

# STATE OF ALASKA INVITATION TO BID (ITB)



## APPRAISAL OF NON-AERONAUTICAL PARCELS AT TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT AND LAKE HOOD SEAPLANE BASE

ITB 2525H064

ISSUED FEBRUARY 19, 2025

THE PURPOSE OF THIS ITB IS TO OBTAIN COMPREHENSIVE APPRAISAL SERVICES FOR THE 34 NON-AERONAUTICAL PARCELS LOCATED ON AIRPORT PROPERTY. THE OBJECTIVE IS TO ASSESS THE CURRENT MARKET VALUE, IDENTIFY ANY UNIQUE FEATURES IMPACTING VALUATION, AND PROVIDE A DETAILED REPORT THAT SUPPORTS POTENTIAL LEASING AND RENTAL RATE DECISIONS.

**IMPORTANT NOTICE:** If you received this solicitation from the State of Alaska’s “Online Public Notice” web site, you must register with the procurement officer listed below if you desire to receive notification of subsequent amendments to the solicitation.

**BIDDER’S NOTICE:** By signature on this form, the bidder certifies that they comply with the following:

- (1) the bidder has a valid Alaska business license or will obtain one prior to award of any contract resulting from this ITB. If the bidder possesses a valid Alaska business license, the license number must be written below or one the following forms of evidence must be submitted with the bid:
  - a canceled check for the business license fee;
  - a copy of the business license application with a receipt date stamp from the State’s business license office;
  - a receipt from the State’s business license office for the license fee;
  - a copy of the bidder’s valid business license;
  - a sworn notarized affidavit that the bidder has applied and paid for a business license;
- (2) the price(s) submitted was arrived at independently and without collusion, under penalty of perjury, and that the bidder is complying with:
  - the laws of the State of Alaska;
  - the applicable portion of the Federal Civil Rights Act of 1964;
  - the Equal Employment Opportunity Act and the regulations issued thereunder by the state and federal government;
  - the Americans with Disabilities Act of 1990 and the regulations issued thereunder by the state and federal government;
  - the bid will remain open and valid for at least 90 days;
  - all terms and conditions set out in this Invitation to Bid (ITB).

If a bidder does not hold an Alaska Business License (1) at the time designated in the ITB for opening the state will disallow the Alaska Bidder Preference. Bids must also be submitted under the name as appearing on the bidder’s current Alaska business license in order to receive the Alaska Bidder Preference. If a bidder fails to comply with (2) of this paragraph, the state may reject the bid, terminate the contract, or consider the contractor in default.

DEPARTMENT OF Transportation & Public Facilities	
DIVISION OF Statewide Aviation	COMPANY SUBMITTING BID
PROCUREMENT OFFICER:	AUTHORIZED SIGNATURE
<b>HEATHER PEDERSEN</b>	PRINTED NAME
PHONE: (907) 465-8558	
EMAIL: heather.pedersen@alaska.gov	DATE

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## SECTION 1. INTRODUCTION & INSTRUCTIONS

### SEC. 1.01 PURPOSE OF THE ITB

The Department of Transportation & Public Facilities, Division of Statewide Aviation, is soliciting bids for comprehensive appraisal services for the 34 non-aeronautical parcels located on airport property. The objective is to assess the current market value, identify any unique features impacting valuation, and provide a detailed report that supports potential leasing and rental rate decisions.

### SEC. 1.02 BUDGET

Department of Transportation and Public Facilities, Division of Statewide Aviation, estimates a budget of \$315,000 dollars for the life of this contract. Bids priced at more than \$315,000 may be considered non-responsive.

Approval or continuation of a contract resulting from this ITB is contingent upon legislative appropriation.

### SEC. 1.03 DEADLINE FOR RECEIPT OF BIDS

Bids must be received no later than 2:00 pm Alaska Time on March 12, 2025, at which time they will be publicly opened. Late bids or amendments will be considered non-responsive and will not be opened or accepted for evaluation.

### SEC. 1.04 PRIOR EXPERIENCE

In order for a bid to be considered responsive the bidder must meet these minimum prior experience requirements:

- **Licensing-Certified General Real Estate Appraiser License by the Alaska Board of Certified Real Estate Appraisers.**
- **Commercial Real Estate Appraisal Experience- At least 5 years of experience appraising commercial or industrial properties, with demonstrated experience appraising multiple parcels in one project.**
- **Experience in Airport Property Appraisals-Prior experience with appraising parcels on or near airport properties, given the unique considerations such as noise contours, zoning restrictions, and FAA compliance.**

A bidder's failure to meet these minimum prior experience requirements will cause their bid to be considered non-responsive and rejected.

### SEC. 1.05 REQUIRED REVIEW

Bidders shall carefully review this ITB for defects and questionable or objectionable material. Comments concerning defects and questionable or objectionable material in the ITB should be made in writing and received by the procurement officer at least ten days before the deadline for receipt of bids. This will allow time for an amendment to be issued if one is required. It will also help prevent the opening of a defective bid, upon which award cannot be made, and the resultant exposure of bidders' prices.

**SEC. 1.06 QUESTIONS PRIOR TO DEADLINE FOR RECEIPT OF BIDS**

All questions must be in writing and directed to the procurement officer. The interested party must confirm telephone conversations in writing. Two types of questions generally arise. One may be answered by directing the questioner to a specific section of the ITB. These questions may be answered over the telephone. Other questions may be more complex and may require a written amendment to the ITB. The procurement officer will make that decision.

**SEC. 1.07 RETURN INSTRUCTIONS**

Bidders may submit one hard copy of their entire bid, in writing, to the procurement officer in a sealed package. The sealed bid package must be addressed as follows:

Department of Transportation & Public Facilities  
Division of Administrative Services  
Attention: Heather Pedersen  
Invitation to Bid (ITB) Number: 2525H064  
ITB Title: Appraisal of Non-Aeronautical Parcels at TSAIA & Lake Hood Seaplane Base

If using U.S. mail, please use the following address:

**PO BOX 112500  
JUNEAU, AK 99811-2500**

If using a delivery service, please use the following address:

**3132 CHANNEL DRIVE, SUITE 350  
JUNEAU, AK 99811-2500**

If submitting your bid via email, the entire bid may be emailed to [dotstatewideprocurement@alaska.gov](mailto:dotstatewideprocurement@alaska.gov) and must contain the ITB number in the subject line of the email. The **maximum** size of a single email (including all text and attachments) that can be received by the state is **20mb (megabytes)**. If the email containing the bid exceeds this size, the bid must be sent in multiple emails that are each less than 20 megabytes and each email must comply with the requirements described above.

Please note that email transmission is not instantaneous. Like sending a hard copy bid, if you are emailing your bid, the state recommends sending it enough ahead of time to ensure the email is delivered by the deadline for receipt of bids.

It is the bidder's responsibility to contact the issuing agency at 907-465-8558 to confirm that the entire bid has been received. The state is not responsible for unreadable, corrupt, or missing attachments.

**SEC. 1.08 ASSISTANCE TO BIDDERS WITH A DISABILITY**

The State of Alaska complies with Title II of the Americans with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, and/or special modifications to submit a bid should contact the Procurement Officer no later than ten days prior to the closing of the bid to make any necessary arrangements.

**SEC. 1.09 AMENDMENTS TO BIDS**

Amendments to or withdrawals of bids will only be allowed if acceptable requests are received prior to the deadline that is set for receipt of bids, in accordance with 2 AAC 12.140. No amendments or withdrawals will be accepted after the deadline unless the delay is due to an error of the contracting agency, in accordance with 2 AAC 12.160.

**SEC. 1.10 AMENDMENTS TO THE ITB**

If an amendment is issued before the deadline for receipt of bids, the amendment will be posted on the State of Alaska Online Public Notice (OPN) website. The link to the posting of the amendment will be provided to all who were notified of the ITB and to those who have registered with the procurement officer after receiving the ITB from the OPN.

**SEC. 1.11 ITB SCHEDULE**

The ITB schedule below represents the State of Alaska’s best estimate of the schedule that will be followed. If a component of this schedule, such as the deadline for receipt of bids, is delayed, the rest of the schedule may be shifted accordingly. All times are Alaska Standard Time (AST).

ACTIVITY	TIME	DATE
Issue Date / ITB Released		February 19, 2025
Deadline for Receipt of Bids / Bid Due Date	2:00 pm	March 12, 2025
Bid Evaluations Complete		March 19, 2025
Notice of Intent to Award		March 19, 2025
Contract Issued		April 1, 2025

This ITB does not, by itself, obligate the state. The state's obligation will commence when the contract is approved by the Commissioner of the Department of Transportation & Public Facilities, or the Commissioner's designee. Upon written notice to the contractor, the state may set a different starting date for the contract. The state will not be responsible for any work done by the contractor, even work done in good faith, if it occurs prior to the contract start date set by the state.

**SEC. 1.12 ALTERNATE BIDS**

Bidders may only submit one bid for evaluation. In accordance with 2 AAC 12.830 alternate bids (bids that offer something different than what is asked for) will be rejected.

**SEC. 1.13 SUPPORTING INFORMATION**

Provided a bid meets the requirements for a definite, firm, unqualified, and unconditional offer, the state reserves the right to request supplemental information from the bidder, after the bids have been opened, to ensure that the products or services offered completely meet the ITB requirements. The requirement for such supplemental information will be at the reasonable discretion of the state and may include the requirement that a bidder will provide a sample product(s) so that the state can make a first-hand examination and determination.

A bidder's failure to provide this supplemental information or the product sample(s), within the time set by the state, may cause the state to consider the offer non-responsive and reject the bid.

**SEC. 1.14 FIRM, UNQUALIFIED, AND UNCONDITIONAL OFFER**

To be responsive a bid must constitute a definite, firm, unqualified and unconditional offer to meet all the material terms of the ITB. Material terms are those that could affect the price, quantity, quality, or delivery. Also included as material terms are those which are clearly identified in the ITB, and which must be complied with at risk of bid rejection for non-responsiveness.

## SECTION 2. SCOPE OF WORK AND CONTRACT INFORMATION

### SEC. 2.01 SCOPE OF WORK

The appraiser will provide an appraisal and produce a written narrative Appraisal Report in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable FAA documentation requirements.

At a minimum, the appraiser must:

1. Adequately describe the characteristics of the property being appraised including:
  - a. Location, legal description, parcel number as it relates to the airport's Exhibit "A" map (See AC 150/5100-17 Figure 1-2), County tax parcel number(s), or any other pertinent documentation. A current, FAA approved Airport Layout Plan (ALP) showing the location of the property under appraisal must be included in the appraisal.
  - b. Name of apparent owner(s) of the leasehold being appraised.
  - c. Pertinent title information including known and observed sub-leases or encumbrances.
  - d. Present use and development, identification of any improvements and owner improvements.
  - e. Zoning (current, proposed and probability of rezoning as if released for private market use and development).
  - f. Stage of potential or proposed use for aeronautical and non-aeronautical purposes, development and concurrency with local and regional land use plans, and the existing Airport Master Plan.
  - g. Infrastructure (existing and planned) serving the property.
  - h. Adequate sales or lease history of the leasehold (e.g., when acquired and amount paid).
  - i. The terms and conditions of the airport access agreement pertaining to the property under appraisal.
  - j. Any other salient airport-related characteristics of the property.
2. Inspect the neighborhood and local area noting utility and transportation infrastructure to the extent required for the highest and best use of the property. The appraiser will become familiar with the sponsor's Grant Assurances under the obligations imposed by the airport's participation in the Airport Improvement Program (AIP) and consider any limitations or restrictions that may apply to the property.
3. Conduct adequate analysis and develop a supported determination of highest and best use of the leasehold for market sale. An analysis will be required of existing and planned utilities, zoning ordinances, probability of redevelopment or reuse, and all other relevant considerations in order to realize the market value of the leasehold interest. Obligated airport land being acquired (market sale or long term lease) must be appraised at an economic highest and best use as described in the Uniform Appraisal Standards for Federal Land Acquisitions at paragraph A-14, "Analysis of highest and best use" (see <http://www.usdoj.gov/enrd/land-ack/yb2001.pdf>). The portion of the airport under appraisal may be subject to use restrictions and other encumbrances which preclude highest and best use options which are not approved by the FAA for that particular location on the airport under the Sponsor's Assurances. The appraiser, in valuing the market value of the property, shall consider the development potential of the leasehold under appraisal considering the location of the property and the various uses appropriate for it under the existing Airport Layout Plan.
4. Adequately describe and analyze all relevant market data and activity as of the date of value.
5. Inspect research, analyze, and verify comparable sales and/or leases with public sources and with a party to the transaction, buyer, seller, or broker or attorney.

6. Appraise the current fair market value of the leasehold, as defined below.
7. As applicable, analyze current or proposed leases and prepare an estimate of the leasehold value of the property. Explain any variance between the leasehold value to the owner of the leasehold interest, and the leasehold market value of the property based on the economic rental rates payable by any sub lessees to the owner of the leasehold interest under appraisal.
8. Report the appraiser's analysis, opinions, and conclusions in the appraisal report.
9. The appraisal report must include the plat or a sketch of the property and provide the location and dimensions of any improvements. The appraisal report shall include adequate photographs and location maps of the subject property and of the comparable sales.

#### **Client/Intended Users**

The client is the Airport Sponsor. The Airport Sponsor and the FAA are the intended users, and will rely on the appraisal and appraisal report to document the current fair market value of the leasehold interest.

#### **Intended Use**

The intended use of the appraisal is to determine the market value in leasehold estate of the subject parcel of airport property for market sale in an arm's length transaction— the two parties are unconnected and have no overt common interests.

#### **Purpose**

The purpose of the appraisal will be to determine the market value in leasehold estate for a tract of airport land and the contributory value of any improvements. The market value will represent a sale price to the owner of the leasehold interest, and the appraisal is to ensure that Fair Market Value at the highest and best use of the property, under the appropriate definition, constitutes the just compensation paid by the airport to the owner of the leasehold interest. The date of valuation is to reflect contemporary market conditions. The airport sponsor will identify any property interests such as retained rights easements, unexpired leases, or improvements to be accepted from the sale.

#### **Market Value**

The federal courts have adopted the working rule that, in general, the just compensation due for the acquisition of property by the government is equivalent to the property's market value.

The appraiser will estimate market value using the following USPAP definition:

*Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

*(1) Buyer and seller are typically motivated;*

*(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;*

*(3) A reasonable time is allowed for exposure in the open market;*

*(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;*

*and*

(5) *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

**Assumptions and Limiting Conditions**

The appraiser shall state all relevant assumptions and limiting conditions necessary. In addition the Sponsor may provide other assumptions and conditions that may be required for the particular appraisal assignment, including any Extraordinary Assumptions and/or Hypothetical Conditions.

**Prior Services and Competency**

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the property to be appraised in the three years before the date of the appraisal. These services include valuation, consulting, property management brokerage or any other services. Any such services shall be disclosed in the appraisal report by the appraiser.

Under USPAP, appraisers are required to possess the necessary competence to produce credible results in their appraisal report. The appraiser must possess specific competency and experience with regard to the valuation of airport property, and make an affirmative statement to that effect in the appraisal report.

**Primary Data and Analysis**

The appraiser will research, and analyze the relevant market for the demand and supply of property competitive with the airport land at its highest and best use. Due to the nature of the subject of the appraisal, the appraiser may need to look for comparable data in regions that are geographically further away from the subject than would be the case for non-aeronautical property in the general location of the airport. The appraiser will analyze, verify and if possible, inspect recent comparable sales or lease transactions. Additionally, the appraiser will analyze the existing leases with the airport that pertain to the subject property.

The appraiser will analyze the impact of the position of the property under appraisal relative to the airport environment. The basic considerations relating to FAA Part 77 and impact on future development should be considered by the appraiser as a part of the highest and best use analysis.

The appraiser will review general market data relating to the airport itself and the general aviation environment which surrounds the subject property's immediate area. This analysis will include other leasehold interests on the airport where the property is located. The appraiser will also research and analyze the market for airport real estate at competitive airports, and interview various real estate, airport and aviation personnel regarding current market conditions, current pricing practices, and all relevant information relating to the subject property and its position within the marketplace.

The airport sponsor will advise and provide the appraiser the legal description of the airports retained property rights (recorded or to be recorded), *e.g.*, easements, lease restrictions or other restrictions and encumbrances on the property to protect and enhance airport operations and to acknowledge and protect over flight of the property. The appraiser shall appraise the market value of the property subject to the airport retention of the described property rights.

**Secondary Data and Analysis**

The vast majority of aviation-related leases for land and for improvements are for a specified term. The appraiser will familiarize themselves with the nature of aviation leases and FAA policy regarding term. The influence of the remaining term will be considered by the appraiser in developing the value of the tenant's leasehold interest.

In some instances, improvements that are constructed on a long-term ground lease, vest the title with the lessor. The appraisers will familiarize themselves with the specific underlying ground lease (if applicable to the

assignment) and will understand the relationship between the legal title to the improvement and the particular benefits of the lessee's position in developing the appraisal.

Several categories of aviation-related users who would possess the leasehold interest under appraisal may derive commercial benefits relating to non-real estate related elements of their business. Examples would be revenues developed from fuel sales, aircraft maintenance and repair, aircraft charter-related service, and air carrier applications. Appraisers will familiarize themselves with the nature of the on-airport user and develop an appraisal that focuses on the leasehold interest relating only to the real property rights in question.

In appraisals of leasehold interest that involve improvements that were constructed at the expense of the tenant, the appraiser will make an effort to understand all the considerations with regard to the expense and other elements that pertain to on-airport construction of the particular improvements under appraisal.

The appraiser will perform an analysis and determination of an appropriate rate of return which can be applied to a Net Operating Income to arrive at an indication of the leasehold value which would be applicable to the subject property. Existing revenue streams from leases which are a part of the property under appraisal (if any) will be analyzed to determine if they are at market rate.

The appraiser will consult with the applicable airport personnel with regard to demand characteristics for the airport location.

The appraiser will evaluate and report to the client, prior to completion of the appraisal, property conditions that exist at the parcel that may warrant further environmental investigation.

The appraiser will obtain and consider the following technical documents:

- The most recent Airport Master Plan,
- The current Airport Layout Plan,
- All environmental due diligence documents prepared by the client regarding the property, and include them in the Appraisal Report.

#### **Certification**

The appraiser's certification as required under USPAP.

#### **Other Scope of Work Considerations**

The appraiser should be a Certified General Appraiser with at least 5 years of experience in complex appraisals, with specific experience in the valuation of a variety of on-airport property such as hangars, fixed base operations and vacant airport land. Experience with appraisals of similar airport property is considered a plus.

#### **Authoritative Sources**

The appraiser will consult the following sources:

- FAA Order 5190.6B (specific sections cited)
- FAA Advisory Circular 150/5100-17 (see Chapter 2 Appraisal Requirements)
- FAA Revenue Use Policy (specific sections cited)
- FAA Airport Sponsor Assurances March 2014

#### **Deliverables:**

Appraisal report in electronic format for each parcel including the following components:

- **Market Analysis:** A comprehensive review of current market conditions affecting the value and rent of the parcels, including any relevant trends or economic factors.
- **Valuation Methodology:** A clear explanation of the methods used to determine the value of each parcel, including the sales comparison, income, or cost approach, where applicable.

- **Parcel-Specific Appraisal Information:** Detailed descriptions of each parcel, including legal descriptions, zoning, environmental factors, and any physical improvements.
- **Risks and Assumptions Analysis:** Identification of any external factors, legal risks, or assumptions that could affect the valuation, such as environmental conditions or future zoning changes.
- **Summary of Comparable Properties:** A comparative analysis of similar properties, including recent sales, leases, or other relevant data points.
- **Supporting Documents and Data:** All necessary supporting documents, such as title reports, sales data, zoning information, and relevant permits.
- **Final Fair Market Value and Rental Rate Opinion:** The appraiser's final opinion on the fair market value and, if applicable, the rental rate for each parcel.

**Project Milestones for the first term of the contract:****Milestone 1: Project Kickoff and Initial Planning (Month 1)**

- Finalize the contract and conduct a kickoff meeting to establish goals, timelines, and deliverables.
- Provide the appraiser with access to property records, maps, and relevant historical data.
- **Deliverable:** Detailed project plan and schedule for the 12 parcels to be appraised highlighted in Attachment E.

**Milestone 2: Market Analysis and Field Data Collection (Month 2-3)**

- Conduct a market analysis of current real estate trends and identify comparable properties.
- Perform field inspections and gather data for 12 parcels highlighted in Attachment E.
- **Deliverable:** Market analysis report and raw field data for each parcel.

**Milestone 3: Draft Appraisal Reports (Month 4-6)**

- Develop and submit individual draft appraisal reports for each parcel, including valuation methodologies, risk analyses, and supporting documentation.
- **Deliverable:** Draft appraisal reports for review by ANC Planning and Development Department.

**Milestone 4: Final Appraisal Reports (Month 7-12)**

- Incorporate stakeholder feedback and finalize the appraisal reports.
- Submit completed appraisals and all supporting documentation.
- **Deliverable:** Finalized appraisal reports for all 12 parcels highlighted in Attachment E.

Additional milestones for the remaining parcels will be determined between the project manager and the vendor.

**SEC. 2.02 CONTRACT TERM**

The length of the contract will be from the date of award, approximately April 1, 2025, through March 31, 2026, with the option to renew for 2 additional 1-year terms under the same terms and conditions as the original contract. Renewals will be exercised at the sole discretion of the state.

Unless otherwise provided in this ITB, the State and the successful bidder/contractor agree: (1) that any extension of the contract excluding any exercised renewal options, will be considered as a month-to-month extension, and all other terms and conditions shall remain in full force and effect and (2) the procurement officer will provide notice to the contractor of the intent to cancel such month-to-month extension at least 30 days before the desired

date of cancellation. A month-to-month extension may only be executed by the procurement officer via a written contract amendment.

### **SEC. 2.03 CONTRACT TYPE**

This contract is a firm fixed price contract.

### **SEC. 2.04 PAYMENT FOR STATE PURCHASES**

No payment will be made until the contract is approved by the Commissioner of the Department of Transportation & Public Facilities or the Commissioner's designee. Under no conditions will the state be liable for the payment of any interest charges associated with the cost of the contract. The state is not responsible for and will not pay local, state, or federal taxes. All costs associated with the contract must be stated in U.S. currency.

Payment for agreements under \$500,000 for the undisputed purchase of goods or services provided to a state agency, will be made within 30 days of the receipt of a proper billing or the delivery of the goods or services to the location(s) specified in the agreement, whichever is later. A late payment is subject to 1.5% interest per month on the unpaid balance. Interest will not be paid if there is a dispute or if there is an agreement that establishes a lower interest rate or precludes the charging of interest.

### **SEC. 2.05 ELECTRONIC PAYMENTS**

The State of Alaska prefers vendors receive payment via Electronic Funds Transfer (EFT). Bidders may review information concerning the EFT process and access the [Electronic Payment Agreement Form for Vendors](https://doa.alaska.gov/dof/vendor.html) at the following link: <https://doa.alaska.gov/dof/vendor.html>. Method of payment is not a factor in the State's determination for award.

Any single contract payments of \$1 million or higher must be accepted by the contractor via Electronic Funds Transfer (EFT).

### **SEC. 2.06 CONTRACT ADMINISTRATION**

The administration of this contract is the responsibility of the procurement officer or person appointed by the Department of Transportation & Public Facilities, Division of Administration.

### **SEC. 2.07 CONTRACT PRICE ADJUSTMENTS**

A contract resulting from this ITB will include the following price adjustment clause:

**Consumer Price Index (CPI):** Contract prices will remain firm through March 31, 2026.

The Contractor or State may request price adjustments, no sooner than 12 months from the Contract execution date, and no more than once per contract year. Contractors must submit a request to the State at least thirty (30) days prior to the end of the current term. All Requests must be in writing and must be received 30 days prior to the Contract renewal date.

- a. If the Contractor or State fail to request a CPI price adjustment 30 days prior to the Contract renewal date, the adjustment will be effective 30 days after the State or Contractor receives their written request.
- b. Price adjustments will be made in accordance with the percentage change in the U.S. Department of Labor, Bureau of Labor and Statistics, Consumer Price Index (CPI-U) for All Urban Consumers, All Items, Urban Alaska.
- c. The price adjustment rate will be determined by comparing the percentage difference between the CPI in effect for the base year reported HALF1 (January through June 2025) (depends on the timing, may be HALF2 for July-December); and each HALF1 (or HALF2) thereafter. The percentage difference between those two CPI issues will be the price adjustment rate. No retroactive contract price adjustments will be allowed. All price adjustments must be approved by the Procurement Officer prior to the implementation of the adjusted pricing. Approval shall be in the form of a Contract Amendment issued by the Procurement Officer.
- d. Approval for all price increases is dependent upon full compliance with the terms of the Contract including reporting requirements.

## **SEC. 2.08 CONTRACT PERFORMANCE LOCATION**

The location(s) the work is to be performed, completed, and managed is the Ted Stevens Anchorage International Airport.

The state will not provide workspace for the contractor. The contractor must provide its own workspace.

Travel to other locations will not be required.

By signature on their bid, the bidder certifies that all services provided under this contract by the contractor and all subcontractors shall be performed in the United States.

If the bidder cannot certify that all work will be performed in the United States, the bidder must contact the procurement officer in writing to request a waiver at least 10 days prior to the deadline for receipt of bids.

The request must include a detailed description of the portion of work that will be performed outside the United States, where, by whom, and the reason the waiver is necessary.

Failure to comply with these requirements may cause the state to reject the bid as non-responsive or cancel the contract.

**SEC. 2.09 THIRD-PARTY FINANCING AGREEMENTS NOT ALLOWED**

Because of the additional administrative and accounting time required of the state when third party financing agreements are permitted, they will not be allowed under this contract.

**SEC. 2.10 SUBCONTRACTORS**

Subcontractors will not be allowed.

**SEC. 2.11 JOINT VENTURES**

Joint ventures will not be allowed.

**SEC. 2.12 RIGHT TO INSPECT PLACE OF BUSINESS**

At reasonable times, the state may inspect those areas of the contractor's place of business that are related to the performance of a contract. If the state makes such an inspection, the contractor must provide reasonable assistance.

**SEC. 2.13 INSPECTION & MODIFICATION - REIMBURSEMENT FOR UNACCEPTABLE DELIVERABLES**

The contractor is responsible for providing all products or the completion of all work set out in the contract. All products or work is subject to inspection, evaluation, and approval by the state. The state may employ all reasonable means to ensure that the work is progressing and being performed in compliance with the contract. The state may instruct the contractor to make corrections or modifications if needed in order to accomplish the contract's intent. The contractor will not unreasonably withhold such changes.

Substantial failure of the contractor to perform the contract may cause the state to terminate the contract. In this event, the state may require the contractor to reimburse monies paid (based on the identified portion of unacceptable products or work received) and may seek associated damages.

**SEC. 2.14 CONTRACT CHANGES – UNANTICIPATED AMENDMENTS**

During the course of this contract, the contractor may be required to perform additional work. That work will be within the general scope of the initial contract. When additional work is required, the state will provide the contractor a written description of the additional work and request the contractor to submit a firm time schedule for accomplishing the additional work and a firm price for the additional work. Cost and pricing data must be provided to justify the cost of such amendments per AS 36.30.400.

The contractor will not commence additional work until the procurement officer has secured required state approvals necessary and issued a written contract amendment.

**SEC. 2.15 CONTINUING OBLIGATION OF CONTRACTOR**

Notwithstanding the expiration date of a contract resulting from this ITB, the contractor is obligated to fulfill its responsibilities until warranty, guarantee, maintenance, and parts availability requirements have completely expired.

## SEC. 2.16 BILLING INSTRUCTIONS

All invoices produced by the contractor must contain the following information at a minimum:

1. **Contract number**
2. **Invoice number**
3. **Summary of tasks being billed**
4. **Budget status**
5. **Completion percentage**

Invoices must be billed to the ordering agency's address shown on the individual Purchase Order, Contract Award or Delivery Order. The state will make payment after it receives the goods or services and the invoice. Questions concerning payment must be addressed to the ordering agency.

## SEC. 2.17 ESTIMATED QUANTITIES

The quantities referenced in this ITB are estimated requirements and may vary more or less from the quantities actually purchased. The State does not guarantee any minimum or maximum purchase. Orders will be issued throughout the contract period on an as-needed basis.

## SEC. 2.18 WARRANTY

The contractor warrants every unit purchased against faulty materials and workmanship for a minimum period of at least **LENGTH**. If, during this period, faults develop with the unit or components of the unit, they will be repaired or replaced without any cost, including any transportation or freight cost, to the state. Bids, which include supplemental warranties, will be accepted, but supplemental warranties that conflict with or diminish the state's rights under this warranty clause will be considered null and void. The state is not responsible for identifying conflicting warranty conditions before issuing a contract award. After award of the contract:

1. if a conflict arises between the supplemental warranty and the warranty in this ITB, the warranty in the ITB will prevail; and
2. if the state's rights are diminished as a result of application of the supplemental warranty, the supplemental warranty will be considered null and void and the ITB warranty will prevail.

By signature on the face page of this ITB the bidder acknowledges this requirement and indicates unconditional acceptance of this warranty clause.

## SEC. 2.19 NONDISCLOSURE AND CONFIDENTIALITY

Contractor agrees that all confidential information shall be used only for purposes of providing the deliverables and performing the services specified herein and shall not disseminate or allow dissemination of confidential information except as provided for in this section. The contractor shall hold as confidential and will use reasonable care (including both facility physical security and electronic security) to prevent unauthorized access by, storage, disclosure, publication, dissemination to and/or use by third parties of, the confidential information. "Reasonable care" means compliance by the contractor with all applicable federal and state law, including the Social Security

Act and HIPAA. The contractor must promptly notify the state in writing if it becomes aware of any storage, disclosure, loss, unauthorized access to or use of the confidential information.

Confidential information, as used herein, means any data, files, software, information or materials (whether prepared by the state or its agents or advisors) in oral, electronic, tangible or intangible form and however stored, compiled or memorialized that is classified confidential as defined by State of Alaska classification and categorization guidelines provided by the state to the contractor or a contractor agent or otherwise made available to the contractor or a contractor agent in connection with this contract, or acquired, obtained or learned by the contractor or a contractor agent in the performance of this contract. Examples of confidential information include, but are not limited to technology infrastructure, architecture, financial data, trade secrets, equipment specifications, user lists, passwords, research data, and technology data (infrastructure, architecture, operating systems, security tools, IP addresses, etc.).

If confidential information is requested to be disclosed by the contractor pursuant to a request received by a third party and such disclosure of the confidential information is required under applicable state or federal law, regulation, governmental or regulatory authority, the contractor may disclose the confidential information after providing the state with written notice of the requested disclosure (to the extent such notice to the state is permitted by applicable law) and giving the state opportunity to review the request. If the contractor receives no objection from the state, it may release the confidential information within 30 days. Notice of the requested disclosure of confidential information by the contractor must be provided to the state within a reasonable time after the contractor's receipt of notice of the requested disclosure and, upon request of the state, shall seek to obtain legal protection from the release of the confidential information.

The following information shall not be considered confidential information: information previously known to be public information when received from the other party; information freely available to the general public; information which now is or hereafter becomes publicly known by other than a breach of confidentiality hereof; or information which is disclosed by a party pursuant to subpoena or other legal process and which as a result becomes lawfully obtainable by the general public.

## **SEC. 2.20 INDEMNIFICATION**

The contractor shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the contractor under this agreement. The contractor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the contractor and the independent negligence of the contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis.

"Contractor" and "contracting agency", as used within this and the following article, include the employees, agents and other contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the contracting agency's selection, administration, monitoring, or controlling of the contractor and in approving or accepting the contractor's work.

**SEC. 2.21 INSURANCE**

Without limiting contractor's indemnification, it is agreed that contractor shall purchase at its own expense and maintain in force at all times during the performance of services under this agreement the following policies of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the contractor's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished to the contracting officer prior to beginning work and must provide for a notice of cancellation, non-renewal, or material change of conditions in accordance with policy provisions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of this contract and shall be grounds for termination of the contractor's services. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under AS 21.

**Proof of insurance is required for the following:**

- Workers' Compensation Insurance: The Contractor shall provide and maintain, for all employees engaged in work under this contract, coverage as required by AS 23.30.045, and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H. and Jones Act requirements. The policy must waive subrogation against the State.
- Commercial General Liability Insurance: covering all business premises and operations used by the contractor in the performance of services under this agreement with minimum coverage limits of \$300,000 combined single limit per occurrence.
- Commercial Automobile Liability Insurance: covering all vehicles used by the contractor in the performance of services under this agreement with minimum coverage limits of \$300,000 combined single limit per occurrence.
- Professional Liability Insurance: covering all errors, omissions or negligent acts in the performance of professional services under this agreement. Limits required per the following schedule:

<b>Contract Amount</b>	<b>Minimum Required Limits</b>
Under \$100,000	\$300,000 per Claim / Annual Aggregate
\$100,000-\$499,999	\$500,000 per Claim / Annual Aggregate
\$500,000-\$999,999	\$1,000,000 per Claim / Annual Aggregate
\$1,000,000 or over	Refer to Risk Management

## BID FORMAT AND CONTENT

### SEC. 2.22 BID FORMS

Bidders shall use the front page of this ITB, the Bid Submission Cover Sheet, and any other forms identified in this ITB for submitting bids. All bids must be signed by an individual authorized to bind the bidder to the provisions of the ITB.

#### BIDDER'S CERTIFICATION

By signature on the bid, the bidder certifies that they comply with the following:

- A. the laws of the State of Alaska;
- B. the applicable portion of the Federal Civil Rights Act of 1964;
- C. the Equal Employment Opportunity Act and the regulations issued thereunder by the state and federal government;
- D. the Americans with Disabilities Act of 1990 and the regulations issued thereunder by the state and federal government and certifies that programs, services, and activities provided to the general public on behalf of the State under a contract resulting from this solicitation comply with the Americans with Disabilities Act of 1990, 28 CFR, Part 35, Subpart B 35.130;
- E. all terms and conditions set out in this ITB;
- F. the price(s) submitted was arrived at independently arrived and without collusion, under penalty of perjury; and
- G. that the bid will remain open and valid for at least 90 days.

If any bidder fails to comply with [a] through [g] of this paragraph, the state reserves the right to disregard the bid, terminate the contract, or consider the contractor in default.

#### CONFLICT OF INTEREST

Each bid shall include a statement indicating whether the company or any individuals working on the contract has a possible conflict of interest (e.g., currently employed by the State of Alaska or formerly employed by the State of Alaska within the past two years) and, if so, the nature of that conflict. The procurement officer reserves the right to **consider a bid non-responsive and reject it** or cancel the award if any interest disclosed from any source could either give the appearance of a conflict or cause speculation as to the objectivity of the contract to be performed by the bidder.

### SEC. 2.23 PRICES

The bidder shall state prices in the units of issue on this ITB. Prices quoted in bids must be exclusive of federal, state, and local taxes. If the bidder believes that certain taxes are payable by the state, the bidder may list such taxes separately, directly below the bid price for the affected item.

## SECTION 3. EVALUATION AND CONTRACTOR SELECTION

### SEC. 3.01 EVALUATION OF BIDS

After bid opening, the procurement officer will evaluate the bids for responsiveness. Bids deemed non-responsive will be eliminated from further consideration. An evaluation may not be based on discrimination due to the race, religion, color, national origin, sex, age, marital status, pregnancy, parenthood, disability, or political affiliation of the bidder.

### SEC. 3.02 APPLICATION OF PREFERENCES

Certain preferences apply to all state contracts, regardless of their dollar value. The Alaska Bidder and Alaska Veteran preferences are the most common preferences involved in the ITB process. Additional preferences that may apply to this procurement are listed below. Guides that contain excerpts from the relevant statutes and codes, explain when the preferences apply and provide examples of how to calculate the preferences are available at the following website:

<https://oppm.doa.alaska.gov/policy-oversight/policy-resources/user-guide-matrixes/>

- Alaska Military Skills Program Preference – AS 36.30.321(I)
- Alaska Products Preference - AS 36.30.332
- Recycled Products Preference - AS 36.30.337
- Local Agriculture and Fisheries Products Preference - AS 36.15.050
- Employment Program Preference - AS 36.30.321(b)
- Alaskans with Disabilities Preference - AS 36.30.321(d)

The Division of Vocational Rehabilitation in the Department of Labor and Workforce Development keeps a list of qualified employment programs and individuals who qualify as persons with a disability. As evidence of a business' or an individual's right to the Employment Program or Alaskans with Disabilities preferences, the Division of Vocational Rehabilitation will issue a certification letter. To take advantage of these preferences, a business or individual must be on the appropriate Division of Vocational Rehabilitation list prior to the time designated for receipt of proposals. Bidders must attach a copy of their certification letter to the proposal. **A bidder's failure to provide this certification letter with their proposal will cause the state to disallow the preference.**

### SEC. 3.03 ALASKA BIDDER PREFERENCE

An Alaska Bidder Preference of 5% will be applied to the total bid price. The preference will be given to a bidder who:

- 1) holds a current Alaska business license prior to the deadline for receipt of bids;
- 2) submits a bid for goods or services under the name appearing on the bidder's current Alaska business license;

- 3) has maintained a place of business within the state staffed by the bidder, or an employee of the bidder, for a period of six months immediately preceding the date of the bid;
- 4) is incorporated or qualified to do business under the laws of the state, is a sole proprietorship and the proprietor is a resident of the state, is a limited liability company (LLC) organized under AS 10.50 and all members are residents of the state, or is a partnership under AS 32.06 or AS 32.11 and all partners are residents of the state; and
- 5) if a joint venture, is composed entirely of ventures that qualify under (1)-(4) of this subsection.

#### **Alaska Bidder Preference Certification Form**

To receive the Alaska Bidder Preference, the bid must include the Alaska Bidder Preference Certification Form attached to this ITB. A bidder does not need to complete the Alaska Veteran Preference questions on the form if not claiming the Alaska Veteran Preference. A bidder's failure to provide this completed form with their bid will cause the state to disallow the preference.

#### **SEC. 3.04 ALASKA VETERAN PREFERENCE**

An Alaska Veteran Preference of 5%, not to exceed \$5,000, will be applied to the total bid price. The preference will be given to a bidder who qualifies under AS 36.30.990(2) as an Alaska Bidder and is a:

- a) sole proprietorship owned by an Alaska veteran;
- b) partnership under AS 32.06 or AS 32.11 if a majority of the partners are Alaska veterans;
- c) limited liability company organized under AS 10.50 if a majority of the members are Alaska veterans; or
- d) corporation that is wholly owned by individuals, and a majority of the individuals are Alaska veterans.

In accordance with AS 36.30.321(i), the bidder must also add value by actually performing, controlling, managing, and supervising the services provided, or for supplies, the bidder must have sold supplies of the general nature solicited to other state agencies, other government, or the general public.

#### **Alaska Veteran Preference Certification**

To receive the Alaska Veteran Preference, the bid must include the Alaska Bidder Preference Certification Form attached to this ITB. A bidder's failure to provide this completed form with their bid will cause the state to disallow the preference.

#### **SEC. 3.05 ALASKA MILITARY SKILLS PROGRAM PREFERENCE**

An Alaska Military Skills Program Preference of 2%, not to exceed \$5,000, will be applied to the price in the proposal. The preference will be given to an offeror who qualifies under AS 36.30.990(2) as an Alaska bidder and:

- a) Employs at least one person who is currently enrolled in, or within the previous two years graduated from, a United States Department of Defense SkillBridge or United States Army career skills program for service members or spouses of service members that offers civilian work experience through specific industry training, pre-apprenticeships, registered apprenticeships, or internships during the last 180 days before a service member separates or retires from the service; or

b) has an active partnership with an entity that employs an apprentice through a program described above.

In accordance with AS 36.30.321(i), the bidder must also add value by actually performing, controlling, managing, and supervising the services provided, or for supplies, the bidder must have sold supplies of the general nature solicited to other state agencies, other government, or the general public.

#### **Alaska Military Skills Program Preference Certification**

In order to receive the Alaska Military Skills Program Preference, the bid must include the Alaska Bidder Preference Certification Form attached to this ITB. A bidder's failure to provide this completed form with their bid will cause the state to disallow the preference.

In addition, proof of graduation of the qualifying employee from an eligible program as described in AS 36.30.321(l) must be provided to the Procurement Officer at time of bid submission. Bidders must provide clarification or additional information requested by the Procurement Officer related to the preference not later than 5:00 PM Alaska Time one (1) business day following the date of the request. Failure to provide sufficient documentation will result in the bidder not receiving the Military Skills Program Preference.

### **SEC. 3.06 USE OF LOCAL FOREST PRODUCTS**

In a project financed by state money in which the use of timber, lumber and manufactured lumber is required, only timber, lumber and manufactured lumber products originating in this state from Alaska forests shall be used unless the use of those products has been determined to be impractical, in accordance with AS 36.15.010 and AS 36.30.322.

### **SEC. 3.07 LOCAL AGRICULTURAL AND FISHERIES PRODUCT PREFERENCE**

When agricultural, dairy, timber, lumber, or fisheries products are purchased using state money, a seven percent (7%) preference shall be applied to the price of the products harvested in Alaska, or in the case of fisheries products, the products harvested or processed within the jurisdiction of Alaska, in accordance with AS 36.15.050.

### **SEC. 3.08 ALASKA PRODUCT PREFERENCE**

A bidder that designates the use of an Alaska Product which meets the requirements of the ITB specifications and is designated as a Class I, Class II, or Class III Alaska Product by the Department of Community & Economic Development (DCCED) may receive a preference in the bid evaluation in accordance with AS 36.30.332 and 3 AAC 92.010.

To qualify for the preference, the product must have received certification from DCCED, be listed in the current published edition of the Alaska Products Preference List, and the bidder must provide the qualified product on a 100% basis. There are no provisions under Alaska Statutes or Regulations that allow for a product exchanges/substitutions or permit the product to be co-mingled with other products. Rather, AS 36.30.330 provides for a penalty for failing to use the designated Alaska products.

Products are classified in one of three categories:

- Class I products receive a 3% preference.

- Class II products receive a 5% preference.
- Class III products receive a 7% preference.

When the bids are evaluated, the preference percentage will be deducted from the product price. If a bidder fails to specify the brand being offered, no preference will be given. For more information on the Alaska Product Preference and to see the list of products currently on the Alaska Product Preference List, use the following web link:

<https://www.commerce.alaska.gov/web/dcra/AlaskaProductPreferenceProgram.aspx>

#### **Brand Offered**

If offering a product that qualifies for the Alaska Product Preference, the bidder must indicate the brand of product they intent to provide. If a bidder is not offering a product that qualifies for the Alaska Product Preference, the bidder does not need to indicate a product brand.

#### **Brand of Product Changes**

During the course of the contract including all renewal options, a contractor that offered a product that qualified for the Alaska Product Preference wishes to change the product brand, the contractor must first provide a written request, along with evidence that the replacement brand also qualifies for the Alaska Product Preference, for approval by the procurement officer. A contract amendment must be issued by the procurement officer to authorize the change.

If a bidder offers a product brand in the original bid that does not qualify for the Alaska Product Preference, a change in the product brand may be made at any time during the course of the contract, including all renewals, as long as the product band continues to meet the required specifications. A contract amendment is not required if the product brand originally offered did not qualify for the Alaska Product Preference.

### **SEC. 3.09 EMPLOYMENT PROGRAM PREFERENCE**

If a bidder qualifies for the Alaska Bidder Preference and is offering goods or services through an employment program as defined under AS 36.30.990(12), an Employment Program Preference of 15% will be applied to the total bid price.

In accordance with AS 36.30.321(i), the bidder must also add value by actually performing, controlling, managing, and supervising the services provided, or for supplies, the bidder must have sold supplies of the general nature solicited to other state agencies, other government, or the general public.

### **SEC. 3.10 ALASKANS WITH DISABILITIES PREFERENCE**

If a bidder qualifies for the Alaska Bidder Preference and is a qualifying entity as defined in AS 36.30.321(d), an Alaskans with Disabilities Preference of 10% will be applied to the total bid price.

In accordance with AS 36.30.321(i), the bidder must also add value by actually performing, controlling, managing, and supervising the services provided, or for supplies, the bidder must have sold supplies of the general nature solicited to other state agencies, other government, or the general public.

**SEC. 3.11 PREFERENCE QUALIFICATION LETTER**

Regarding the Employment Program Preference and the Alaskans with Disabilities Preference, the Division of Vocational Rehabilitation in the Department of Labor and Workforce Development maintains lists companies who qualify for those preferences. As evidence of a company's right to the preferences, the Division of Vocational Rehabilitation will issue a certification letter. To take advantage of the preferences, a bidder must be on the appropriate Division of Vocational Rehabilitation list at the time the bid is opened and must attach a copy of their certification letter to their bid. The bidder's failure to provide this certification letter with their bid will cause the state to disallow the preference.

**SEC. 3.12 EXTENSION OF PRICES**

In case of error in the extension of prices in the bid, the unit prices will govern; in a lot bid, the lot prices will govern.

**SEC. 3.13 METHOD OF AWARD**

Award will be made to the lowest responsive and responsible bidder. To be considered responsive, bidders must bid on all items.

**SEC. 3.14 CONTRACTOR SELECTION PROCESS**

Once the contracts are established this selection process will be used. When the state needs to order the product or service, the lowest priced contractor for that location will be contacted first. If, for any reason, the lowest contractor is not available to perform the needed service, the state will contact the next lowest priced contractor for that location. This process will continue until a contractor who can perform the service is located. The location of the contractor initially contacted will be determined by the starting location of the call-out. For example, if there was a need to transport a person from Anchorage to Fairbanks and then guard the person for two days in Fairbanks, the agency would contact Anchorage contractors, even though a substantial portion of the actual service would be performed in Fairbanks.

**SEC. 3.15 NOTICE OF INTENT TO AWARD**

After the responses to this ITB have been opened and evaluated, a tabulation of the bids will be prepared. This tabulation, called a Notice of Intent to Award, serves two purposes. It lists the name of each company or person that offered a bid and the price they bid. It also provides notice of the state's intent to award a contract(s) to the bidder(s) indicated. A copy of the Notice of Intent will be sent to each company or person who responded to the ITB. Bidders identified as the apparent low responsive bidders are instructed not to proceed until a Purchase Order, Contract Award, Lease, or some other form of written notice is given by the procurement officer. A company or person who proceeds prior to receiving a Purchase Order, Contract Award, Lease, or some other form of written notice from the procurement officer does so without a contract and at their own risk.

## SECTION 4. GENERAL PROCESS AND LEGAL INFORMATION

### SEC. 4.01 INFORMAL DEBRIEFING

When the contract is completed, an informal debriefing may be performed at the discretion of the procurement officer. If performed, the scope of the debriefing will be limited to the products provided or work performed by the contractor.

### SEC. 4.02 ALASKA BUSINESS LICENSE AND OTHER REQUIRED LICENSES

Prior to the award of a contract, a bidder must hold a valid Alaska business license. However, to receive the Alaska Bidder Preference and other related preferences, such as the Alaska Veteran Preference and Alaskans with Disabilities Preference, a bidder must hold a valid Alaska business license prior to the deadline for receipt of bids. Bidders should contact the **Department of Commerce, Community and Economic Development, Division of Corporations, Business, and Professional Licensing, PO Box 110806, Juneau, Alaska 99811-0806**, for information on these licenses. Acceptable evidence that the bidder possesses a valid Alaska business license may consist of any one of the following:

- copy of an Alaska business license,
- certification on the bid that the bidder has a valid Alaska business license and has included the license number in the bid,
- a canceled check for the Alaska business license fee,
- a copy of the Alaska business license application with a receipt stamp from the state's occupational licensing office, or
- a sworn and notarized statement that the bidder has applied and paid for the Alaska business license.

You are not required to hold a valid Alaska business license at the time bids are opened if you possess one of the following licenses and are offering services or supplies under that specific line of business:

- fisheries business licenses issued by Alaska Department of Revenue or Alaska Department of Fish and Game,
- liquor licenses issued by Alaska Department of Revenue for alcohol sales only,
- insurance licenses issued by Alaska Department of Commerce, Community and Economic Development, Division of Insurance, or
- Mining licenses issued by Alaska Department of Revenue.

Prior the deadline for receipt of bids, all bidders must hold any other necessary applicable professional licenses required by Alaska Statute.

### SEC. 4.03 AUTHORITY

This ITB is written in accordance with AS 36.30 and 2 AAC 12.

**SEC. 4.04 COMPLIANCE**

In the performance of a contract that results from this ITB, the contractor must comply with all applicable federal, state, and borough regulations, codes, and laws; be liable for all required insurance, licenses, permits and bonds; and pay all applicable federal, state, and borough taxes.

**SEC. 4.05 SUITABLE MATERIALS, ETC.**

Unless otherwise specified in this ITB, all materials, supplies or equipment offered by a bidder shall be new, unused, and of the latest edition, version, model, or crop and of recent manufacture.

**SEC. 4.06 SPECIFICATIONS**

Unless otherwise specified in this ITB, product brand names or model numbers specified in this ITB are examples of the type and quality of product required and are not statements of preference. If the specifications describing an item conflict with a brand name or model number describing the item, the specifications govern. Reference to brand name or number does not preclude an offer of a comparable or better product, if full specifications and descriptive literature are provided for the product. Failure to provide such specifications and descriptive literature may be cause for rejection of the offer.

**SEC. 4.07 WORKMANSHIP AND MATERIALS**

All work must be performed in a thorough and workmanlike manner and in accordance with current industry practices. The contractor will be held responsible for the quality of the service, maintenance, and inspections. Service, maintenance, and inspections that are improperly done will be redone, by the contractor, at the contractor's risk and expense.

**SEC. 4.08 CONTRACTOR SITE INSPECTION**

The state may conduct on-site visits to evaluate the bidder's capacity to perform the contract. A bidder must agree, at risk of being found non-responsive and having its bid rejected, to provide the state reasonable access to relevant portions of its work sites. Individuals designated by the procurement officer at the state's expense will make site inspection.

**SEC. 4.09 ORDER DOCUMENTS**

Except as specifically allowed under this ITB, an ordering agency will not sign any vendor contract. The state is not bound by a vendor contract signed by a person who is not specifically authorized to sign for the state under this ITB. Unless otherwise specified in this ITB, the State of Alaska Purchase Order, Contract Award and Delivery Order are the only order documents that may be used to place orders against the contract(s) resulting from this ITB.

**SEC. 4.10 HUMAN TRAFFICKING**

By signature on their bid, the bidder certifies that the bidder is not established and headquartered or incorporated and headquartered in a country recognized as Tier 3 in the most recent United States Department of State's Trafficking in Persons Report.

The most recent United States Department of State’s Trafficking in Persons Report can be found at the following website: <http://www.state.gov/j/tip/>

Failure to comply with this requirement will cause the state to reject the bid as non-responsive or cancel the contract.

#### **SEC. 4.11 RIGHT OF REJECTION**

Bidders must comply with all the terms of the ITB, the State Procurement Code (AS 36.30), and all applicable local, state, and federal laws, codes, and regulations. The procurement officer may reject any bid that does not comply with all the material and substantial terms, conditions, and performance requirements of the ITB.

Bidders may not qualify the bid nor restrict the rights of the state. If a bidder does so, the procurement officer may determine the bid to be a non-responsive counteroffer and the bid may be rejected.

Minor informalities that:

- do not affect responsiveness,
- are merely a matter of form or format,
- do not change the relative standing or otherwise prejudice other bidders,
- do not change the meaning or scope of the ITB,
- are trivial, negligible, or immaterial in nature,
- do not reflect a material change in the work, or
- do not constitute a substantial reservation against a requirement or provision,

may be waived by the procurement officer.

The state reserves the right to refrain from making an award if it is determined to be in the state’s best interest.

**A bid from a debarred or suspended bidder shall be rejected.**

#### **SEC. 4.12 STATE NOT RESPONSIBLE FOR PREPARATION COSTS**

The state will not pay any cost associated with the preparation, submittal, presentation, or evaluation of any bid.

#### **SEC. 4.13 DISCLOSURE OF BID CONTENTS**

All bid prices become public information at the bid opening. After the deadline for receipt of bids, all other bid material submitted become the property of the State of Alaska and may be returned only at the state's option. AS 40.25.110 requires public records to be open to reasonable inspection. All other bid information will be held in confidence during the evaluation process and prior to the time a Notice of Intent to Award is issued. Thereafter, bids will become public information.

The Office of Procurement and Property Management (OPPM), or their designee recognizes that some information a bidder submits might be confidential under the United States or the State of Alaska Constitution, a federal statute or regulation, or a State of Alaska statute: i.e., might be confidential business information (CBI). See, e.g., article 1, section 1 of the Alaska Constitution; AS 45.50.910 – 45.50.945 (the Alaska Uniform Trade Secrets Act); *DNR v. Arctic Slope Regional Corp.*, 834 P.2d 134, 137-39 (Alaska 1991). For OPPM or their designee to treat information a bidder submits with its bid as CBI, the bidder must do the following when submitting their bid: (1) mark the specific information it asserts is CBI; and (2) for each discrete set of such information, identify, in writing, each authority the bidder asserts make the information CBI. If the bidder does not do these things, the information will become public after the Notice of Intent to Award is issued. If the bidder does these things, OPPM or their designee will evaluate the bidder's assertion upon receiving a request for the information. If OPPM or their designee reject the assertion, they will, to the extent permitted by federal and State of Alaska law, undertake reasonable measures to give the bidder an opportunity to object to the disclosure of the information.

#### **SEC. 4.14 ASSIGNMENTS**

Per 2 AAC 12.480, the contractor may not transfer or assign any portion of the contract without prior written approval from the procurement officer. Bids that are conditioned upon the state's approval of an assignment will be rejected as non-responsive.

#### **SEC. 4.15 FORCE MAJEURE (IMPOSSIBILITY TO PERFORM)**

The parties to a contract resulting from this ITB are not liable for the consequences of any failure to perform, or default in performing, any of its obligations under the contract, if that failure or default is caused by any unforeseeable Force Majeure, beyond the control of, and without the fault or negligence of, the respective party.

For the purposes of this ITB, Force Majeure will mean war (whether declared or not); revolution; invasion; insurrection; riot; civil commotion; sabotage; military or usurped power; lightning; explosion; fire; storm; drought; flood; earthquake; epidemic; quarantine; strikes; acts or restraints of governmental authorities affecting the project or directly or indirectly prohibiting or restricting the furnishing or use of materials or labor required; inability to secure materials, machinery, equipment or labor because of priority, allocation or other regulations of any governmental authorities.

#### **SEC. 4.16 DEFAULT**

In case of default by the contractor, for any reason whatsoever, the state may procure the goods or services from another source and hold the contractor responsible for any resulting excess cost and may seek other remedies under law or equity.

#### **SEC. 4.17 DISPUTES**

If the contractor has a claim arising in connection with the contract that it cannot resolve with the state by mutual agreement, it shall pursue the claim, if at all, in accordance with the provisions of AS 36.30.620 – AS 36.30.632.

#### **SEC. 4.18 SEVERABILITY**

If any provision of the contract or agreement is found to be invalid or declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions will not be affected; and the rights and obligations

of the parties will be construed and enforced as if the contract did not contain the particular provision held to be invalid.

#### **SEC. 4.19 CONTRACT CANCELLATION**

- 1) The state reserves the right to cancel the contract at its convenience upon 30 calendar days written notice to the contractor. The state is only liable for payment in accordance with the payment provisions of this contract for supplies or services provide before the effective date termination.
- 2) By signature on their bid, the bidder certifies that they will not support or participate in a boycott of the State of Israel. Failure to comply with this requirement may cause the state to reject the bid as non-responsive or cancel the contract.

#### **SEC. 4.20 GOVERNING LAW; FORUM SELECTION**

A contract resulting from this ITB is governed by the laws of the State of Alaska. To the extent not otherwise governed by Section 5.15 of this ITB, any claim concerning the contract shall be brought only in the Superior Court of the State of Alaska and not elsewhere.

#### **SEC. 4.21 QUALIFIED BIDDERS**

Per 2 AAC 12.875, unless provided for otherwise in the ITB, to qualify as a bidder for award of a contract issued under AS 36.30, the bidder must:

- 1) Add value in the contract by actually performing, controlling, managing, or supervising the services to be provided; or
- 2) Be in the business of selling and have actually sold on a regular basis the supplies that are the subject of the ITB.

If the bidder leases services or supplies or acts as a broker or agency in providing the services or supplies to meet these requirements, the procurement officer may not accept the bidder as a qualified bidder under AS 36.30.

#### **SEC. 4.22 FEDERALLY IMPOSED TARIFFS**

Changes in price (increase or decrease) resulting directly from a new or updated federal tariff, excise tax, or duty, imposed after contract award may be adjusted during the contract period or before delivery into the United States via contract amendment.

- **Notification of Changes:** The contractor must promptly notify the procurement officer in writing of any new, increased, or decreased federal excise tax or duty that may result in either an increase or decrease in the contact price and shall take appropriate action as directed by the procurement officer.
- **After-imposed or Increased Taxes and Duties:** Any federal excise tax or duty for goods or services covered by this contract that was exempted or excluded on the contract award date but later imposed on the contractor during the contract period, as the result of legislative, judicial, or administrative action may result in a price increase provided:

- a) The tax or duty takes effect after the contract award date and isn't otherwise addressed by the contract.
  - b) The contractor warrants, in writing, that no amount of the newly imposed federal excise tax or duty or rate increase was included in the contract price, as a contingency or otherwise.
- **After-relieved or Decreased Taxes and Duties:** The contract price shall be decreased by the amount of any decrease in federal excise tax or duty for goods or services under the contract, except social security or other employment [taxes](#), that the contractor is required to pay or bear, or does not obtain a refund of, through the contractor's fault, negligence, or failure to follow instructions of the procurement officer.
  - **State's Ability to Make Changes:** The state reserves the right to request verification of federal excise tax or duty amounts on goods or services covered by this contract and increase or decrease the contract price accordingly.
  - **Price Change Threshold:** No adjustment shall be made in the contract price under this clause unless the amount of the adjustment exceeds \$250.

## SEC. 4.23 PROTEST

AS 36.30.560 provides that an interested party may protest the content of the ITB.

An interested party is defined in 2 AAC 12.990(a) (7) as "an actual or prospective bidder or bidder whose economic interest might be affected substantially and directly by the issuance of a contract solicitation, the award of a contract, or the failure to award a contract."

If an interested party wishes to protest the content of a solicitation, the protest must be received, in writing, by the procurement officer at least ten days prior to the deadline for receipt of bids.

AS 36.30.560 also provides that an interested party may protest the award of a contract or the proposed award of a contract.

If a bidder wishes to protest the award of a contract or the proposed award of a contract, the protest must be received, in writing, by the procurement officer within ten days after the date the Notice of Intent to Award the contract is issued.

A protester must have submitted a bid to have sufficient standing to protest the proposed award of a contract. Protests must include the following information:

- the name, address, and telephone number of the protester,
- the signature of the protester or the protester's representative,
- identification of the contracting agency and the solicitation or contract at issue,
- a detailed statement of the legal and factual grounds of the protest including copies of relevant documents, and
- the form of relief requested.

Protests filed by telex or telegram are not acceptable because they do not contain a signature. Fax copies containing a signature are acceptable.

The procurement officer will issue a written response to the protest. The response will set out the procurement officer's decision and contain the basis of the decision within the statutory time limit in AS 36.30.580. A copy of the decision will be furnished to the protester by certified mail, fax or another method that provides evidence of receipt.

All bidders will be notified of any protest. The review of protests, decisions of the procurement officer, appeals, and hearings, will be conducted in accordance with the State Procurement Code (AS 36.30), Article 8 "Legal and Contractual Remedies."

## **SECTION 5. ATTACHMENTS**

### **SEC. 5.01 ATTACHMENTS**

**Attachments:**

- 1) Attachment A-Bid Schedule
- 2) Attachment B- Bid Response Deliverables Checklist
- 3) Attachment C-Preference Certifications Form
- 4) Attachment D-ANC Maps
- 5) Attachment E-Lease Holds

## ATTACHMENT A: BID SCHEDULE

Offerors must provide a cost proposal inclusive of all tasks and activities described in Section 2, Scope of Work. The costs offered must be fully loaded and be inclusive of all direct and indirect costs associated with the performance of this contract including, but not limited to, travel, taxes, insurance, labor, overhead, and profit. Offerors **must complete and submit this Bid Schedule** form for the purpose of evaluation. Failure to do so will result in the bid being declared non-responsive and rejected.

**Instructions:** In the space provided below enter the cost for the deliverable. For the grand total enter the cost X amount.

Contract Term	Deliverable	Cost	Unit	Amount	Total
Term One April 1, 2025- March 31, 2026	Finalized Appraisal Reports for 12 parcels highlighted in Attachment E	\$	Each	12	\$
Term Two April 1, 2026- March 31, 2027	Finalized Appraisal Reports for 11 parcels	\$	Each	11	\$
Term Three April 1, 2027- March 31, 2028	Finalized Appraisal Reports for 11 parcels	\$	Each	11	\$
Grand Total					\$

Vendor Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

**Attachment B**

**BID RESPONSE DELIVERABLES CHECKLIST:**

This checklist is not intended to be an all-inclusive list for all requirements of the ITB. It is the offerors responsibility to ensure all required items and information are addressed in their Bid.

**BID RESPONSE CHECKLIST ITEMS:**

- Completed ITB -Page 1
- Licensing-Certified General Real Estate Appraiser License by the Alaska Board of Certified Real Estate Appraisers.
- Commercial Real Estate Appraisal Experience- At least 5 years of experience appraising commercial or industrial properties, with demonstrated experience appraising multiple parcels in one project.
- Experience in Airport Property Appraisals-Prior experience with appraising parcels on or near airport properties, given the unique considerations such as noise contours, zoning restrictions, and FAA compliance.
- Completed Conflict of Interest Statement –Page 19 & 34
- Bid Response Deliverables Checklist – Attachment B, Page 34
- Alaska Bidders Preference Certification Form (if applicable) - Attachment C
- Completed Bid Schedule –Attachment A, Pg. 33
- All mandatory return Amendments

**Conflict of Interest Statement:**

Does the company or any individual working on the contract have a possible conflict of interest: No  Yes

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# ALASKA BIDDER PREFERENCE CERTIFICATION

## AS 36.30.321(A) / AS 36.30.990(2)

### Attachment C

**BUSINESS NAME:** Click or tap here to enter text.

<b>Alaska Bidder Preference:</b> Do you believe that your firm qualifies for the Alaska Bidder Preference?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Alaska Veteran Preference:</b> Do you believe that your firm qualifies for the Alaska Veteran Preference?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please list any additional Alaska Preferences below that you believe your firm qualifies for.	
<b>1.</b>	<b>2.</b>
<b>3.</b>	<b>4.</b>
<b>5.</b>	<b>6.</b>

To qualify for and claim the Alaska Bidder Preference you must answer **YES** to all questions below in the Alaska Bidder Preference Questions section. To qualify for and claim the Alaska Veteran Preference, you must answer **YES** to these questions as well as answer **YES** to all the questions in the Alaska Veteran Preference section. A signed copy of this form must be included with your bid or proposal no later than the deadline set for receipt of bids or proposals.

If you are submitting a bid or proposal as a **JOINT VENTURE**, all members of the joint venture must complete and submit this form before the deadline set for receipt of bids or proposals. [AS 36.30.990\(2\)\(E\)](#)

**If the procuring agency is unable to verify a response, the preference may not be applied.** Knowingly or intentionally making false or misleading statements on this form, whether it succeeds in deceiving or misleading, constitutes misrepresentation per [AS 36.30.687](#) and may result in criminal penalties.

**Alaska Bidder Preference Questions:**

1) Does your business hold a current Alaska business license per [AS 36.30.990\(2\)\(A\)](#)?  
 YES  NO

If **YES**, enter your current **Alaska business license number**: Click or tap here to enter text.

2) Is your business submitting a bid or proposal under the name appearing on the Alaska business license noted in **Question 1** per [AS 36.30.990\(2\)\(B\)](#)?  
 YES  NO

3) Has your business maintained a **place of business** within the state **staffed by the bidder or offeror** or an employee of the bidder or offeror for a period of six months immediately preceding the date of the bid or proposal per [AS 36.30.990\(2\)\(C\)](#)?  
 YES  NO

If **YES**, please complete the following information:

**A. Place of Business**Street Address: [Click or tap here to enter text.](#)City: [Click or tap here to enter text.](#)ZIP: [Click or tap here to enter text.](#)

“**Place of business**” is defined as a location at which normal business activities are conducted, services are rendered, or goods are made, stored, or processed; a post office box, mail drop, telephone, or answering service does not, by itself, constitute a place of business per [2 AAC 12.990\(b\)\(3\)](#).

Do you certify that the **Place of Business** described in **Question 3A** meets this definition?

**YES**       **NO**

**B. The bidder or offeror, or at least one employee of the bidder or offeror, must be a resident of the state under [AS 16.05.415\(a\)](#) per [2 AAC 12.990\(b\)\(7\)](#).**

1) Do you certify that the bidder or offeror OR at least one employee of the bidder or offeror is physically present in the state with the intent to remain in Alaska indefinitely and to make a home in the state per [AS 16.05.415\(a\)\(1\)](#)?

**YES**       **NO**

2) Do you certify that that the resident(s) used to meet this requirement has maintained their domicile in Alaska for the 12 consecutive months immediately preceding the deadline set for receipt of bids or proposals per [AS 16.05.415\(a\)\(2\)](#)?

**YES**       **NO**

3) Do you certify that the resident(s) used to meet this requirement is claiming residency ONLY in the state of Alaska per [AS 16.05.415\(a\)\(3\)](#)?

**YES**       **NO**

4) Do you certify that the resident(s) used to meet this requirement is NOT obtaining benefits under a claim of residency in another state, territory, or country per [AS 16.05.415\(a\)\(4\)](#)?

**YES**       **NO**

4) Per [AS 36.30.990\(2\)\(D\)](#), is your business (**CHOOSE ONE**):

**A. Incorporated or qualified to do business under the laws of the state?**

**YES**       **NO**

If **YES**, enter your current **Alaska corporate entity number**: [Click or tap here to enter text.](#)

**B. A sole proprietorship AND the proprietor is a resident of the state?**

**YES**       **NO**

**C. A limited liability company organized under AS 10.50 AND all members are residents of the state?**

**YES**       **NO**

Please identify each member by name: [Click or tap here to enter text.](#)

**D. A partnership under former AS 32.05, AS 32.06, or AS 32.11 AND all partners are residents of the state?**

**YES**       **NO**

Please identify each member by name: [Click or tap here to enter text.](#)

**Alaska Veteran Preference Questions:**

1) Per [AS 36.30.321\(F\)](#), is your business (**CHOOSE ONE**):

- A. A **sole proprietorship** owned by an Alaska veteran?  
 YES       NO
- B. A **partnership** under AS 32.06 or AS 32.11 **AND** a majority of the partners are Alaska veterans?  
 YES       NO
- C. A **limited liability company** organized under AS 10.50 **AND** a majority of the members are Alaska veterans?  
 YES       NO
- D. A **corporation** that is wholly owned by individuals, **AND** a majority of the individuals are Alaska veterans?  
 YES       NO

Per [AS 36.30.321\(F\)\(3\)](#) “**Alaska veteran**” is defined as an individual who:

- (A) Served in the
  - (i) Armed forces of the United States, including a reserve unit of the United States armed forces; or
  - (ii) Alaska Territorial Guard, the Alaska Army National Guard, the Alaska Air National Guard, or the Alaska Naval Militia; and

(B) Was separated from service under a condition that was not dishonorable.  
Do you certify that the individual(s) indicated in **Question 1A, 1B, 1C, or 1D** meet this definition and can provide documentation of their service and discharge if necessary?

YES       NO

**SIGNATURE**

By signature below, I certify under penalty of law that I am an authorized representative of [Click or tap here to enter text.](#) and all information on this form is true and correct to the best of my knowledge.

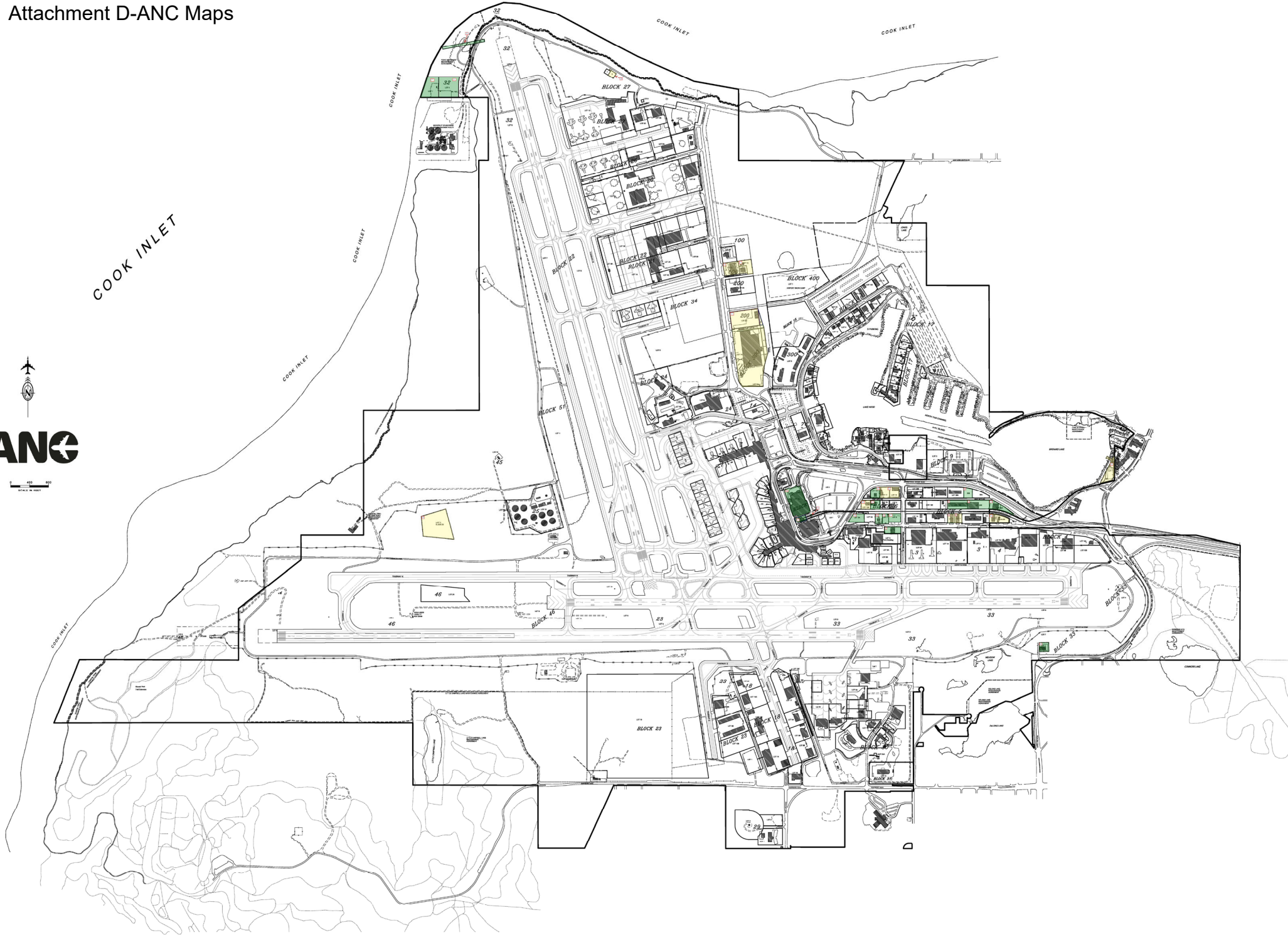
Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

# Attachment D-ANC Maps



That the Lessor, in consideration of the payments of the rents and the performance of all the covenants herein contained by the Lessee, does hereby demise and lease to the Lessee the following described property in the Anchorage Recording District, Alaska, to wit: 3.71 acres of land on the Anchorage International Airport as described and reflected on Exhibits "A" and "B", which are attached hereto and by this reference are made a part hereof.

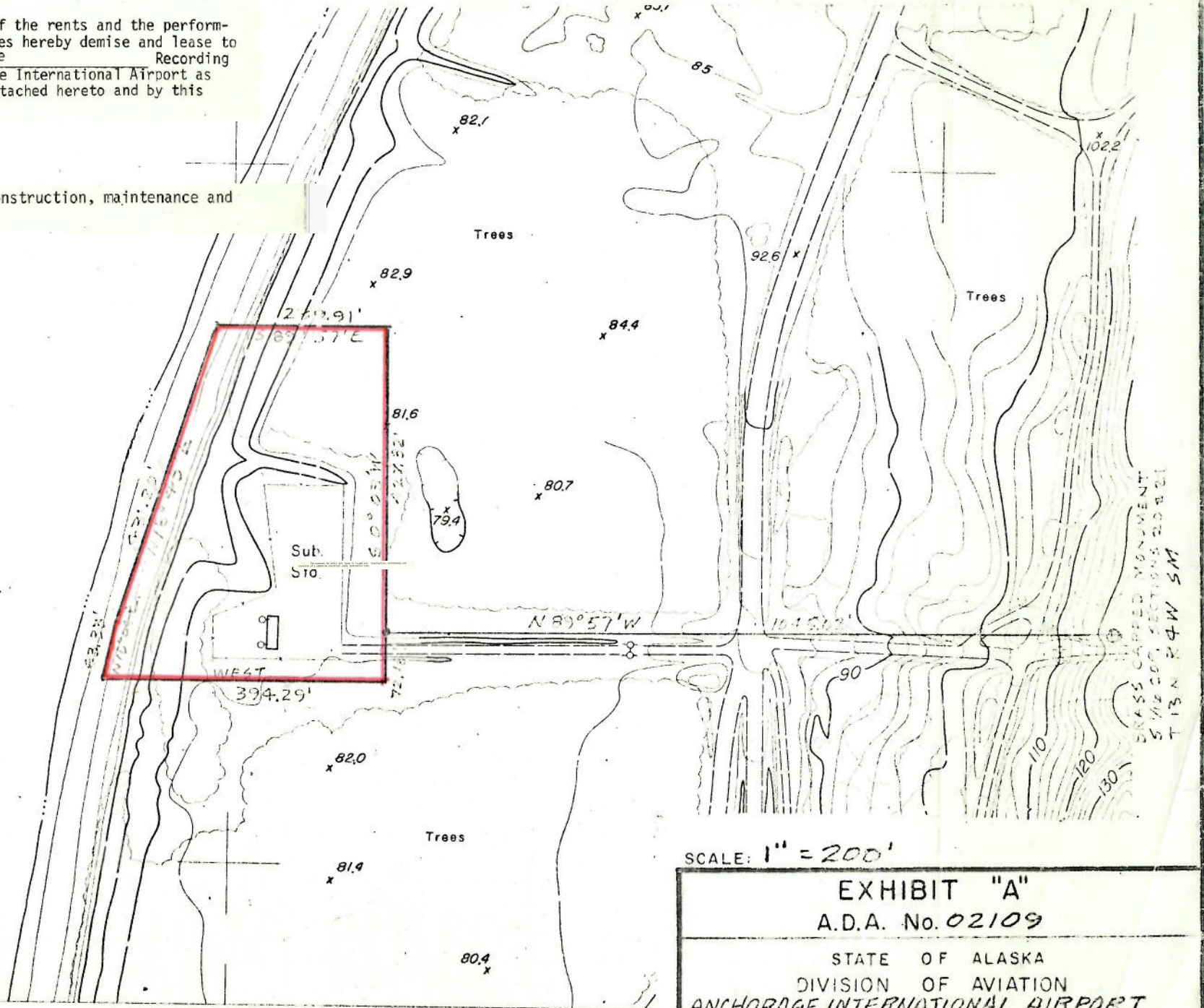
N 2,631,000

The purposes for which this lease is issued are: Construction, maintenance and operation of a submarine electrical cable termination site.



N 2,630,000

⊕ BRASS CAPPED MONUMENT  
 ● 5/8" REBAR

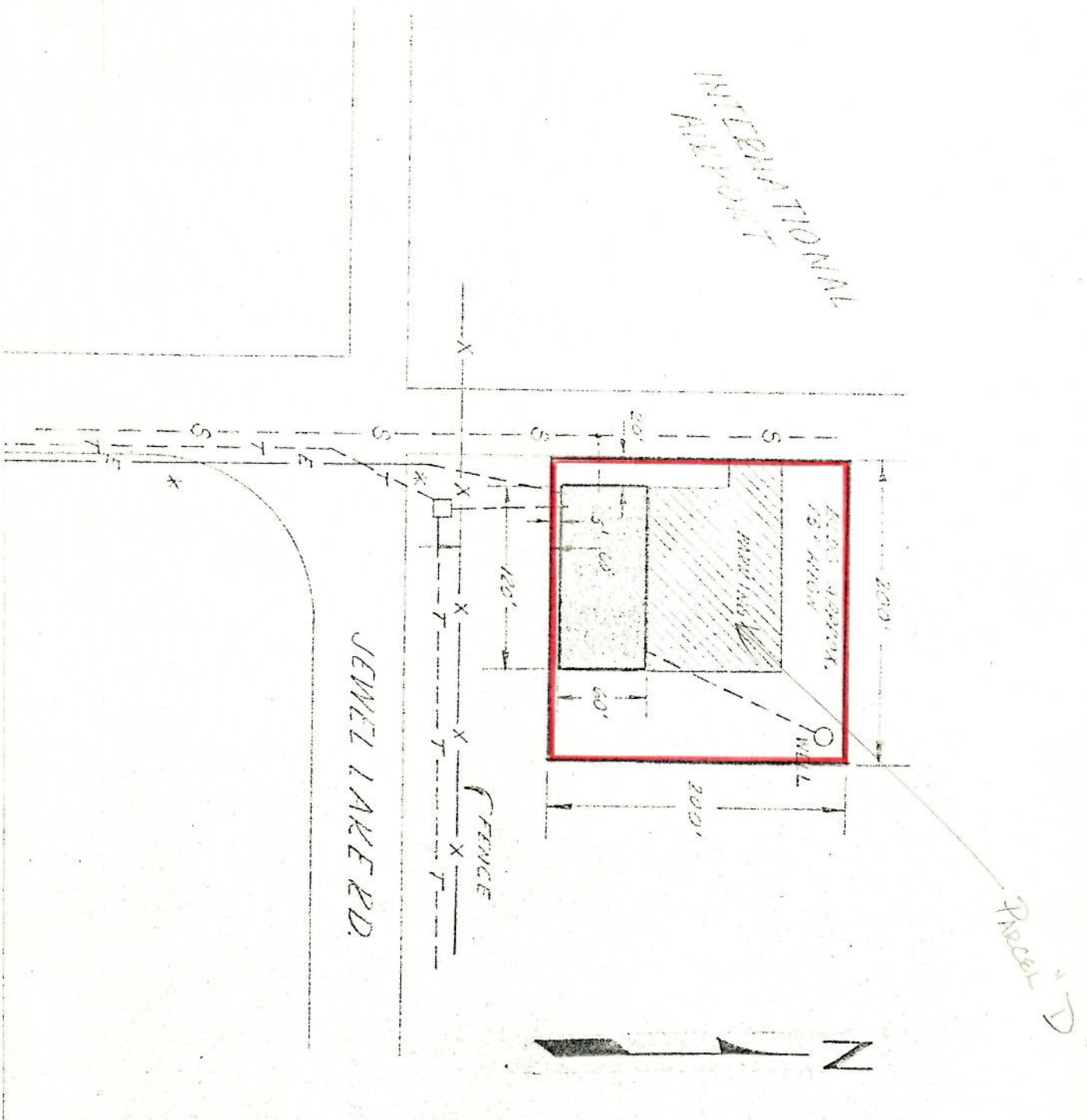


BRASS CAPPED MONUMENT  
 5/8" REBAR  
 T 13 N R 4 W SM

SCALE: 1" = 200'

<b>EXHIBIT "A"</b>		
A.D.A. No. 02109		
STATE OF ALASKA DIVISION OF AVIATION ANCHORAGE INTERNATIONAL AIRPORT		
TAKEN FROM TOPO MAP DATED OCT. 1970 SHT. 1 OF 19		
SHEET 1 OF 1	DATE 12/19/72	APPROVED
		N. C. H.

CHUGACH ELECTRIC ASSOC.  
 161,533 SQ. FT. 3.71 ACRES



GRID 19226

ANCHORAGE  
TELEPHONE UTILITY  
PROPOSED ANCHORAGE TEL. CTR.  
WEST WIRE CTR

DESIGN	MB	DCS	BU
ENGR		APPT	
DATE	APR	SHE	21

SCALE: 1"=100'

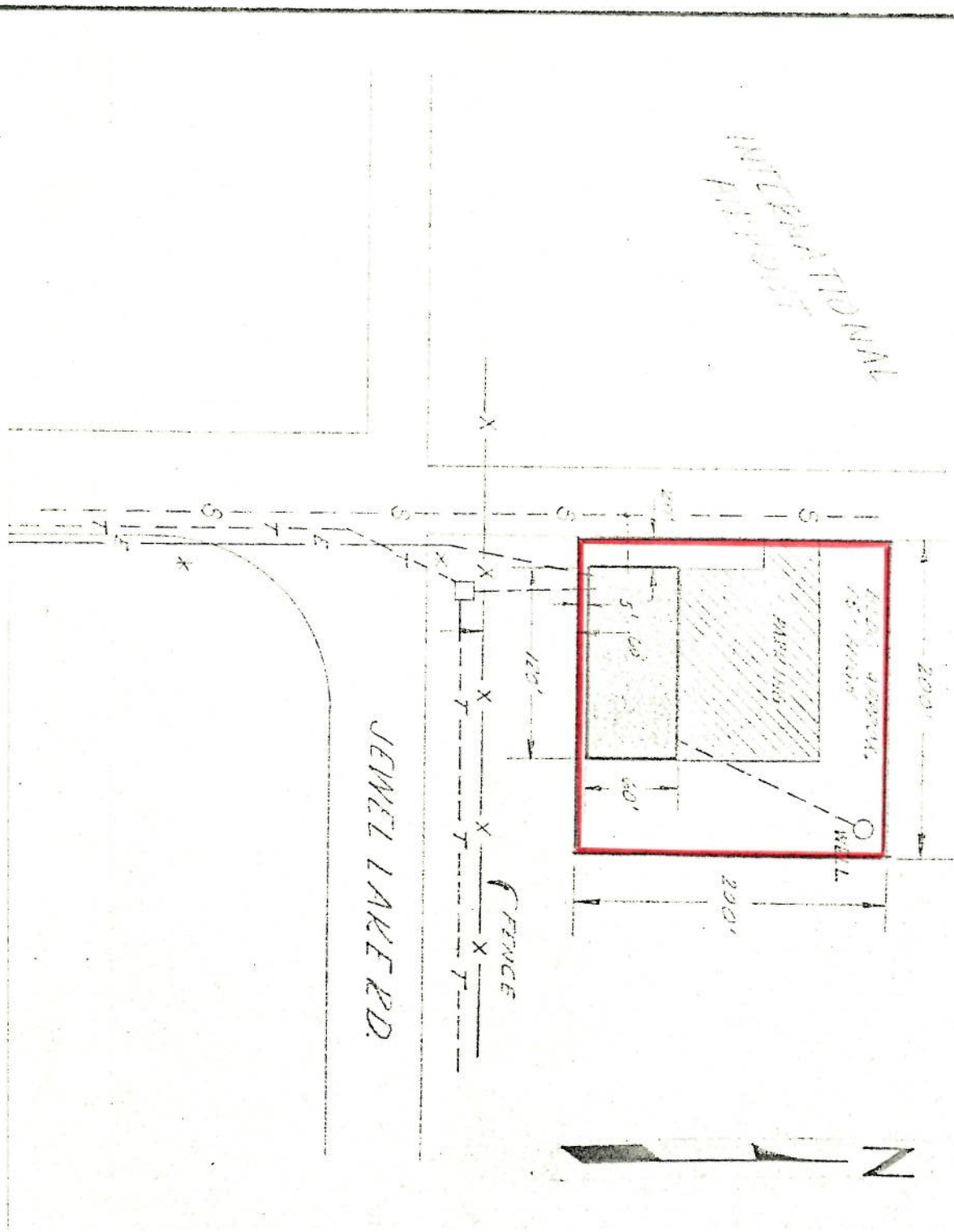
EXHIBIT "A"  
A.D.A. No. 02324

STATE OF ALASKA  
DIVISION OF AVIATION  
ANCHORAGE INT'L AIRPORT  
EXHIBIT PREPARED USING DRAWINGS  
Supplied by City.

SHEET 1 OF 1 DATE 1-2-74 APPROVED

10

INTERSECTION  
W. 10th ST.



GRID 19226

ANCHORAGE  
TELEPHONE UTILITY  
PROPOSED ANCH TIL CTR  
WEST WIRE CTR

DATE	NO.	SMS	CM
NOV	10		
NOV	10		
NOV	10		

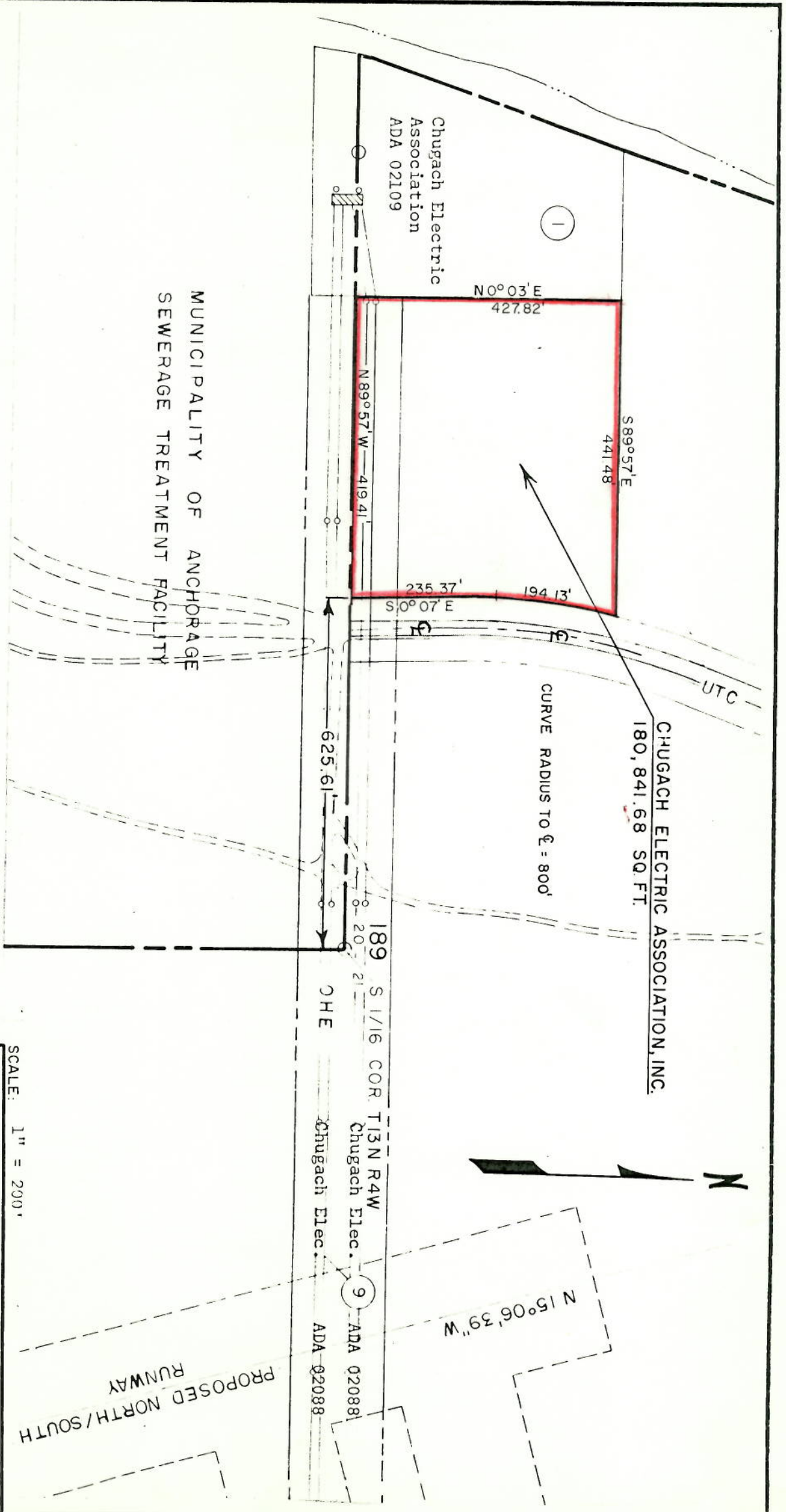
SCALE: 1"=100'

EXHIBIT "A"  
A.D.A. NO. 02324

STATE OF ALASKA  
DIVISION OF AVIATION  
ANCHORAGE INT'L AIRPORT

EXHIBIT PREPARED USING DRAWINGS  
SUPPLIED BY CITY.

SHEET 1 OF 1 DATE 1-2-74 APPROVED



MUNICIPALITY OF ANCHORAGE  
SEWERAGE TREATMENT FACILITY

A parcel of land consisting of 180,841.68 square feet within the SE 1/4 Section 20, T13N, R5W, S.1/4, on the Anchorage International Airport as shown and described in Exhibit "A", Sheet 1 of 1, dated 8/24/77, attached hereto and made a part hereof.

2. The purposes for which this lease is issued are:

For the installation and maintenance of power facilities associated with the Lessee's 138 KV transmission line system to Anchorage and to accommodate underground cable terminals for the 138 KV lines across the Lessor's new North-South runway.

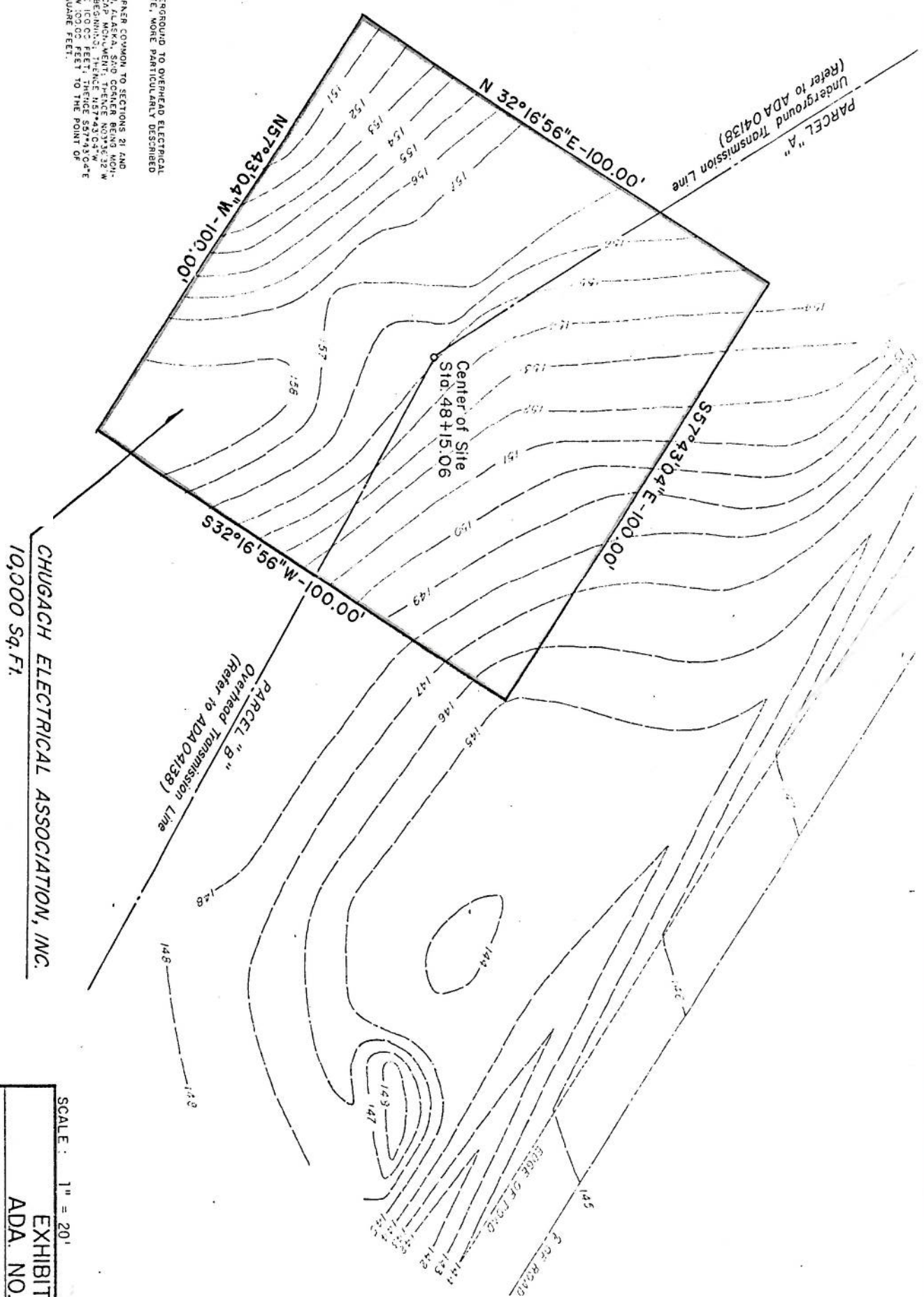
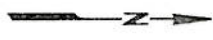
SCALE: 1" = 200'

EXHIBIT "A"  
A.D.A. NO. 03310

STATE OF ALASKA  
DEPT. OF TRANSPORTATION & PUBLIC FACILITIES  
ANCHORAGE INTERNATIONAL AIRPORT

Prepared from Anch. L.O. Dwg; Sheet 2 of 19; Undated; Unsigned.

SHEET 1 OF 1 DATE 8-24-77 APPROVED



**LEGAL DESCRIPTION**  
 A PARCEL OF LAND FOR AN UNDERGROUND TO OVERHEAD ELECTRICAL TRANSMISSION LINE TERMINAL SITE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 21 AND 28, T14N, R4W, SEWARD MERIDIAN, ALASKA, A S. 1/4 CORNER BEING MONUMENTED WITH A G.L.O. BRASS CAP MONUMENT, THENCE BEARING S 67°43'04"E 100.00 FEET TO THE POINT OF BEGINNING; THENCE N 57°43'04"W 100.00 FEET; THENCE S 32°16'56"E 100.00 FEET; THENCE S 32°16'56"W 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET.

**AUTHORIZED USES:**

2. This lease is issued for the following authorized uses:

To install, operate and maintain an electrical transmission line terminal site for use in connection with an electrical transmission line to be installed by the lessee in accordance with Right-of-Way Agreement ADA-04138.

SCALE: 1" = 20'

EXHIBIT "A"	
ADA NO. 04122	
STATE OF ALASKA	
DEPT. OF TRANSPORTATION & PUBLIC FACILITIES	
ANCHORAGE INTERNATIONAL AIRPORT	
Prepared using Chugach Elec. Assoc. Proposal	
Drwg. (Terminal Site) Sht. 1 of 1; Revised 3/12	
SHEET 1 OF 1	DATE 4/30/80
APPROVED	

C 7 N 89°56'06" E 300.00 C 8  
C 9 0°03'54" E 10.00'

**LEGAL DESCRIPTION**

**LOT 2**

A parcel of land located within the southeast 1/4 of Section 4, Township 12 North, Range 4 West, Seward Meridian, Alaska. More particularly described as follows: Beginning at the southeast corner of said Section 4, a 2 1/2" brass cap monument, having grid coordinates of Y = 2,612,951.312 X = 1,643,626.832 of the Alaska State Plane Coordinate System, Zone 4 (NAD83); thence N 22°41'11" W (this and subsequent bearings refer to the above referenced State Plane Coordinate System) 1548.29 feet to C4, this corner is marked with 5/8"x30" rebar with a 2" aluminum cap, located on the westerly boundary of Parcel 1, said point also being the True Point of Beginning; thence S 89°56'06" W, 185.00 feet to C5; thence northwesterly along a curve to the right having a radius of 300.00 feet, 471.24 feet to C6, a point of tangency; thence N 0°03'54" W 310.00 feet to C7; thence N 89°56'06" E, 300.00 feet to C8; thence S 0°03'54" E, 10.00 feet to C9, the beginning of a non-tangent curve concave southwesterly, having a radius of 300.00 feet to which a radial line bears N 0°03'54" W, thence southeasterly 539.84 feet along said curve through a central angle of 103°06'03" to C10, the beginning of a common boundary with Parcel 1, thence continuing along said curve 203.29 feet through a central angle of 35°49'34" to C11, the beginning of a non-tangent line; thence S 0°03'54" E, 63.83 feet to C4, the True Point of Beginning, containing 7.089 acres more or less.

Δ = 103°06'03"  
R = 300.00'  
T = 377.83'  
L = 539.84'

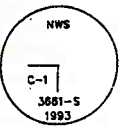
RADIUS POINT

**LOT 2, BLOCK 29**  
308,910 Sq. Ft.  
7.089 Ac.

Δ = 90°00'00"  
R = 300.00'  
T = 300.00'  
L = 471.24'

Δ = 38°49'34"  
R = 300.00'  
T = 105.72'  
L = 203.29'

TYPICAL MONUMENT MARK



**LEGAL DESCRIPTION**

**LOT 1**

A parcel of land located within the southeast 1/4 of Section 4, Township 12 North, Range 4 West, Seward Meridian, Alaska. More particularly described as follows: Beginning at the southeast corner of said Section 4, a 2 1/2" brass cap monument, having grid coordinates of Y = 2,612,951.312 X = 1,643,626.832 of the Alaska State Plane Coordinate System, Zone 4 (NAD83); thence N 35°23'37" W (this and subsequent bearings refer to the above referenced State Plane Coordinate System) 1,757.38 feet to C1, this corner is marked with 5/8"x30" rebar with a 2" aluminum cap, located on the westerly Right-of-Way of Sand Lake Road, said point also being the True Point of Beginning; thence S 0°03'54" E, along said Right-of-Way, 357.00 feet to C2; thence S 89°56'06" W, 517.00 feet to C3; thence N 0°03'54" W, 125.00 feet to C4; thence on the prolongation of said line 63.83 feet to C11, the beginning of a non-tangent curve concave northwesterly, having a radius of 300.00 feet and to which point a radial line bears S 38°08'17" E; thence northeasterly 203.29 feet along said curve through a central angle of 35°49'34" to C10, the beginning of a non-tangent line; thence N 89°56'06" E, 409.81 feet to C1, the True Point of Beginning, containing 3.978 acres more or less.

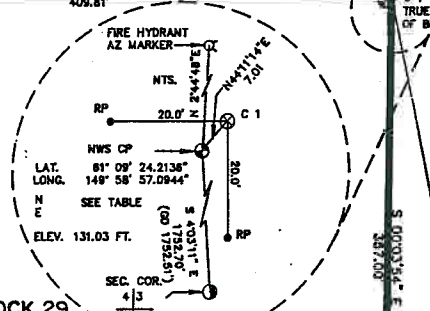
**NOTES**

- ELEVATIONS are based upon Municipality of Anchorage Datum, (MSL). A 2 1/2" brass cap monument, located from the intersection of Sand Lake Road and Raspberry Road, thence South 0.4 miles along Sand Lake Road to the intersection with Wandering Drive, thence East 64.5 feet along Wandering Drive, thence North 38.5 feet to the brass cap. Elev. 109.54 (MSL).
- BASIS OF COORDINATES:** Point HV-14, an aluminum cap monument, located approximately 2 feet West of the East side of Sand Lake Road asphalt, approximately 100 feet South of 72nd Avenue, described in the Global Positioning System Control Network of Anchorage International Airport, Alaska State Plane Coordinate System, Zone 4, (NAD83).
- BUILDING SETBACK:** No building or other permanent structure may be constructed or placed within 10 feet of any boundary line of the premises. This restriction does not apply to a common boundary line between contiguous parcels of land leased by the Government or to environmental monitoring wells. This restriction does not prohibit the placement of fencing within 10 feet of any boundary line of the premises provided the installation is approved in writing by the Lessor.
- Distances shown are ground distances except as noted.
- Parcel coordinates are unadjusted and computed using grid bearings and ground distances based on permanent monument CP NWS.

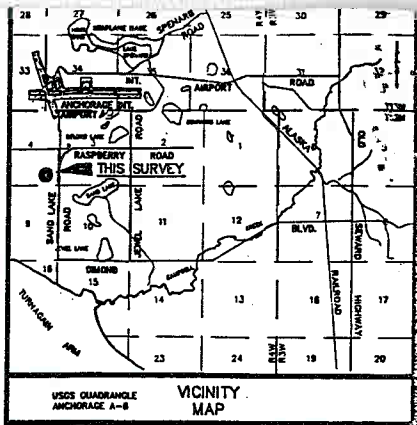
COORDINATES					
CORNER	Y	X	CORNER	Y	X
SEC. COR. 3,4,9,10	2,612,951.312	1,643,626.832	C 5	2,614,471.675	1,642,808.115
NWS CP	2,614,699.445	1,643,502.965	C 6	2,614,771.335	1,642,505.775
RADIUS POINT	2,614,771.675	1,642,805.775	C 7	2,615,081.334	1,642,505.423
C 1	2,614,704.471	1,643,507.851	C 8	2,615,081.675	1,642,805.423
C 2	2,614,347.472	1,643,508.256	C 9	2,615,071.675	1,642,805.434
C 3	2,614,346.885	1,642,991.257	C10	2,614,704.006	1,643,098.043
C 4	2,614,471.885	1,642,991.115	C11	2,614,535.718	1,642,991.042

**BEARING OBJECTS**

CORNER	BEARING	DIST	OBJECT
C 1	S 0° E S 44° W S 90° E	20.0 7.0 20.0	5/8"x30" REBAR BRASS CAP MON 5/8"x30" REBAR
C 2	S 72° W N 45° W N 17° W	19.7 3.2 29.8	6" BIRCH 6" BIRCH 6" BIRCH
C 3	N 62° E S 49° W N 8° W	0.8 6.9 17.1	4" BIRCH 6" BIRCH 6" BIRCH
C 4	N 52° E N 30° W	1.4 6.7 15.7	12" COTTONWOOD 12" COTTONWOOD 6" BIRCH
C 5	S 7° E N 85° W N 1° W	8.1 22.5 20.8	6" SPRUCE 4" ASPEN 6" BIRCH
C 6	S 50° E S 86° W N 8° E	12.4 14.8 16.9	8" BIRCH 8" BIRCH 8" SPRUCE
C 7	S 78° E S 64° W N 26° W	30.3 8.5 32.0	18" SPRUCE 14" BIRCH 16" SPRUCE
C 8	S 28° E S 30° W S 75° W	7.0 24.0 45.9	12" SPRUCE 22" BIRCH 16" SPRUCE
C 9	N 34° E S 48° W S 88° W	4.4 16.6 45.1	12" SPRUCE 8" BIRCH 16" BIRCH
C 10	S 58° E S 36° E S 71° W	17.2 4.8 14.9	6" BIRCH 6" BIRCH 6" BIRCH



**LOT 1, BLOCK 29**  
173,275 Sq. Ft.  
3.978 Ac.



**SURVEYOR'S CERTIFICATE**

THIS CERTIFICATE OF SURVEY IS CERTIFIED ONLY TO THE NATIONAL WEATHER SERVICE AND SAID CERTIFICATE SHALL NOT TRANSFER TO ANY NEW OWNER OR OWNERS OF THE SUBJECT PROPERTY. THIS IS TO CERTIFY THAT I AM PROPERLY REGISTERED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

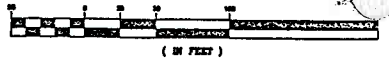
DATE Oct 9, 1993 REGISTRATION NO. 3661-S

*Kenneth B. Jurbina*  
REGISTERED LAND SURVEYOR



**ADA 30512**  
**482,185 Sq. Ft.**

**GRAPHIC SCALE**



1 U.S. ACER = 0.4047 HECTARES  
1 METER = 3.2808333 U.S. FEET

**LEGEND**

- ⊗ 5/8" x 30" REBAR SET W/ 2" AL CAP
- ⊙ MONUMENTS OF RECORD FOUND
- ⊕ PERMANENT MONUMENT SET 3 1/4" BRASS CAP IN 4" ID x 42" CONCRETE FILLED IRON PIPE
- 5/8" x 30" REBAR SET
- GD (GRID DISTANCE)

**BASIS OF COORDINATES**

HV-14  
Y 2814141.848 FT.  
X 1643460.753 FT.  
ASP ZONE 4 (NAD 83)  
SF = .999894048

**ENGINEERING NOTES:**

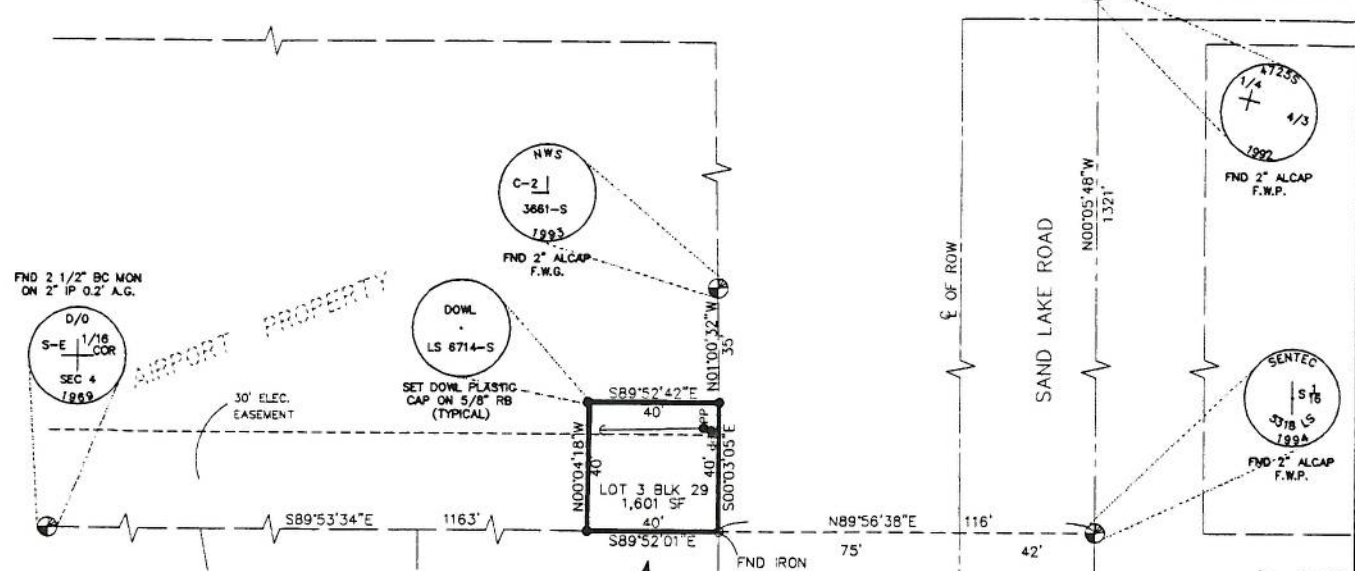
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES  
AIRPORT LEASING

**EXHIBIT "A"**  
ADA No. 30512 EXHIBIT DATE: 12-7-93  
Prepared from National Weather  
Service Survey Dated 9-13-93

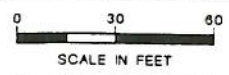
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LEASING	AS SHOWN
ENGINEERING	SHEET   OF



RASPBERRY ROAD



LEASE AGREEMENT  
 ADA 30655  
 1,601 SF



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 EXHIBITS\ADA\30655.DWG

AIRPORT LEASING

STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 AND PUBLIC FACILITIES



# EXHIBIT A

ADA NO: 30655  
 EXHIBIT DATE: 5-22-1995

DRAFTED: *G* CHECKED: *MS* APPROVED: *[Signature]*

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RAC  
UNDER  
CONSTRUCTION

ADA 30979

Lot 8A 432 sf

Lot 7C 27,000 sf

TOTAL 27,432 sf

Appurtenant Road  
Easement 7,300 sf

Aerial Easement  
35,000 sf

Existing ARRC  
100' ROW



AIRPORT LEASING

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES



Ted Stevens  
Anchorage  
International Airport

# EXHIBIT B

ADA NO: 30979

EXHIBIT DATE: 02/07/2007

DRAFTED:

CHECKED:

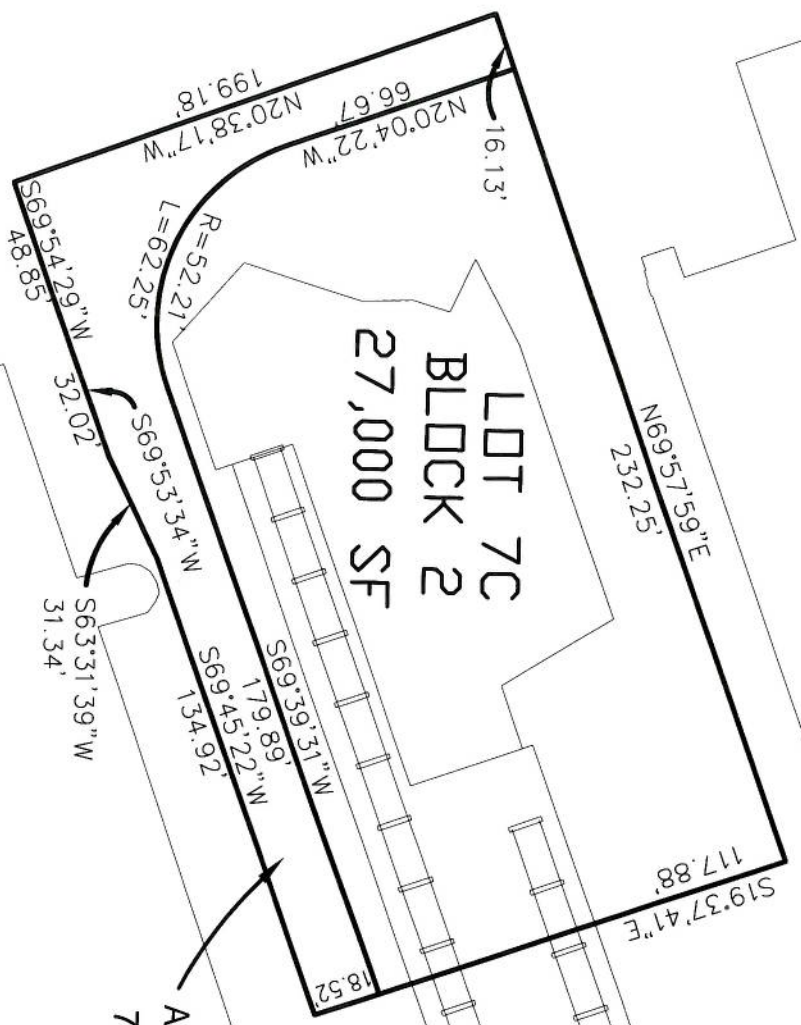
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APPURTENANT ROAD EASEMENT  
7,300 SF



AIRPORT LEASING

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES  
**Anchorage**  
Ted Stevens  
International Airport

**EXHIBIT D**

ADA NO: 30979  
EXHIBIT DATE: 2/2/2007

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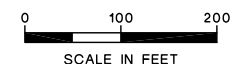
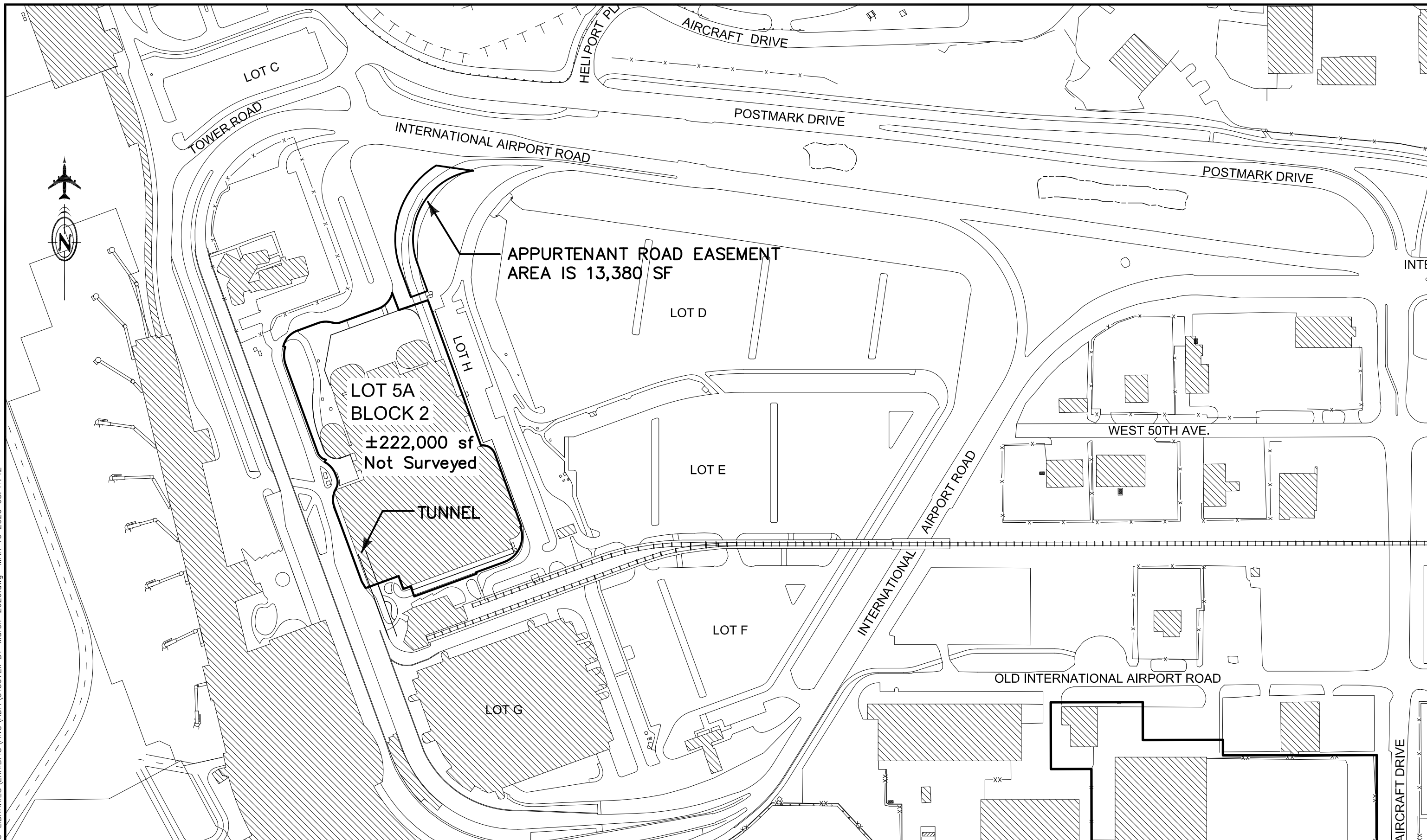


Exhibit Date 9-1-2005  
AIRPORT LEASING

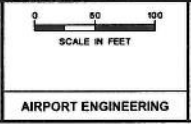
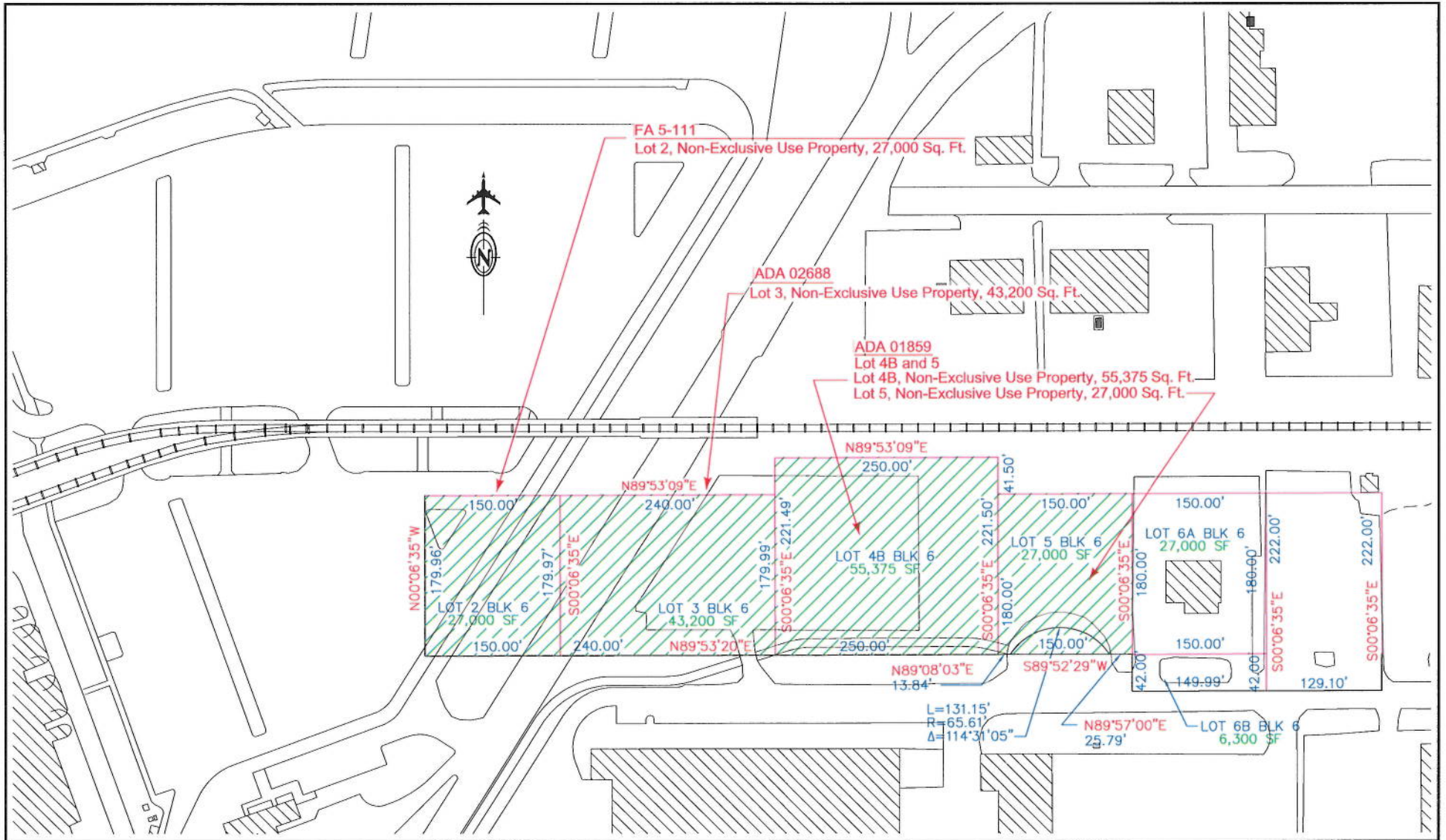
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

Ted Stevens  
**Anchorage**  
International Airport

EXHIBIT B  
ADA NO. 31367  
PREMISES AND  
APPURTENANT ROAD EASEMENT

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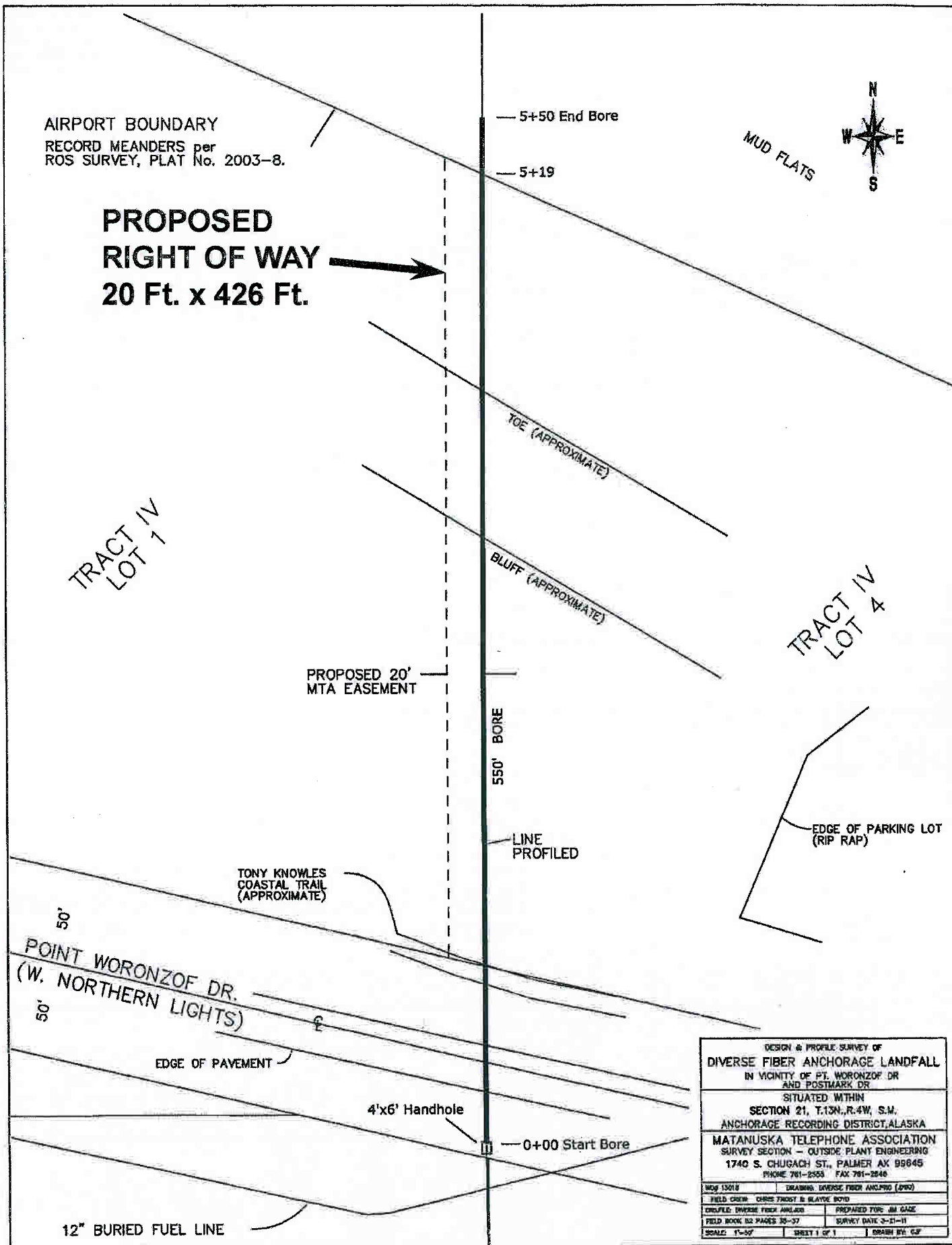
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES

Ted Stevens  
**Anchorage**  
International Airport

**Exhibit A**  
ADA: 31729  
EXHIBIT DATE: Aug 29, 2017

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DESIGN & PROFILE SURVEY OF	
DIVERSE FIBER ANCHORAGE LANDFALL	
IN VICINITY OF PT. WORONZOF DR AND POSTMARK DR	
SITUATED WITHIN	
SECTION 21, T.13N., R.4W., S.W.	
ANCHORAGE RECORDING DISTRICT, ALASKA	
MATANUSKA TELEPHONE ASSOCIATION	
SURVEY SECTION - OUTSIDE PLANT ENGINEERING	
1740 S. CHUGACH ST., PALMER AK 99645	
PHONE 761-2553 FAX 761-2546	
NOV 13/08	DRAWING: DIVERSE FIBER ANCHOR (DWG)
FIELD CREW: CHRIS TROST & BLAYNE BOYD	
PROFILE: DIVERSE FIBER ANCHOR	
FIELD BOOK #2 PAGES 35-37	PREPARED FOR: JM GAGE
	SURVEY DATE: 3-21-11
SCALE: 1"=30'	SHEET 1 OF 1
	DRAWN BY: CJF

Airport land located in North Airpark north of Block 27, Lot 6, consisting of 8,520 square feet, (running south of Pt. Woronzof Drive, north to the Cook Inlet mud flats for a total of four hundred twenty-six lineal feet for a width of twenty feet) of land on the Ted Stevens



T13N

S31

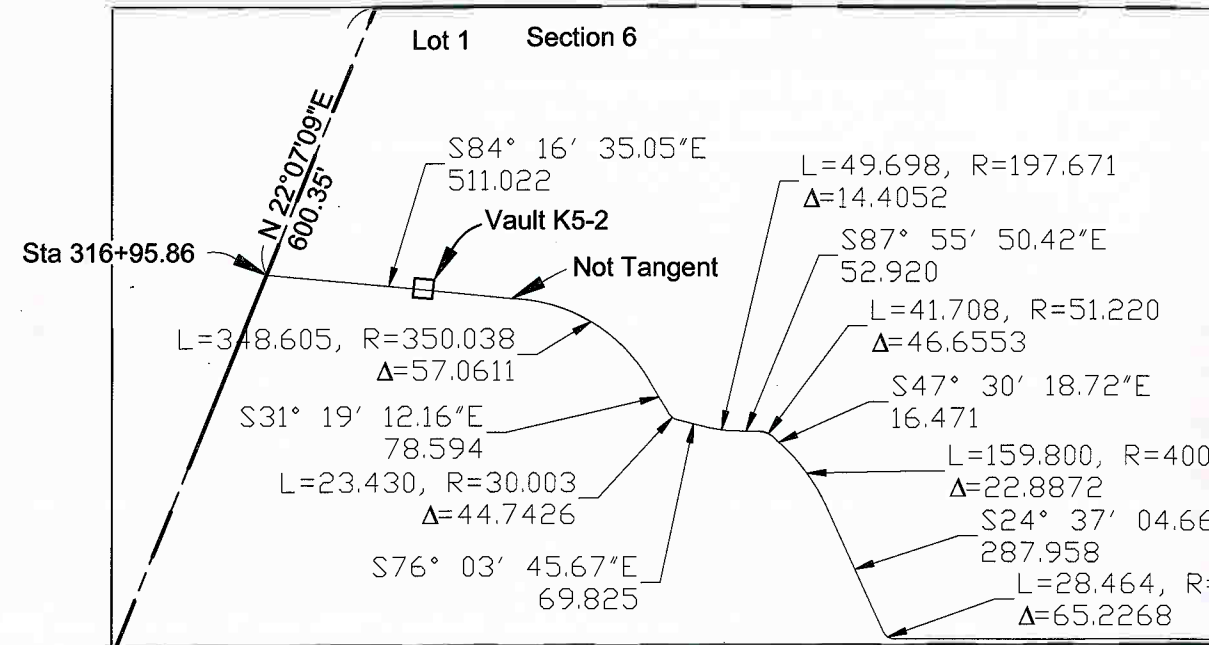
S32

T12N

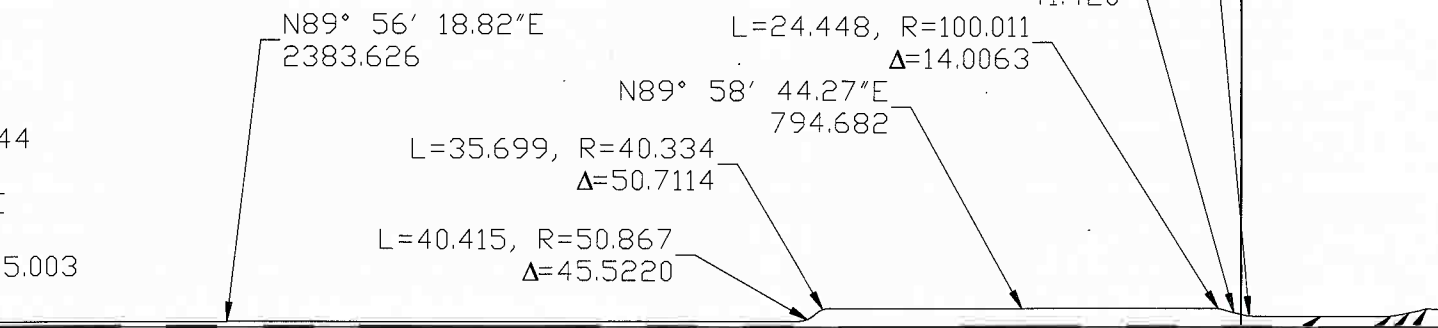
Range 4 West

S6

S5

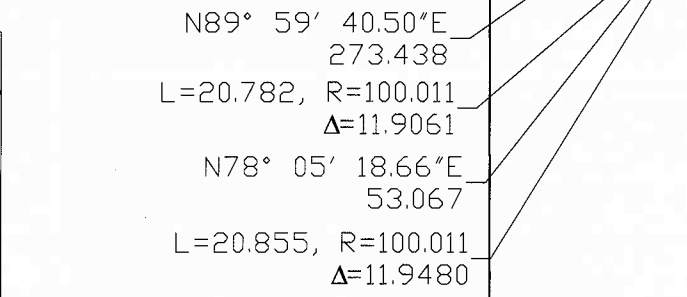
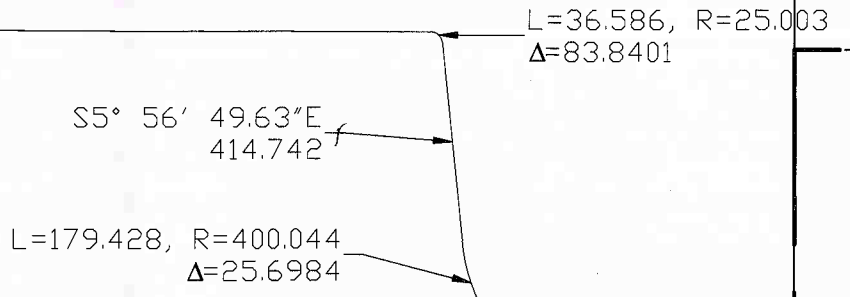
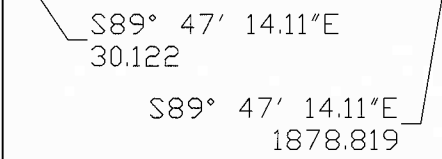
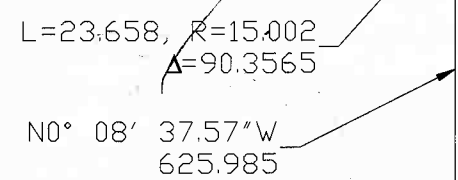


**Airport Tract IX**

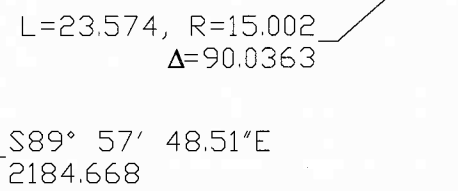


Match Line

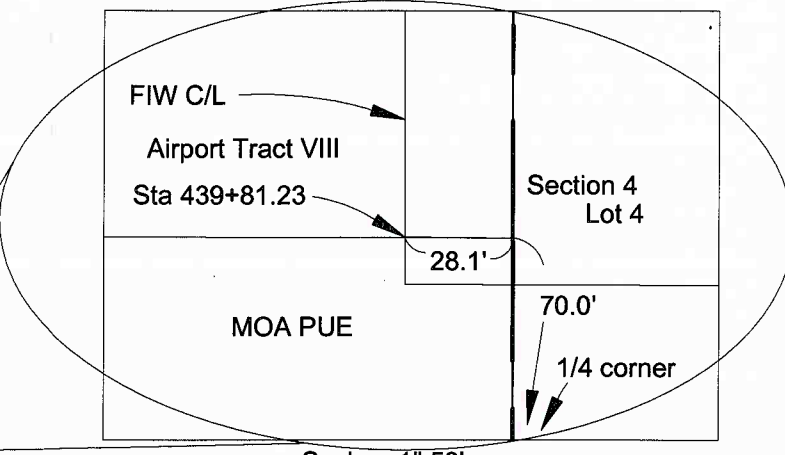
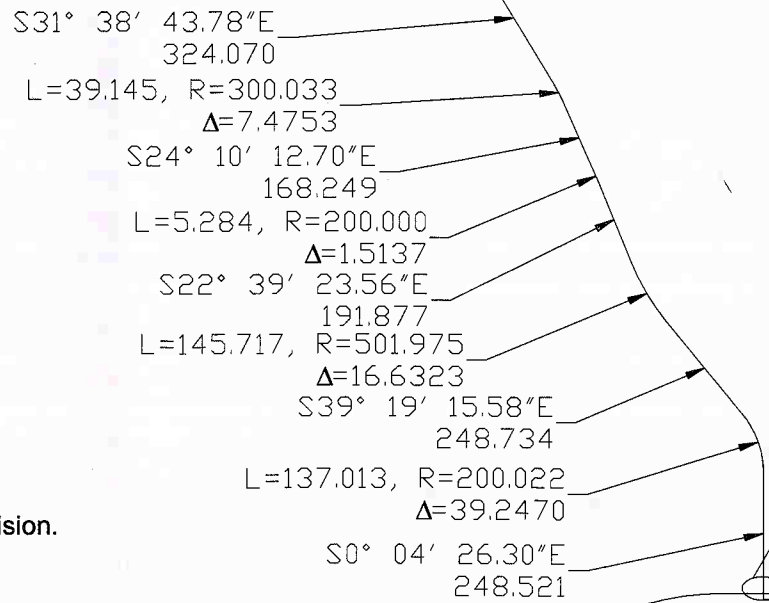
**Airport Tract IX**



Match Line



**Airport Tract VIII**



Scale = 1"=50'

Stationing is from Chugach Electric Land Use Permit Drawings showing November 8, 2011 revision.

Fire Island Wind powerline permit on airport property.  
 Located within Sections 3, 4, 5, and 6, Township 12 North, Range 4 West;  
 and Section 35, Township 13 North, Range 4 West, Seward Meridian, State of Alaska  
 The permit area is twenty-five feet or fifty feet wide centered on the powerline centerline as delineated in this exhibit A.



AIRPORT ENGINEERING

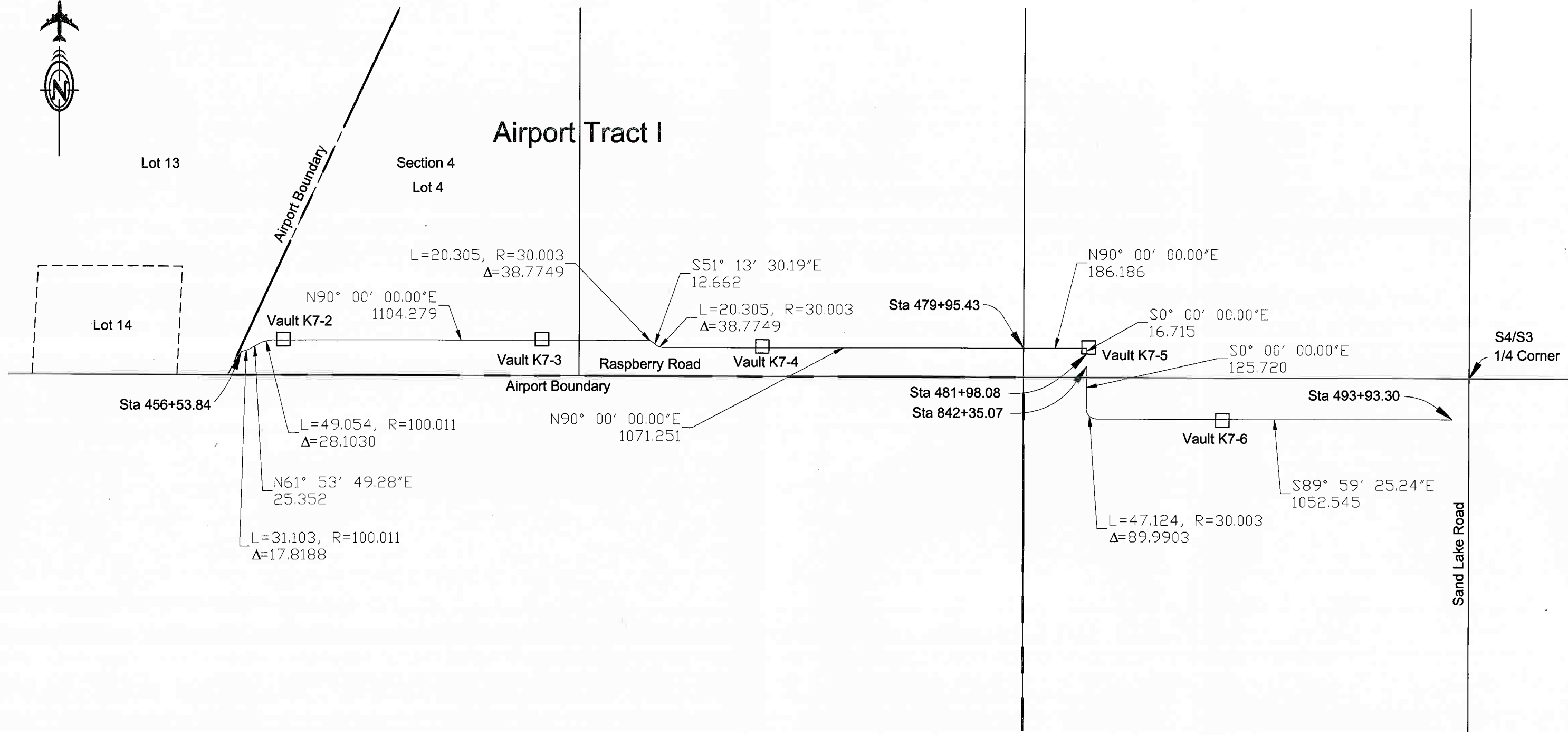
STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 AND PUBLIC FACILITIES

Ted Stevens  
**Anchorage**  
 International Airport

Exhibit A  
 ADA 31773  
 November 2011

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Stationing is from Chugach Electric Land Use Permit Drawings showing November 8, 2011 revision.

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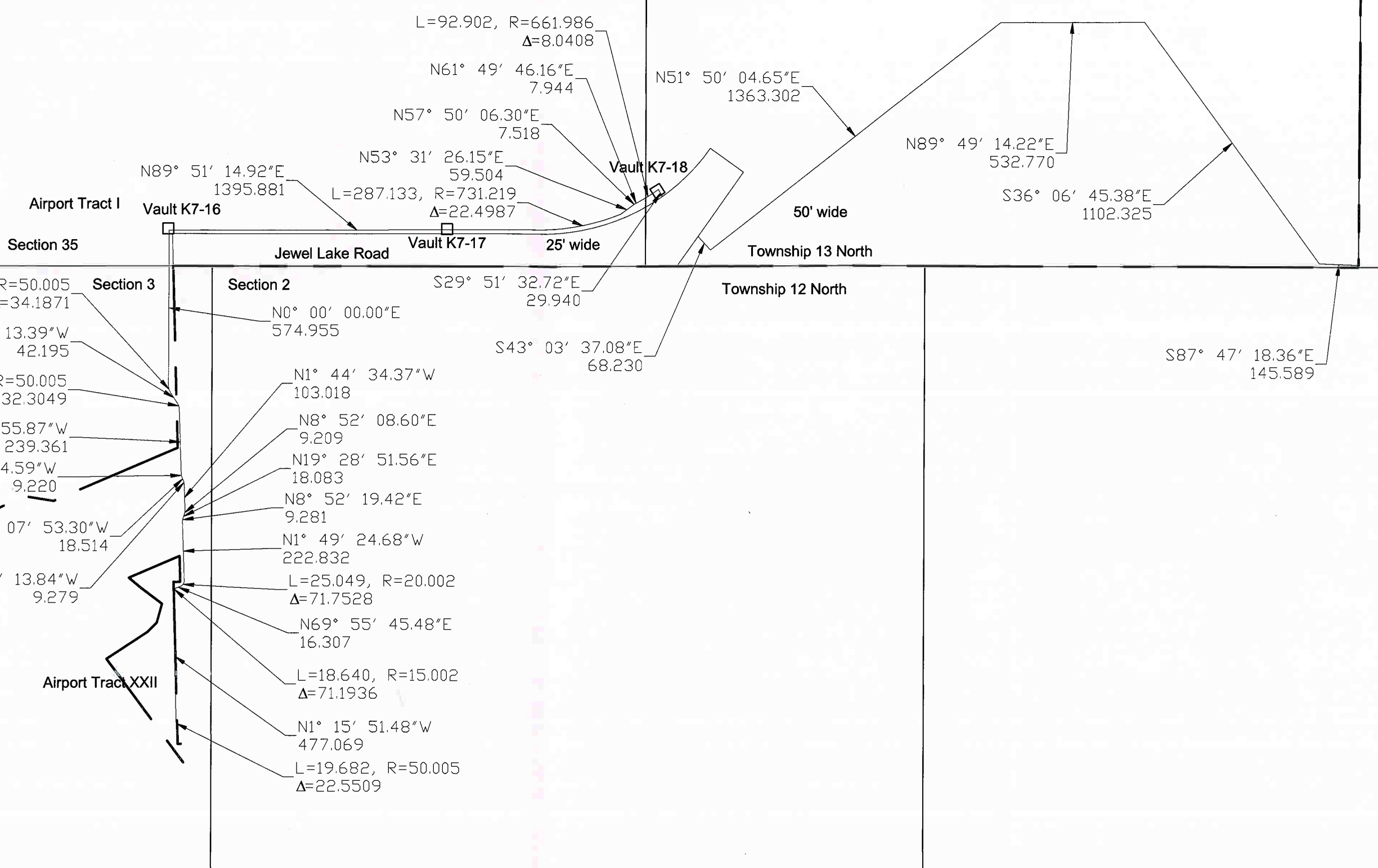
Fire Island Wind powerline permit on airport property.  
 Located within Sections 3, 4, 5, and 6, Township 12 North, Range 4 West;  
 and Section 35, Township 13 North, Range 4 West, Seward Meridian, State of Alaska  
 The permit area is twenty-five feet or fifty feet wide centered on the powerline centerline as delineated in this exhibit A.

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 AIRPORT ENGINEERING

STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 AND PUBLIC FACILITIES  
  
 Ted Stevens  
**Anchorage**  
 International Airport

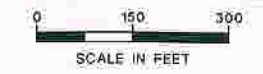
Exhibit A  
 ADA 31773  
 November 2011

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Stationing is from Chugach Electric Land Use Permit Drawings showing November 8, 2011 revision.

Fire Island Wind powerline permit on airport property.  
 Located within Sections 3, 4, 5, and 6, Township 12 North, Range 4 West;  
 and Section 35, Township 13 North, Range 4 West, Seward Meridian, State of Alaska  
 The permit area is twenty-five feet or fifty feet wide centered on the powerline centerline as delineated in this exhibit A.



AIRPORT ENGINEERING

STATE OF ALASKA  
 DEPARTMENT OF TRANSPORTATION  
 AND PUBLIC FACILITIES

Ted Stevens  
**Anchorage**  
 International Airport

Exhibit A  
 ADA 31773  
 November 2011

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ADA 32392  
593,710 Sq. Ft.

*BLOCK 33*  
LOT 10



**DRAFT DELIBERATIVE**

0 200 400  
SCALE IN FEET

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
AND PUBLIC FACILITIES



AIRPORT ENGINEERING

**EXHIBIT**

ADA NO:  
EXHIBIT DATE:

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APPROVED:

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Attachment E-Lease Holds

Contract #	Round	Line #	Company	Notes	Lot Square Ft.	Block	Lot	Contract Status	Contract Effective	Contract Expiration
ADA 30207	1	3	Great Alaska Leasing LLC	LAND - see map	54,050	100	1C	ACTIVE	10/01/1988	07/31/2043
ADA 30207	1	3	Great Alaska Leasing LLC	LAND - see map	31,200	100	1D	ACTIVE	10/01/1988	07/31/2043
ADA 30092	1	4	Hilde, Dean	LAND - see map	30,750	5	7	ACTIVE	10/01/1986	09/30/2041
ADA 05912	1	5	CCR LLC	LAND - see map	100,750	100	1E	ACTIVE	08/01/1985	07/31/2025
ADA 30091	1	7	Northstar Gas, LLC	LAND - see map	30,750	5	6	ACTIVE	10/01/1986	04/14/2027
ADA 32392	1	8	Municipality of Anchorage	LAND - see exhibit A	593,710	33	10	ACTIVE	11/01/2021	10/31/2024
ADA 30666	1	14	USPS - Postal Service	LAND - see map	208,870	200	3C	ACTIVE	05/30/1996	07/01/2028
ADA 30666	1	14	USPS - Postal Service	LAND - see map	10,704	200	5	ACTIVE	05/30/1996	07/01/2028
ADA 30666	1	14	USPS - Postal Service	LAND - see map	43,385	200	6	ACTIVE	05/30/1996	07/01/2028
ADA 30666	1	14	USPS - Postal Service	LAND - see map	673,925	300	1A	ACTIVE	05/30/1996	07/01/2028
ADA 30666	1	14	USPS - Postal Service	LAND - see map	47,244	300	4	ACTIVE	05/30/1996	07/01/2028
ADA 30666	1	14	USPS - Postal Service	LAND - see map	4,325	300	5	ACTIVE	05/30/1996	07/01/2028
ADA 31381	1	18	Chugach Electric Association Inc	LAND - see map	16,560	27	8	ACTIVE	02/01/2006	01/31/2061
ADA 05338	1	22	RHM Anchorage LLC	LAND - see map	66,770	28	1	ACTIVE	08/01/1985	07/31/2040
ADA 05338	1	22	RHM Anchorage LLC	LAND - see map	12,081	28	6	ACTIVE	08/01/1985	07/31/2040
ADA 32089	1	29	Anchorage Fueling and Service Co	LAND - see map	316,460	25	3	HOLD	03/01/2017	07/31/2025
ADA 01823	1	30	Copper River Rentals LLC	LAND - see map	35,900	6	12A	HOLD	07/01/1974	06/30/2024
ADA 02625	1	32	Alaska Rent A Car Inc	LAND - see map	49,000	6	16	HOLD	07/01/1974	06/30/2020
ADA 02625	1	32	Alaska Rent A Car Inc	LAND - see map	49,000	6	17	HOLD	07/01/1974	06/30/2020
ADA 30629	1	33	Air Park Inc	LAND - see map	69,318	5	35	HOLD	05/01/1970	04/30/2021
ADA 31471	TBD	1	Anchorage Cargo Center LLC	LAND - see map	71,371	5	33A	ACTIVE	11/21/2006	11/20/2061
ADA 31471	TBD	1	Anchorage Cargo Center LLC	LAND - see map	4,149	5	33A	ACTIVE	11/21/2006	11/20/2061
ADA 31413	TBD	2	Anchorage Cargo Center LLC	LAND - see map	83,214	5	20B	ACTIVE	07/20/2005	07/19/2060
ADA 31413	TBD	2	Anchorage Cargo Center LLC	LAND - see map	39,814	5	30B	ACTIVE	07/20/2005	07/19/2060
ADA 04999	TBD	6	Flowers International LLC	LAND - see map	47,265	3	4	ACTIVE	07/01/1982	04/14/2027
ADA 31727	TBD	9	Floyd & Sons Inc	LAND - see map	28,660	6	7	ACTIVE	01/01/2011	04/14/2027
ADA 30538	TBD	10	Floyd & Sons Inc	LAND - see map	27,000	6	6A	ACTIVE	10/01/1995	04/14/2027
ADA 30538	TBD	10	Floyd & Sons Inc	LAND - see map	6,300	6	6B	ACTIVE	10/01/1995	04/14/2027
ADA 32233	TBD	11	EAN Holdings LLC	LAND - see map	36,000	6	11	ACTIVE	09/15/2018	09/14/2038
ADA 32182	TBD	12	Delta Leasing LLC	LAND - see map	43,600	6	18A	ACTIVE	01/01/2018	04/14/2027
ADA 32108	TBD	13	Tatitlek Properties Inc	LAND - see map	59,193	5	34A	ACTIVE	12/22/2016	12/21/2051
ADA 30512	TBD	15	USDOC - National Oceanic & Atmospheric Adm (NOAA)	LAND - Not mapped	173,275	29	1	ACTIVE	04/01/1994	03/31/2044
ADA 30512	TBD	15	USDOC - National Oceanic & Atmospheric Adm (NOAA)	LAND - Not mapped	308,910	29	2	ACTIVE	04/01/1994	03/31/2044
ADA 31773	TBD	16	Chugach Electric Association Inc	LAND - see exhibit A	161,533	NA	NA	ACTIVE	11/18/2011	11/18/2046
ADA 31758	TBD	17	Matanuska Telephone Association	EASEMENT - see exhibit A	8,520	27	6	ACTIVE	11/01/2011	10/31/2041
ADA 31367	TBD	19	Anchorage RAC Center LLC	LAND - see exhibit B	226,421	2	5A	ACTIVE	09/01/2005	08/31/2035

ADA 30979	TBD	20	Alaska Railroad Corporation	LAND - see exhibit B	27,000	2	7C	ACTIVE	02/01/2000	01/31/2055
ADA 30979	TBD	20	Alaska Railroad Corporation	LAND - see exhibit B	432	2	8A	ACTIVE	02/01/2000	01/31/2055
ADA 30655	TBD	21	ACS of Anchorage LLC	LAND - Not mapped	1,601	29	3	ACTIVE	06/22/1995	03/31/2044
ADA 04122	TBD	23	Chugach Electric Association Inc	LAND - see exhibit A	10,000	NA	NA	ACTIVE	05/15/1980	05/15/2035
ADA 03310	TBD	24	Chugach Electric Association Inc	LAND - see exhibit A	180,842	32	4	ACTIVE	01/01/1979	06/30/2027
ADA 02324	TBD	25	ACS of Anchorage LLC	LAND - see exhibit A	40,000	33	1	ACTIVE	07/01/1974	06/30/2029
ADA 02109	TBD	26	Chugach Electric Association Inc	LAND - see exhibit A	161,533	32	1	ACTIVE	07/01/1972	07/01/2027
ADA 31729	TBD	27	Anchorage Fueling and Service Co	LAND - see exhibit A	27,000	6	2	ACTIVE	06/01/2017	04/14/2027
ADA 31729	TBD	27	Anchorage Fueling and Service Co	LAND - see exhibit A	43,200	6	3	ACTIVE	06/01/2017	04/14/2027
ADA 31729	TBD	27	Anchorage Fueling and Service Co	LAND - see exhibit A	27,000	6	5	ACTIVE	06/01/2017	04/14/2027
ADA 31729	TBD	27	Anchorage Fueling and Service Co	LAND - see exhibit A	53,375	6	4B	ACTIVE	06/01/2017	04/14/2027
ADA 31815	TBD	28	FLOAT Alaska Real Estate	LAND - see map	51,560	6	3A	HOLD	09/07/2012	09/06/2022
ADA 30231	TBD	31	Unocal Corporation	LAND - see map	46,512	6	8	HOLD	04/01/1989	03/31/1990
ADA 32033	TBD	34	USDHS - US Coast Guard	LAND - see map	5,739	32	3B	HOLD	10/01/2015	09/30/2019
ADA 32033	TBD	34	USDHS - US Coast Guard	LAND - see map	45,000	32	3A	HOLD	10/01/2015	09/30/2019