

STATE OF ALASKA

Department of Military and Veterans Affairs
Division of Administrative Services



MUKLUK FIRE DEBRIS REMOVAL SERVICES

ITB 270000005

Amendment #3

September 25, 2026

This Amendment is being issued to answer questions from potential bidders and make changes to the ITB.

Important Note to Offerors: You must sign and return this page of the amendment document with your bid. Failure to do so may result in the rejection of your bid. Only the ITB terms and conditions referenced in this amendment are being changed. All other terms and conditions of the ITB remain the same.

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COMPANY SUBMITTING BID

AUTHORIZED SIGNATURE

DATE

Questions submitted by potential bidders and answers from the state:

Question 1: Did you have any photographs (Street or Aerial) of the representative areas/homes?

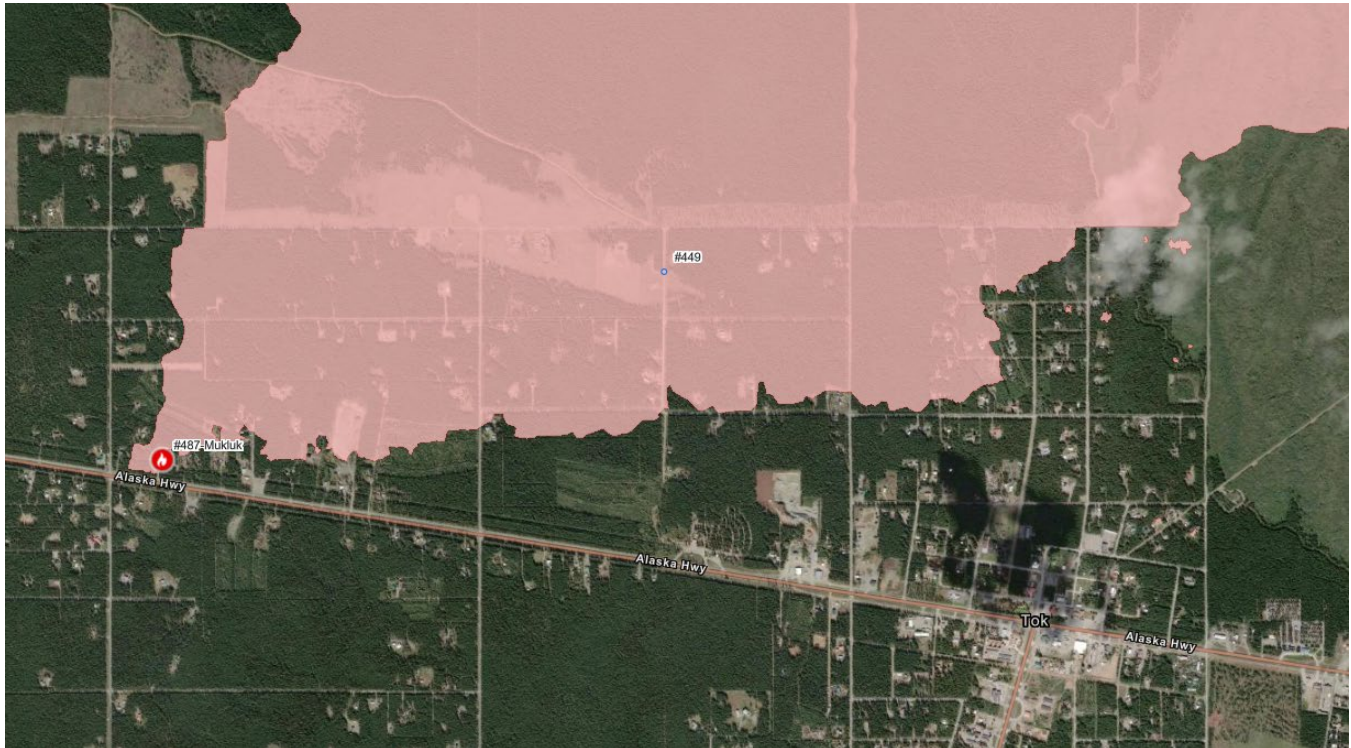
Answer: DHS&EM does not have a photograph set to release with this response. Personnel are in the field collecting pictures now.

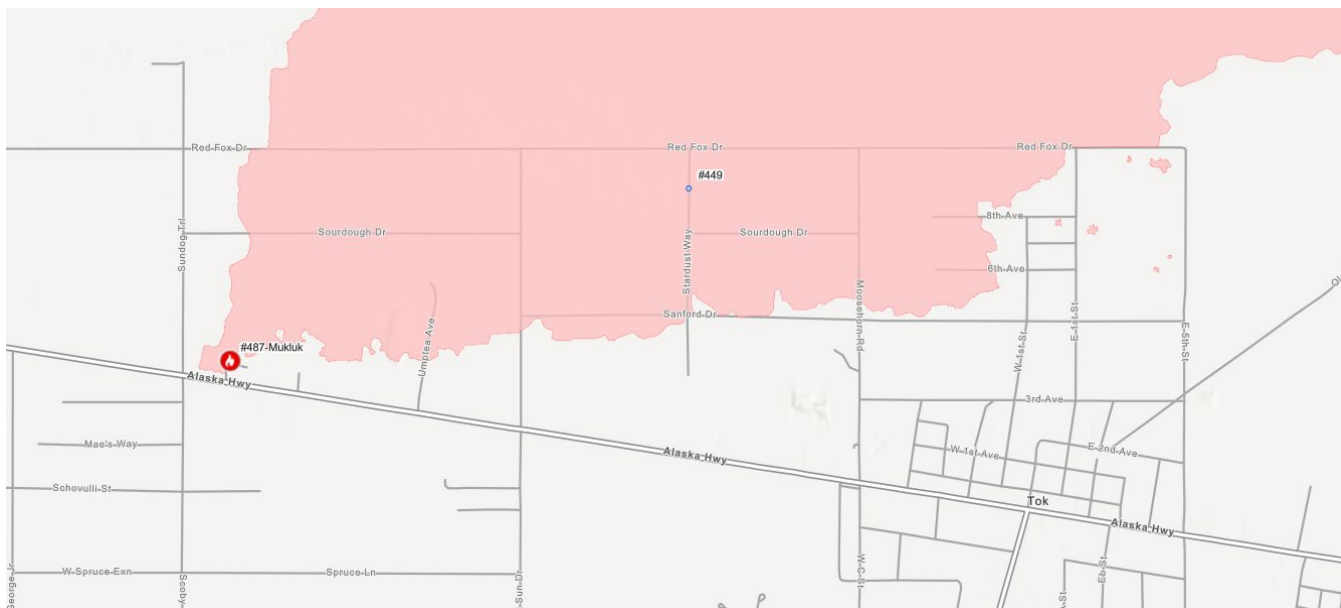
A map of the fire-affected area is provided with this response for general orientation only.

Question 2: To appropriately scope the necessary Traffic Control (plans, staffing, etc.), please provide a map of roads/ associated fire debris removal areas.

Answer: A map of the fire-affected area is attached below. It shows the incident area. It is not a traffic-control plan and is not a list of authorized PPDR properties.

The Contractor shall scope traffic control from that map, field conditions, and the Scope (public roads kept passable; Component 2 work on state-maintained roads requires traffic control appropriate to the operation and coordination with ADOT&PF or the road authority when lane restrictions are needed). Specific authorized properties will be released as Combined Debris Removal Authorization Packets are completed and confirmed.





Question 3: Please advise if any of the impacted lots involve multiple residential buildings (for example, 4 separate houses) on the same site, within the same city block, or under the same owner/operator. If so, our understanding is that the NESHAP residential exemption is voided, please advise.

Answer: DHS&EM has no reports of multi-residence properties (for example, four separate houses on one site, on the same city block under common control, or under one owner/operator as a multi-dwelling installation). Work is expected to be individual privately owned residential lots, typically one home plus accessory structures on that same lot.

EPA Region 10 has reviewed this Scope of Work. As written, this contract is not demolition and is not subject to the asbestos NESHAP. Completely destroyed wildfire structures are not a “demolition,” and the resulting debris pile does not require a NESHAP survey or EPA notification. EPA also stated that if the scope later changes to include demolition of multiple residences under the same operator or the same project, that work could be treated as an “installation” and become subject to NESHAP, regardless of the number of dwelling units. This ITB does not include that demolition work. Standing or attached assemblies, leaners, and foundation removal remain outside the contract.

If field work identifies a commercial building, a residential building with five or more dwelling units, or a structure that must be demolished rather than cleared as debris, the Contractor shall stop on that property, notify DHS&EM and the Debris Monitor, and wait for written direction.

Question 4: Please confirm that seeding or re-vegetation is not required.

Answer: Confirmed. Seeding and re-vegetation are not required. Landscaping, finish grade, import of fill, and site restoration beyond cleanup of the Contractor’s own operations are outside this contract.

Question 5: We are finding different NESHAP rules that apply, please advise- National Emission Standards for Hazardous Air Pollutants (NESHAP), the standard single-family residential exemption does not apply when multiple residential structures are demolished or renovated by a single contractor or owner

as part of a collective project, such as a wildfire cleanup or urban renewal initiative. Instead, the EPA regulates this collective operation as an "installation," bringing the entire project under full federal asbestos NESHAP compliance.

Answer:

Do not bid this job as a NESHAP-regulated demolition program or as one "installation." EPA Region 10 reviewed the Scope and stated that this contract work is not subject to the asbestos NESHAP and would not require a thorough asbestos survey or notification to EPA. The NESHAP applies to demolition or renovation of a "facility." EPA's definition excludes residential buildings with four or fewer dwelling units. Structures completely destroyed by wildfire are not a demolition, and the debris pile is not subject to NESHAP survey or notification requirements.

This Scope only allows removal of already-generated disaster debris, including burned components that have collapsed or separated. Walls, roofs, chimneys, and other assemblies that remain standing or attached are not debris under this contract. Demolition (wrecking or taking out load-supporting structural members) is outside the contract.

EPA agreed with DEC: use wet methods for ACM and prompt burial at an appropriate disposal location, whether or not the debris is subject to NESHAP. Fire-exposed ACM is treated as friable and may contaminate the debris. That is the handling standard for this bid.

What would change NESHAP applicability is a change in scope to demolition. EPA stated:

- A partially damaged or partially burned facility that needs further demolition is subject to NESHAP (thorough survey and notification postmarked 10 working days before demolition, unless a state or local authority orders demolition because the facility is structurally unsound and in danger of imminent collapse, in which case the waiting period can be waived).
- If a building is structurally unsound and unsafe to enter and it is being demolished, asbestos may be presumed and NESHAP demolition requirements followed.
- If multiple residences are demolished under the same operator or the same project, EPA said that work could be an "installation" and subject to NESHAP. That applies only if demolition is added to the contract.

There is no statutory or regulatory stay of NESHAP because of a catastrophic event. This ITB still does not include demolition. Bid wet methods and landfill burial for ACM on fully burned debris-removal sites. Do not price full NESHAP demolition controls, bagged RACM of the entire stream, or an installation-wide notification unless DHS&EM later changes the scope in writing.

Question 6:

We understand that if a wildfire leaves a building structurally unsound and unsafe to safely sample, the inspection requirement can be bypassed. However, all remaining debris must be assumed to contain asbestos and treated completely as friable asbestos waste. How many structures are unsound?

Answer:

The majority of impacted structures are expected to be fully burned, where sampling is not practicable. DHS&EM does not have a building-by-building count of unsound structures. Photographs and field assessments are underway. A definitive count will be determined through pre-work site assessments after award and before mobilization.

The Scope requires wet methods and assumed asbestos treatment for fully burned structures. DEC Solid Waste has recommended wet methods for ACM and burial at the landfill. That is the protocol DHS&EM has asked EPA Region 10 to confirm.

Vendors should price on the assumption that a significant portion of structures will require assumed-asbestos treatment under the wet-methods protocol (keep material wet, do not crush or dry-disturb, bury at the authorized landfill). That is not the same as packaging and shipping the entire debris stream as bagged regulated friable ACM.

Where a structure is not fully burned and can be inspected safely, and NESHAP sampling applies, use qualified personnel and full documentation. Do not start Phase 2 on a property until Phase 1 clearance is documented and the Monitor or DHS&EM has not objected.

Question 7: Please confirm the only criteria for contract award is to be the lowest responsible bidder.

Answer: Per Sec. 4.10, Method of Award (page 22 of 68) of the ITB, the award will be made to the lowest responsive and responsible bidder based on the Evaluated Total shown in Attachment 2.

Question 8: Disaster cleanup contracts are most often awarded based on the best value using evaluation criteria instead of the lowest evaluated bid price. Would the State consider modifying the bid award criteria in this solicitation to a best value in lieu of lowest price? If the answer is no, could the State explain the rationale for not using a best value selection process?

Answer: No. The State will not modify the award criteria to a best-value evaluation. This solicitation is an Invitation to Bid (ITB), which requires award to the lowest responsive and responsible bidder in accordance with AS 36.30.170. Best-value evaluations are used only for Requests for Proposals (RFPs) solicitations as outlined in AS 36.30.210. The State is retaining the award methodology established in the ITB and that a price/non-price best-value evaluation would require use of the competitive sealed proposal process rather than changing the award basis within this ITB.

Changes to the ITB:

Change 1: The estimated budget has been increased from the original range of \$700,000–\$800,000 to a revised range of \$2,000,000–\$5,000,000.

END OF AMENDMENT 3