Soil Survey. Citation: No Soil Survey in Area, Accessed 2 Oct 2017

☐ National Wetlands Inventory map(s): \_\_\_\_\_

☐ State/Local Wetland Inventory map(s): \_\_\_\_\_

☐ FEMA/FIRM map(s): \_\_\_\_\_

☐ 100-year Floodplain Elevation: \_\_\_\_\_

☒ Photographs:

☒ Aerial (Name & Date) Bing 1999-2013, Google 2013

☐ Other (Name & Date) \_\_\_\_\_

☐ Previous determination(s). File # and date of response letter: \_\_\_\_\_

☒ Other Information: Sim Suite-National Hydrography Dataset



**IMPORTANT NOTE:** The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

*Emily Vullo*

2 Oct 2017

Signature and Date of Regulatory Project Manager  
(REQUIRED)

Signature and Date of Person Requesting Preliminary JD  
(REQUIRED, unless obtaining the signature is impracticable)

**EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:** 1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time. 2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.



# POA-2017-441 PJD Map

For planning purposes only

## Legend

Wetland



Lake



Review Area



Google earth

© 2017 Google  
Image Landsat / Copernicus  
Image © 2017 DigitalGlobe



4000 ft



## 1000 Skies Design/Build RFP Planholder List

January 26, 2018

Name	Company	Address	Phone Number	Email Address
Dennis Linnell	HDL Engineering Consultants			<a href="mailto:dlinnell@hdlalaska.com">dlinnell@hdlalaska.com</a>
Brad Melocik	DOWL Alaska			<a href="mailto:bmelocik@dowl.com">bmelocik@dowl.com</a>
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	Heritage Contracting			<a href="mailto:office@heritagecontracting.us">office@heritagecontracting.us</a>
Bob Gilmore	G Company			<a href="mailto:gcompanyak@gmail.com">gcompanyak@gmail.com</a>
Karl Benson	Smallwood Creek			<a href="mailto:kfbenson@acsalaska.net">kfbenson@acsalaska.net</a>
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## 1000 Skies Design/Build RFP Planholder List

January 26, 2018

Name	Company	Address	Phone Number	Email Address
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Zack Rininger	Nelson Engineering		283-3583	<a href="mailto:zrininger@alaska.net">zrininger@alaska.net</a>
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Matt Ketchum	K & H Civil Constructors		907-229-8558	<a href="mailto:matt@khecivil.com">matt@khecivil.com</a>
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Jacques Boutet	The Boutet Company	601 E. 576h Place, Ste 102, Anchorage, AK 99518	907-270-6768	<a href="mailto:jboutet@tbcak.com">jboutet@tbcak.com</a>



## 1000 Skies Design/Build RFP Planholder List

January 26, 2018

Name	Company	Address	Phone Number	Email Address
Roy Syren III	Point Mackenzie Const & Management	8507 LaViento Drive, Anchorage, AK 99515	907-349-2107	Roy3@pmcmalaska.com