

# **Akiak Home Relocation and Managed Retreat Project**

## **Request for Proposals and Contract Requirements for Indefinite Delivery / Indefinite Quantity (IDIQ) Construction Management and Professional Services**



**April 6, 2021**

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and  
Contract Requirements  
for  
Indefinite Delivery / Indefinite Quantity (IDIQ)  
Construction Management and Professional Services**

**Akiak Home Relocation and Managed Retreat Project**

**Section 1: General Information**

**1.01 Background Information**

Akiak Native Community (tribe) is soliciting proposals for Indefinite Delivery / Indefinite Quantity (IDIQ) construction management and professional services to support the tribe's Akiak Home Relocation and Managed Retreat Project (see: [https://www.commerce.alaska.gov/web/Portals/4/pub/EVCs/Akiak/Akiak\\_Final\\_Broad\\_Review\\_EA-HUD\\_Part-58\\_6-19-2020.pdf](https://www.commerce.alaska.gov/web/Portals/4/pub/EVCs/Akiak/Akiak_Final_Broad_Review_EA-HUD_Part-58_6-19-2020.pdf)). In 2020 the tribe completed over \$1M in local construction projects via force account methods, and we estimate up to \$4M in construction projects in 2021/2022 may be undertaken. Depending upon future Kuskokwim River erosion, more work may be required in years past 2022.

The selected vendor will provide on-call planning, and force account construction management services for infrastructure development and infrastructure protection projects in Akiak.

The selected vendor must be licensed to provide construction management services in Alaska. The project manager must have at least 10 years experience in project management with at least five of those years in Alaska. Experience in rural Alaska infrastructure development will be considered a positive attribute in the evaluation process.

A vendor that can provide professional engineering services - either with vendor staff or through a long-standing relationship with a subcontractor engineering consultant - will be considered a positive attribute in the evaluation process. The tribe may issue combined design/construction management tasks to the selected vendor for smaller managed retreat project tasks. That being said, the tribe will be seeking separate architectural and engineering services to support the major components of the managed retreat project tasks.

The tribe anticipates that there may be other construction companies the selected vendor will be required to coordinate, support and schedule as part of the managed retreat objectives. For example, the Alaska Energy Authority may have a vendor in the community to refurbish the existing fuel marine header. The tribe may have a vendor in the community to expand the electrical grid and upgrade components of the

existing electrical grid to three phase power. The AVCP Regional Housing Authority may construct four new houses in 2022/23 and the tribe will build one new BIA-HIP house in 2022. It is the expectation that the selected vendor will collaboratively work towards the timely completion of these other vendors as the separate vendors complete their assigned scope of work (i.e., equitable sharing of local heavy equipment, etc.).

## **1.02 Submittals**

**Submissions of qualifications must be received, electronically, not later than 3:00 pm (Alaska Time), May 4, 2021 (Tuesday).**

Each proposal shall be e-mailed to Ms. Lulu Demantle, Akiak Tribal Administrator, with a carbon copy provided to Mr. Joel Neimeyer, Tribal Consultant. Their respective e-mail addresses and contact phone numbers follow.

[lulu\\_anc-ta@outlook.com](mailto:lulu_anc-ta@outlook.com) / Ms. Lulu Demantle / 907-765-7112

[Joel.Neimeyer@gmail.com](mailto:Joel.Neimeyer@gmail.com) / Mr. Joel Neimeyer / 907-244-2980

Prospective vendors may contact either individual if there are questions about this RFP.

## **Section 2 Scope of Work**

The selected vendor will enter into an IDIQ contract with the tribe to provide as-needed management services and professional services including planning, design, permitting, and force account construction management services on a Tasks Order (TO) basis as agreed upon by the tribe and the vendor. Task Orders will define discrete scopes of work associated with managed retreat project tasks, and new infrastructure in support of community development.

As noted, the tribe, and others, will be carrying some construction tasks concurrent with the managed retreat project tasks the selected vendor will be managing. Depending upon circumstances, the selected vendor may provide some construction administrative support for these tasks, by others, such as material ordering and shipment and construction inspection. Likewise, the tribe may issue material and shipping request for quotes with some of the materials made available as “owner-furnished” materials to the selected vendor. Up to 24 construction tasks are envisioned in which the tribe may issue task orders to the selected vendor for construction management.

## **2.01 Proposed work in 2021:**

### **Funded**

1. Connect three 2020 relocated homes to water and sewer service. Six homes were relocated in 2020 and three were connected to the existing water and sewer system, and three were not.
2. Extend buried arctic sewer main for three relocated homes - 400 LF and one concrete manhole.
3. Extend buried arctic water main in Akiak Subdivision - 1640 LF.
4. Extend buried arctic sewer main in Akiak Subdivision - 1200 LF and five concrete manholes.
5. Connect eight existing homes in Akiak Subdivision to water and sewer service once the water and sewer mains are installed.
6. Excavate 200 LF of existing buried arctic sewer main by the river and reclaim the arctic pipe.

The tribe has funding from the US Department of Housing and Urban Development (HUD - \$800,000) for a portion of the sanitation improvements, and US Department of Agriculture funding (\$1,300,000), pending. The tribal council recently temporarily restricted US Department of Treasury (i.e., American Recovery Plan Act) for additional sanitation improvements. The tribe has funding to excavate existing buried arctic sewer main pipe near the river. This piping served the six homes that were relocated in 2020 and is no longer needed. Furthermore, the tribe wants to remove the piping in the event the river continues to erode towards the village.

Final drawings and a permit to construct from the Alaska Department of Environmental Conservation (A-DEC) are in place for Item #1 and #2. Schematic drawings and specifications (i.e., 65% design) are completed for items #3, #4, and #5 with an anticipated completion date of the final design package by June 1, 2021.

### **Funding Requested**

7. Selected vendor will support an electrical contractor in installing 1200 LF of above ground power lines and power poles.
8. Gravel road repairs for water and sewer service connections connected in 2020 and 2021.
9. Prepare five vacant lots for house installation in 2022.
10. Pioneer road improvements in Akiak subdivision including installation of geo-fabric and a base sand course - 10 foot wide to allow construction equipment and vehicle access for utility and house building vendors.

The tribe has a funding request to HUD for \$450,000 in infrastructure improvements for expanding the Akiak subdivision including electrical grid expansion, electrical grid upgrade to three phase power, pioneer road construction and abandoning the existing honey bucket lagoon and building a new honey bucket lagoon. The tribe also has a funding request to the Denali Commission (up to \$200,000) for pioneer road improvements for the Akiak Subdivision. AVCP Regional Housing Authority is working on a project to build four HUD funded houses in the



Akiak Subdivision in 2022/23. The tribe has funding pending from the Bureau of Indian Affairs - Housing Improvement Program for one house to be built in 2021/22. The tribe has a funding request to the Indian Health Service for work associated with the relocated homes which will be used to repair gravel roads damaged by the installation of water and sewer service lines, among other tasks.

The tribe will be seeking engineering services for design and construction administration services for the electrical grid improvements through a separate solicitation. The tribe will be seeking engineering services for the transportation improvements, the proposed 2022/23 sanitation improvements, and other managed retreat tasks through a separate solicitation.

## **2.02 Proposed work in 2022/23**

### **Partially Funded**

11. Extend buried arctic sewer main in Akiak Subdivision - 2000 LF, seven concrete manholes, one duplex pump sewage lift station, and 1200 LF of buried arctic force main.
12. Extend water main in Akiak Subdivision - 2400 LF.
13. Connect five homes to water and sewer service once the water and sewer mains are installed.

Depending upon the progress and cost of the sanitation work proposed for 2021 (Items Nos. 1-6 and #8), available funding will be utilized to complete all or portions of Nos. 11-13 in a manner that will provide the sanitation service to the maximum number of vacant lots.

The tribe will be seeking engineering design services for these items through a separate solicitation.

### **Funding Requested and/or Not Yet Requested**

14. Abandon the existing honey bucket lagoon.
15. Construct new honey bucket lagoon.
16. Abandon the existing solid waste site.
17. Consolidate and place existing burned trailers and other debris behind the water treatment plant in the solid waste site.
18. Construct a new solid waste site.
19. Construct a gravel access road to the proposed solid waste site and within the Akiak Subdivision - estimated at 3200 LF.
20. Existing sewage lagoon repairs including fencing and seepage of sewage effluent from the primary cell.
21. Support new house construction by AVCP Regional Housing Authority - 4 each.
22. Support house construction by tribe for one BIA-HIP house.
23. Prepare an unspecified number vacant lots for relocated homes - based upon the extent of riverine erosion in 2021 and 2022.

24. Demolish one existing home near the river's edge (it was structurally unsound for relocation) and package for barge shipment to the Municipality of Anchorage Solid Waste Services.

The tribe has submitted a funding request to HUD for Item Nos. 14 and 15. The tribe is working with sanitation funders for Item Nos. 16 - 20. However, these sanitation improvements do not score well, so the tribe will be seeking funding from other sources, too. Funding for Item Nos. 21 and 22 are pending. The tribe has submitted a funding request to the Federal Emergency Management Administration for Item #24. The tribe has pre-construction funding for a portion of this work and has submitted a funding request to FEMA for the balance of the pre-construction work.

The tribe will be seeking engineering design services for these items through a separate solicitation.

## **2.03 Further information on Akiak and proposed managed retreat goals**

Significant project and community related material is posted on the State of Alaska - Division of Community and Regional Affairs website. See: Assistance to Environmentally Threatened Communities / Akiak (<https://www.commerce.alaska.gov/web/dcra/PlanningLandManagement/EVCs.aspx>). In addition, the appendices include mapping and aerial photos that outline some the proposed managed retreat tasks and a status report (dated March 17, 2021).

The tribe hired a project manager in May 2019 who has been assisting the tribe, the City of Akiak and the Kokarmiut Corporation in carrying out managed retreat project tasks. Mr. Joel Neimeyer, P.E. is a civil engineer with over three decades of experience in development of rural Alaska infrastructure, and he will be assisting the tribe with management of this proposed contract and other contracts and external relationships associated with managed retreat tasks. Mr. Neimeyer will assist the tribe during the RFP evaluation process and will not evaluate, score or select vendors' proposals.

If prospective vendors wish additional information regarding this solicitation, the community, or managed retreat objectives direct questions to:

Lulu Demantle  
Akiak Tribal Administrator  
907-765-7112  
[lulu\\_anc-ta@outlook.com](mailto:lulu_anc-ta@outlook.com)

Joel Neimeyer, P.E.  
Consultant to the Akiak Tribal Community  
907-244-2980  
[Joel.Neimeyer@gmail.com](mailto:Joel.Neimeyer@gmail.com)

Prospective vendors should be aware that the information presented in this RFP is preliminary and subject to refinement and change. Any costs incurred in response to this RFP are the prospective vendor's sole risk and will be not be reimbursed by the tribe or any of the project participants and funders.

The tribe reserves the right to waive informalities, and to make a selection in its own best interest. This includes the right to reject all proposals and proceed to using a different process.

In the event a contract with the selected vendor for this RFP is terminated for cause or convenience within 12 months of when this RFP is issued, the tribe may at its discretion enter into negotiations with other proposers from the original solicitation in the final ranked order.

Prospective vendors shall inform Mr. Neimeyer of their interest in proposing so that any and all addenda are received. It is the intent of the tribe to post subsequent materials for this RFP and also inform vendors (that have stated their interest) when the materials are posted.

### **Section 3**

### **Proposal Format, Evaluation, and Award**

#### **3.01 Proposal Format**

The proposal must contain the information below. Please format your response to coordinate with the numbering system outlined below. For example, section #1, would be the vendor's Cover Letter, section #2 would contain the Work Plan, and so on.

1. Each proposal shall include a cover letter with the vendor's address, telephone number, e-mail address and business license number. The cover letter should be signed by a legally authorized representative of the company. The cover letter shall include a certification that the vendor is a firm, or a person, not on the List of Parties Excluded from Federal Procurement and Non Procurement Programs compiled, maintained, and distributed by the General Services Administration, and is not barred from bidding or contracting with the State of Alaska, too.
2. Each vendor shall include a summary of their proposed work plan addressing the specifications and qualifications - set forth in this RFP, including how you will staff, organize and manage task orders. Include a list of personnel to be used on this contract and their qualifications. Brief resumes or CVs, including education, experience, type of clients served, and any other pertinent information shall be included for each of the key personnel to be assigned for direct work on the contract - whether as direct hires or subcontract staff. Vendors shall consider and discuss back-up alternatives in the event key personnel are unavailable during a significant period of time. Provide an

organizational plan (or chart) for this specific contract indicating lines of communications. Include the names of the primary point of contact for the contract.

3. The proposal should present qualifications that demonstrate the vendor's ability to successfully manage this contract. Describe company experience that is relevant to the proposed services, such as recent experience with other tribal, municipal or non-profit clients served by your firm in the last five years and types of services rendered to each, if applicable. Provide a summary of current and anticipated workload for all key personnel through 2021. Include a brief description of each person's projects/responsibilities and the estimated percentage of time throughout the calendar year.
4. Each vendor shall provide three references. (Regarding references, proposers shall determine prior to including the references in the proposal that the references are relevant, contact information is accurate, and reference contact has agreed to provide a complete and uncensored testimony.) Include descriptions of three of the firm's past and or ongoing projects that are similar to the Akiak Home Relocation and Managed Retreat Project.
5. Each vendor may, but is not required to, include additional references, resumes and any other materials deemed necessary but not provided otherwise (such as promotional literature, etc.). Note that these materials may or may not be reviewed by all evaluators and may not be part of the official evaluation except to the extent they support qualifications and experience.
6. Cost Proposal: Include a cost statement showing proposed fees to perform construction management services for 2021 (i.e., Task Nos. 1-10). Assume a minimum of one full time superintendent in the field from June 15, 2021 to November 15, 2021. This information should include an estimate of staff hours for monthly construction management services, based upon one full time superintendent, office staff support, and intermittently assigned trades people such as diesel engine mechanics, plumbers, and electricians, as needed. List the assumptions upon which the monthly estimates may be based, if any, such as air fare trips to and from the community during 2021 by various staff from the selected vendor. Do not include in the cost proposal costs for professional engineering services as these will be negotiated on a task order by task order basis, consistent with the Brooks Act. Lodging will be provided to the selected vendor for the duration of the contract at no charge including utilities.
7. The tribe's procurement policy allows for a vendor preference for Alaska Native/American Indian entities and we will consider other preferences such as minority owned and women owned vendors.

Each proposal shall be clearly and concisely prepared in writing and submitted. It is the vendor's responsibility to confirm that the proposal has been received prior to the proposal closing time. Include all information required by this solicitation, with pages numbered and logically assembled. Proposals received that do not materially meet the qualifications described herein will be deemed non-responsive.

The tribe reserves the right to request follow-up information, to assist in evaluation, from proposing vendors.

### **3.02 Evaluation**

Each proposal shall be evaluated on the basis of information provided, and by a tribal selection committee established for this particular RFP. The award of this contract shall be made to the responsible proposer whose proposal is most advantageous to the Akiak Native Community. The following point range will be used as a guide for selection during the evaluation process:

1. Responsiveness of the proposal in clearly stating an understanding of the work to be performed. (0-20 points)
2. Experience of the firm, including: i) working with rural Alaska tribes, cities or non-profit organizations, ii) construction management services for developing community infrastructure projects through local force account crews (i.e. intermittent construction employees), and iii) ability to complete small engineering tasks with either vendor staff or long standing consultant relationship with an engineering firm. (0-40 points, with most of the points for the first two points of this evaluation measure)
3. Qualifications of staff, including consultants, to be assigned, and their capacity to support the tribe in force account managed retreat tasks in 2021. (0-20 points)
4. Proposal cost. Not only are economical costs to be considered but the tribe, but a cost proposal that reflects and supports the vendors proposed work plan. (0-15 points)
5. Indian Preference and/or all other Federally Recognized Preferences. (0-5 points)

The tribe reserves the right to invite the two, or the three highest rated vendors to make oral presentations to the selection committee who will rescore the proposals based upon the same evaluation criteria presented above. The tribe will allow the selection committee to forward the top evaluated vendor to the tribal council for consideration of award, if the committee finds the subject vendor has overwhelming qualifications in comparison to other proposers.

### **3.03 Award**

The proposal of the vendor receiving the highest evaluation will be reviewed by the Akiak tribal council. Award of an IDIQ contract will be made if the proposal is determined to be fair and reasonable by the council. The tribe anticipates that compensation for task orders issued under the IDIQ contract will be on a time and materials basis (not to exceed cap), and/or limited scope lump sum agreement.

If the proposal (or portions thereof) is determined not to be fair and reasonable by the council, or does not contain sufficient information to make a determination, the vendor will be invited to attend a negotiation session with the tribal council and submit a “best and final” proposal within 10 days of



notice. Award will be made if the “best and final” proposal is determined to be fair and reasonable by the council.

If, after final price negotiations and evaluation of the “best and final” proposal, the council determines the proposal of the vendor having the highest ranking not to be fair and reasonable, the second ranked vendor will be considered using the above criteria. If this is unsuccessful, the third highest ranked vendor will be considered.

The tribe, at its sole discretion, reserves the right to reject any or all proposals and to waive minor inconsistencies between the proposal submissions and the prescribed proposal format.

## **Section 4 Special Provisions**

### **4.01 Invoicing and Payment**

The vendor shall be paid on a monthly basis within 30 days of delivery and acceptance of each invoice. The tribe will only pay for services approved in advance through Task Orders.

### **4.02 Labor, Materials, and Heavy Equipment**

The selected vendor is responsible for providing a lead superintendent for the managed retreat tasks, and depending upon scheduling constraints and funding opportunities the tribe and the vendor may agree to bring more trades people into the village. Nonetheless, it is the goal of the tribe to encourage as much local employment as possible while recognizing that construction progress and safety are key factors for all parties. The vendor may be required to carry out request for quotes for material, equipment, and shipping, or may assist the tribe in these tasks. Some materials are available locally and will be provided as “owner furnished” materials. Heavy equipment available in the community follows.

2007 Case Loader 921E (1600 hours as of July 2019)

2012 Case Dozer 850L (940 hours as of July 2019)

2008 Case Grader 885 (1100 hours as of July 2019)

2000 10CY dump truck (7500 hours as of July 2019) - windshield is broken

2003 John Deere excavator 160LC (3500 hours as of July 2019)

Most of the project funding is federal and the tribe in 2019 adopted a procurement policy that is consistent with 2 CFR 200.

#### **4.03 Indemnification**

The vendor shall save, indemnify and hold the tribe harmless (including reasonable attorney's fees and defense costs) from all claims, demands, and causes of action of every kind and character arising on account of damage or liability of any sort to the extent resulting from or arising out of the willful or negligent acts or omissions of the vendor, its agents, employees, officers, directors, invitees, or subcontractors, in connection with the performance or non-performance of its contract obligations. In addition to the foregoing, and not by way of limitation, vendor is responsible for all taxes as an independent contractor, and shall and does hereby indemnify and hold the tribe, its officers, consultants, employees and directors, harmless (including attorney's fees and defense costs) from and against any tax assessments or penalties of any sort related to the non-payment or late payment of taxes relating to or arising out of this vendor.

#### **4.04 Use of Name**

The vendor shall not use the name of the Akiak Native Community and/or the community of Akiak, Alaska in advertising, promotional materials or other forms of media exposure without advance written permission.

#### **4.05 Official Capacity**

This agreement is a contract by and on behalf of the tribe, rather than by or on behalf of its officers, directors, employees, representatives or agents. Execution and performance under this agreement is undertaken in the official capacity of tribal officers, directors, employees, representatives or agents and not in their individual capacities.

#### **4.06 Insurance Requirements**

The vendor shall maintain the following minimum insurance coverage from companies authorized to do business in the State of Alaska. The tribe reserves the right to request and receive within 10 days from receipt of request, certified copies of any or all insurance policies and endorsements.

##### Type of Insurance

<u>Type of Insurance</u>	<u>Minimum Limit</u>
Workman's Compensation	As Required by Law
Commercial General Liability	\$500,000 (per occurrence)
Comprehensive Automobile Liability	\$500,000 (per occurrence)

Professional Liability

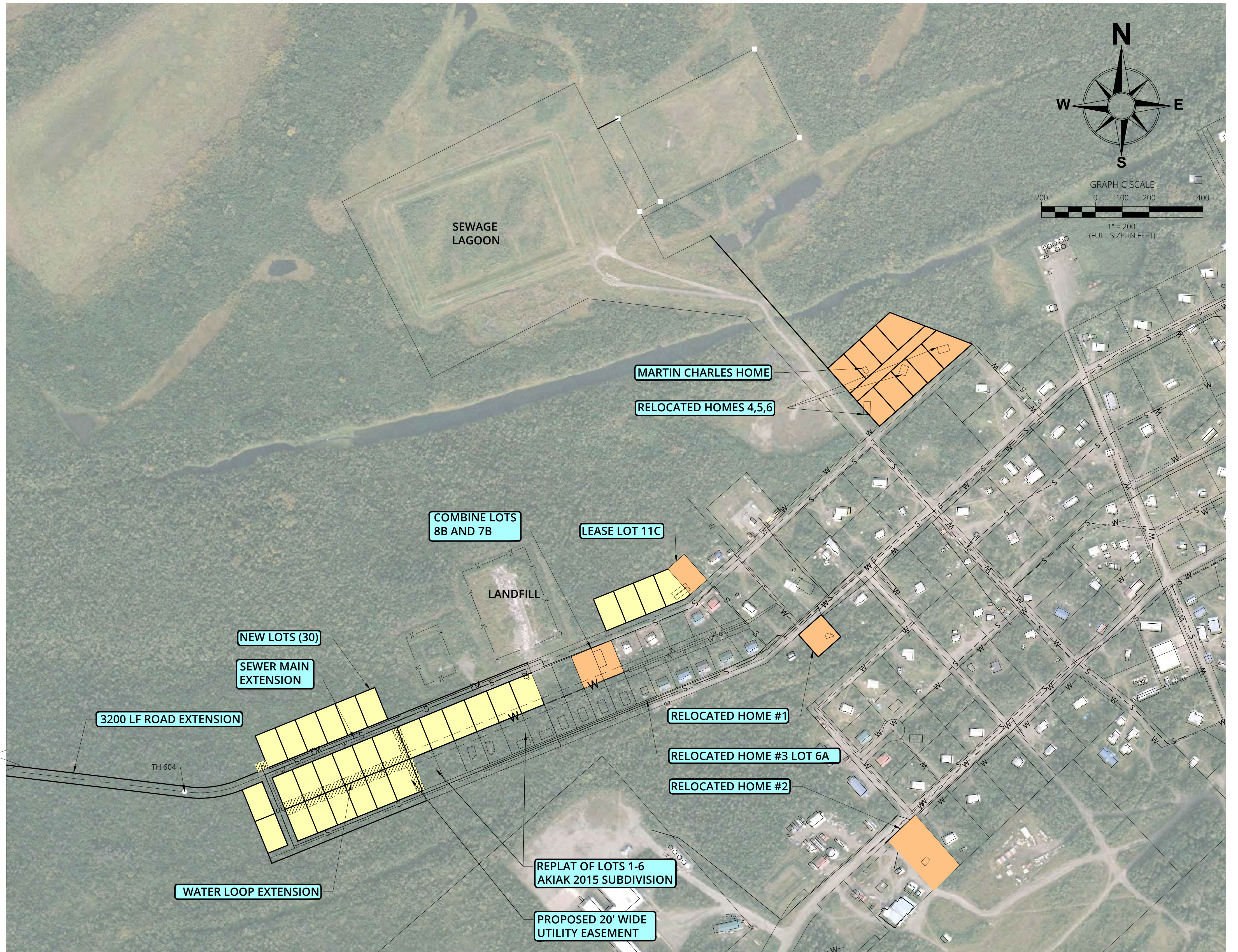
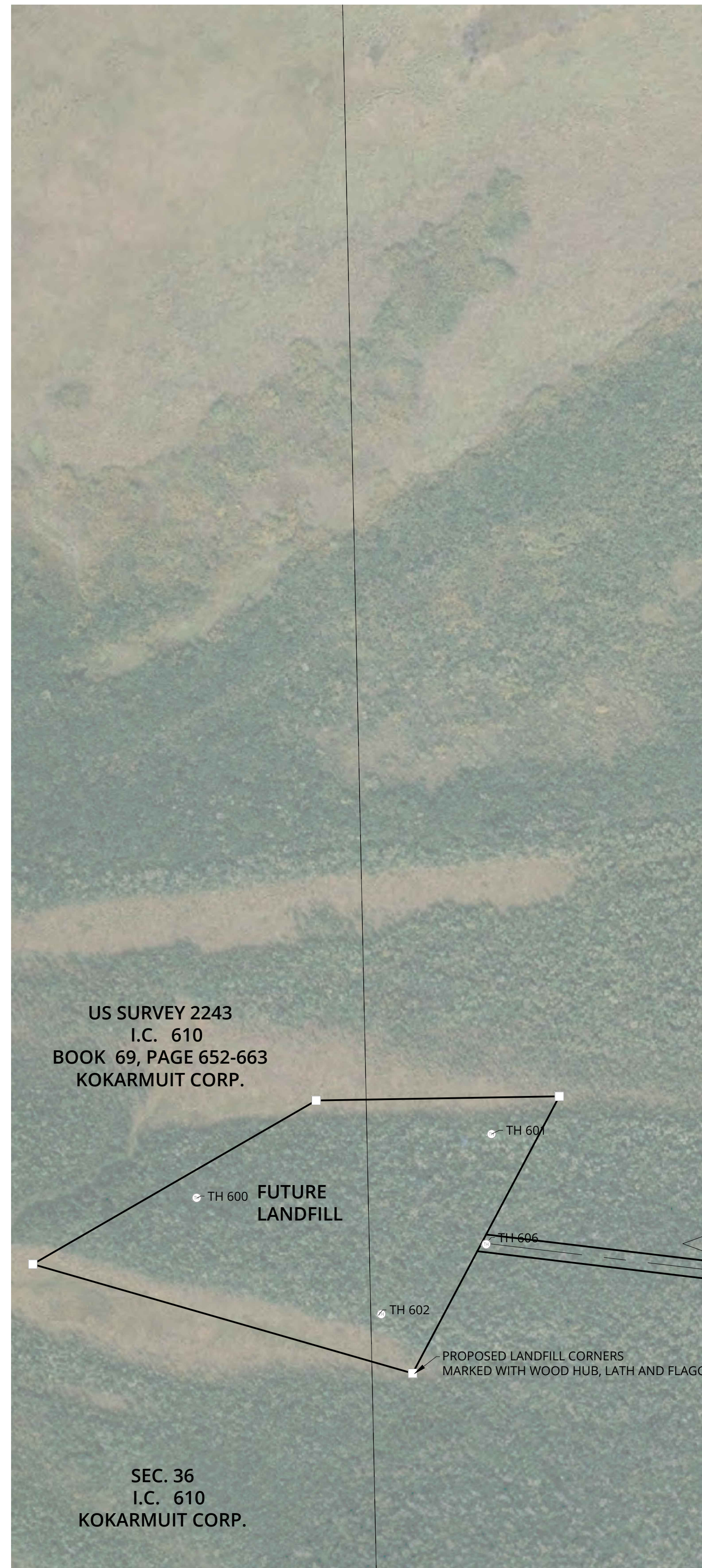
\$1,000,000 (each claim)

Neither the vendor nor its subcontractors (directly or through their insurers) may avoid, diminish or offset claim obligations as a result of the tribe's coverage rights, if any, under the Federal Torts Claim Act or the tribe's insurance policies.

## **Appendices**

1. Figure 1 - Akiak Subdivision Expansion - Overall Site Plan
2. Figure 2 - Akiak Subdivision Expansion - Conceptual Utility Site Plan
3. Sewer J-1 Plan and Profile
4. 5 sheets from 65% plan sheet - Akiak Water and Sewer Improvements
5. Akiak Managed Retreat Status Report - March 17, 2021



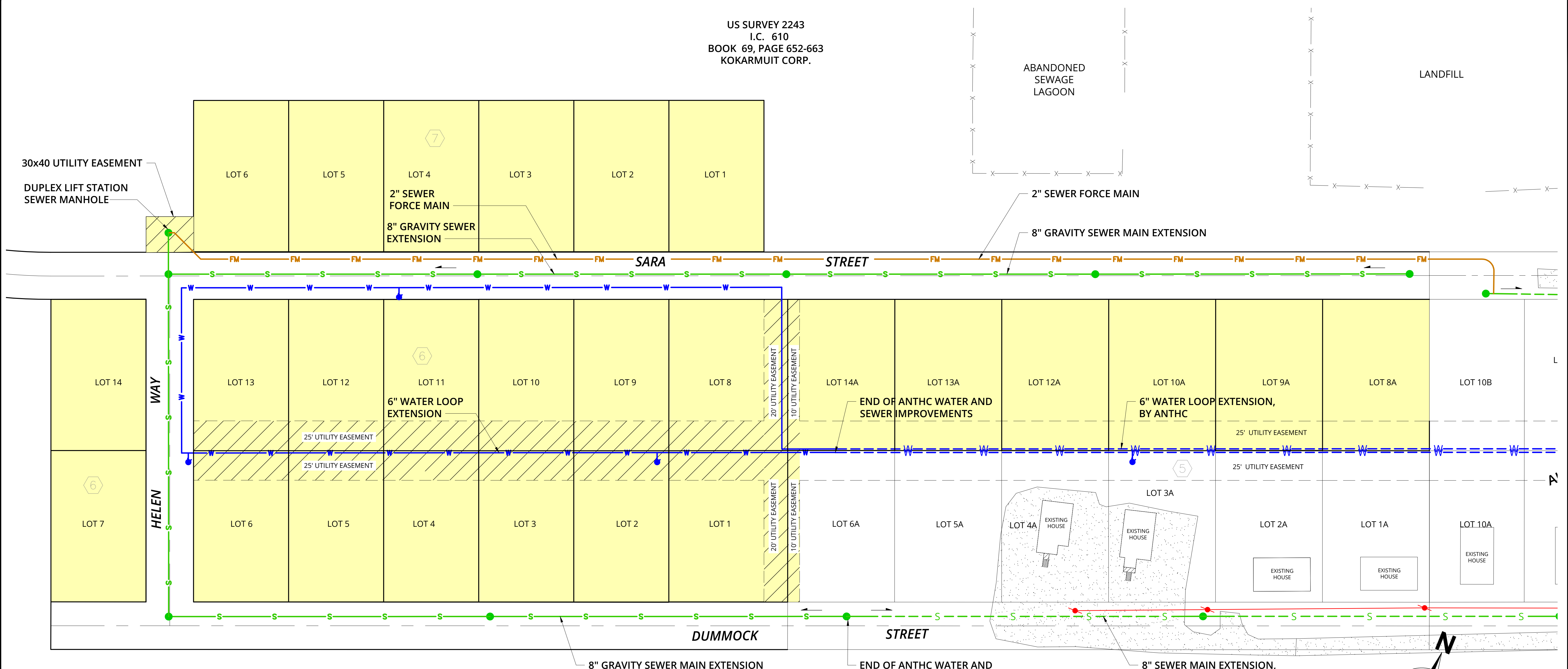


# AKIAK SUBDIVISION EXPANSION

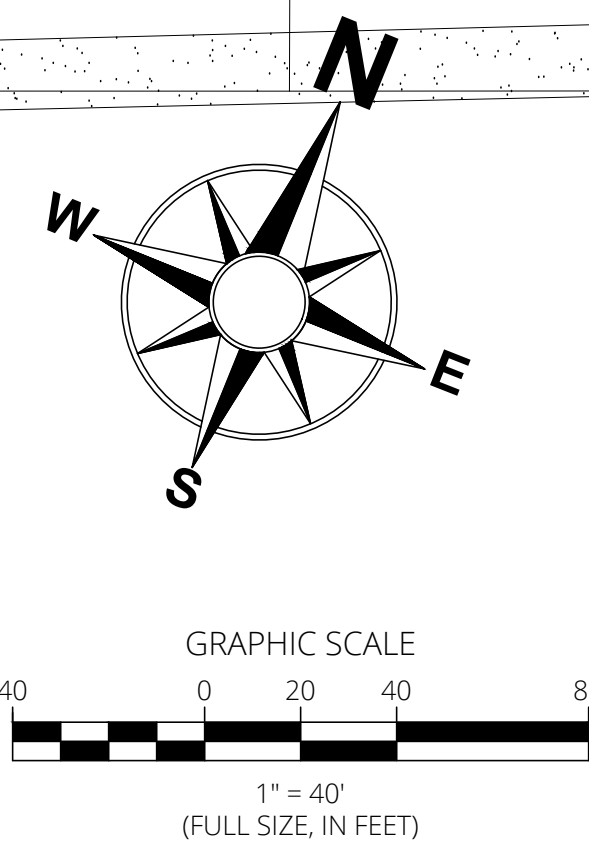
## OVERALL SITE PLAN



US SURVEY 2243  
I.C. 610  
BOOK 69, PAGE 652-663  
KOKARMUIT CORP.



- LEGEND:**
- NEW LOTS
  - NEW EASEMENT
  - EXISTING BOUNDARY LINE
  - EXISTING EASEMENT
  - EXISTING FENCE (WOOD OR CHAIN LINK)
  - EXISTING POWER LINE
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - EXISTING POWER POLE
  - FUTURE SEWER LINE
  - FUTURE FORCE MAIN
  - SEWER LINE (BY ANTHC)
  - FUTURE WATER LINE
  - WATER LINE (BY ANTHC)
  - NEW SEWER MANHOLE
  - NEW FIRE HYDRANT
  - FLOW DIRECTION

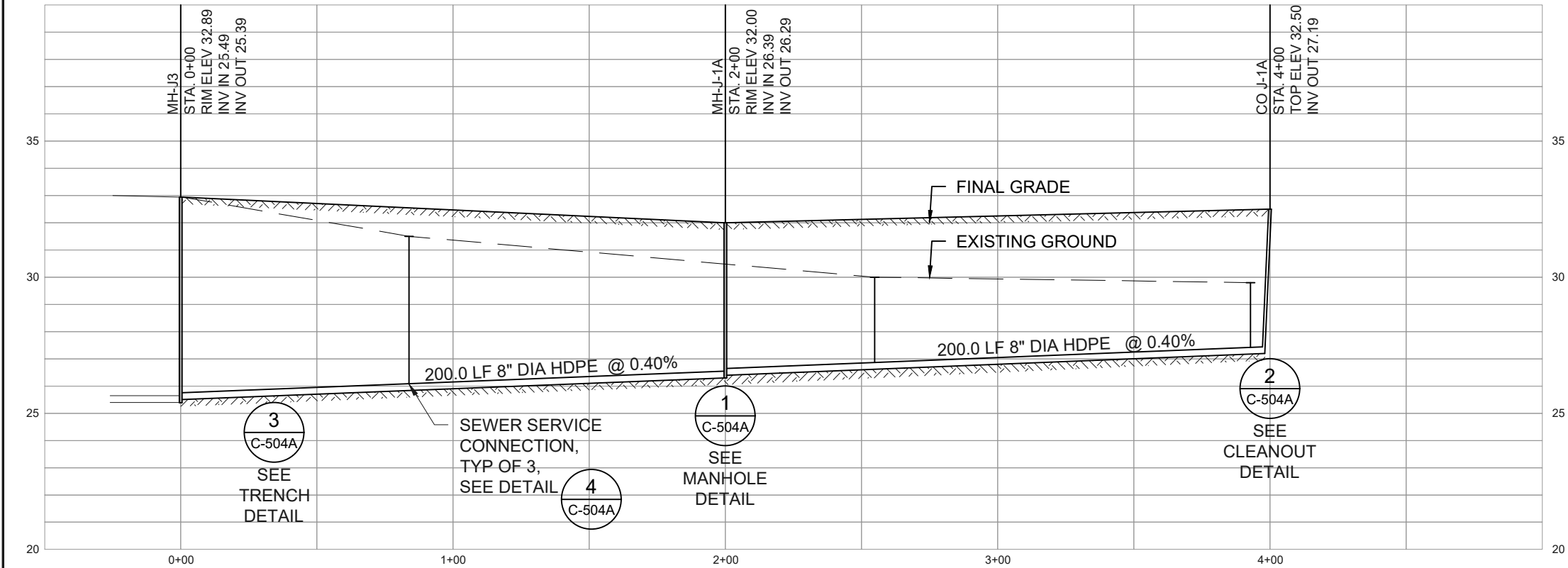
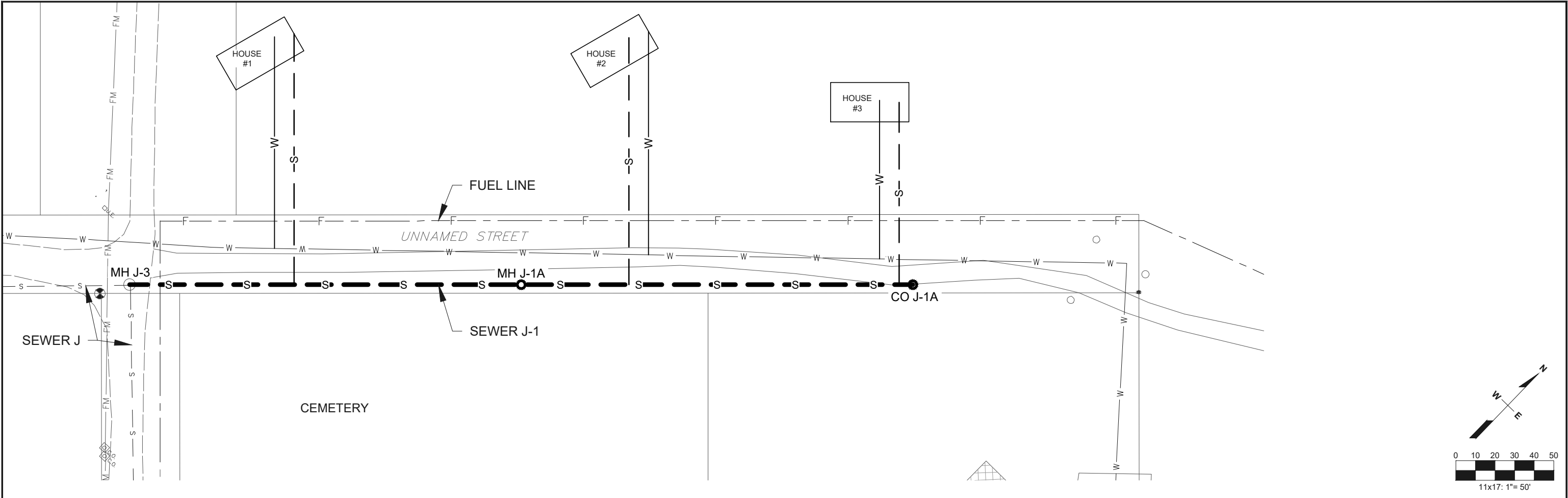


**LCG**  
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# AKIAK SUBDIVISION EXPANSION

## CONCEPTUAL UTILITY SITE PLAN

DESIGNED BY:	DC
DRAWN BY:	CS
DATE:	01.25.2021
JOB NO:	1327.01
SHEET NO:	FIGURE 2



- NOTES:
1. THE INTENT OF THIS DESIGN IS TO USE LOCALLY AVAILABLE MATERIALS AND CONFORM CLOSELY TO THE SEWER PROJECTS CONSTRUCTED IN AKIAK DURING THE PAST 12 YEARS.
  2. USE LOCAL SURVEY CONTROL FOR LOCATING THE RIGHT-OF-WAY, PROPERTY LINES, AND NEW CONSTRUCTION.
  3. THE LOCATIONS SHOWN FOR WATER, SEWER, FUEL, AND PROPERTY LINES ARE FROM DOCUMENTATION BY OTHERS. NO SOILS INVESTIGATION WAS DONE FOR THE DESIGN. CONFIRM EXISTING CONDITIONS AND SECURE LOCATES FOR UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
  4. MAINTAIN THE SAME DISTANCE TO THE EDGE OF RIGHT-OF-WAY AS EXISTING SEWER J. KEEP AT LEAST 10 FEET BETWEEN WATER AND SEWER LINES AND AT LEAST 18 INCHES WHEN THEY CROSS.
  5. STATION 7+08.84 FOR MANHOLE J3 ON SEWER J IS STATION 0+00 FOR THIS MANHOLE ON NEW SEWER J-1.
  6. SEE TECHNICAL SPECIFICATIONS 33 31 00 FOR ADDITIONAL GUIDANCE.

REFERENCES		REVISIONS			
TITLE		NO.	BY	DATE	DESCRIPTION

AKIAK NATIVE COMMUNITY  
PO BOX 52127  
AKIAK, ALASKA 99552  
(907) 765-7112  
EMAIL: AKIARMIU@YAHOO.COM



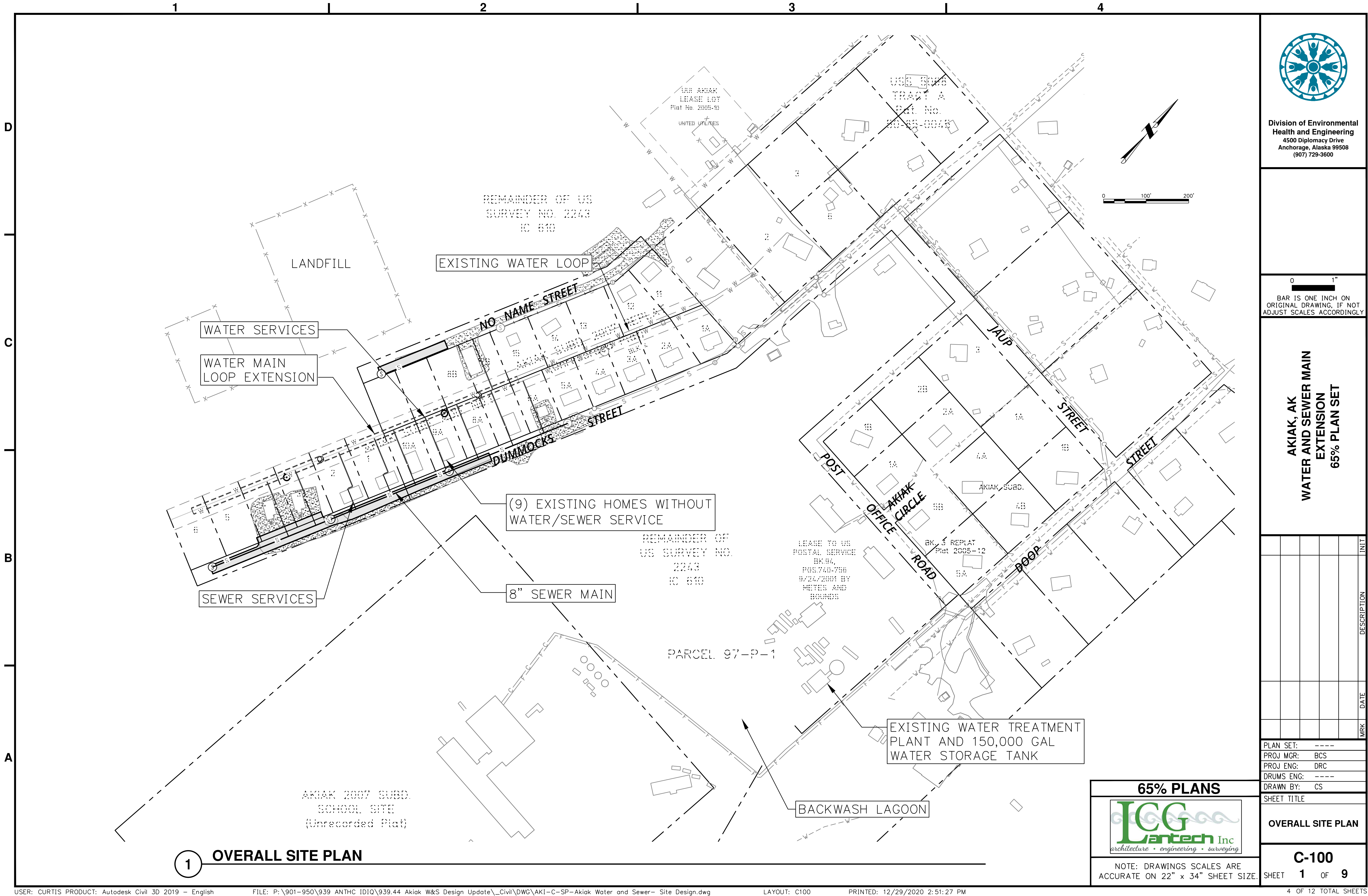
DRAWING INFORMATION		
DRAWING SCALE:	11X17: HORIZ. 1"= 50'; VERT. 1"= 5'	
DESIGNED BY:	LDL	09/15/2020
DRAWN BY:	HSW	09/15/2020
CHECKED BY:		
APPROVED BY:	LDL	09/16/2020
FILE:	2020/131 Akiaak_Leman/Sewer.dwg	

**Loren Leman, P.E.**  
2699 Nathaniel Court  
Anchorage, Alaska 99517  
Phone (907) 243-2000  
Email loren@lorenleman.com

SEWER LINE J EXTENSION AKIAK, ALASKA		DATE: 09/16/2020
SEWER J-1 PLAN AND PROFILE		JOB NO.
		REVISION
		DRAWING NO. <b>C-114A</b>







Division of Environmental  
Health and Engineering  
4500 Diplomacy Drive  
Anchorage, Alaska 99508  
(907) 729-3600

0 1"

BAR IS ONE INCH ON  
ORIGINAL DRAWING. IF NOT  
ADJUST SCALES ACCORDINGLY

AKIAK, AK  
WATER AND SEWER MAIN  
EXTENSION  
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET:	----
PROJ MGR:	BCS
PROJ ENG:	DRC
DRUMS ENG:	----
DRAWN BY:	CS

SHEET TITLE

OVERALL SITE PLAN

C-100

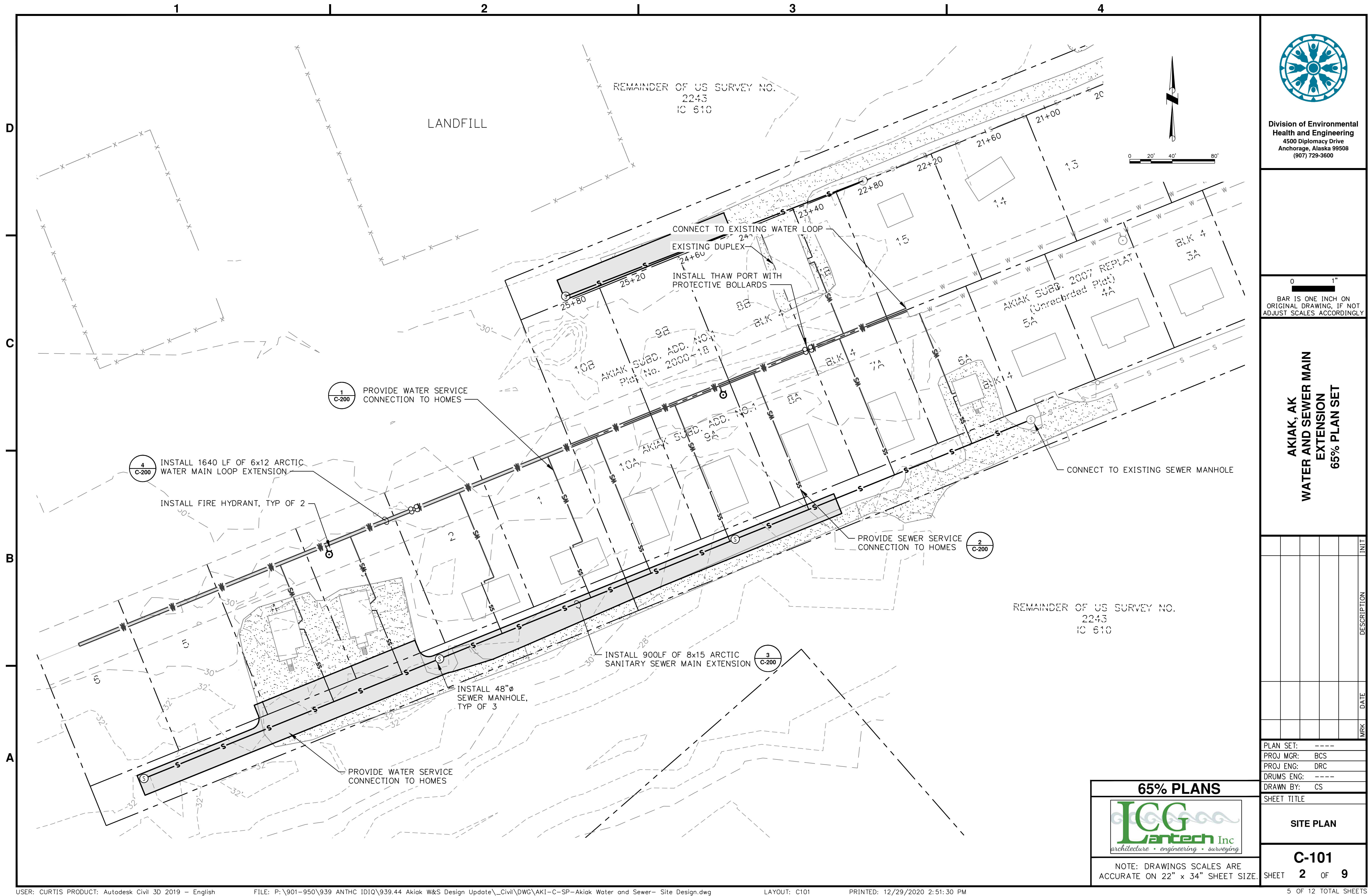
SHEET 1 OF 9

65% PLANS



NOTE: DRAWINGS SCALES ARE  
ACCURATE ON 22" x 34" SHEET SIZE.





Division of Environmental  
Health and Engineering  
4500 Diplomacy Drive  
Anchorage, Alaska 99508  
(907) 729-3600

0 1"  
BAR IS ONE INCH ON  
ORIGINAL DRAWING. IF NOT  
ADJUST SCALES ACCORDINGLY

AKIAK, AK  
WATER AND SEWER MAIN  
EXTENSION  
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET: ----  
PROJ MGR: BCS  
PROJ ENG: DRC  
DRUMS ENG: ----  
DRAWN BY: CS  
SHEET TITLE

SITE PLAN

C-101

SHEET 2 OF 9

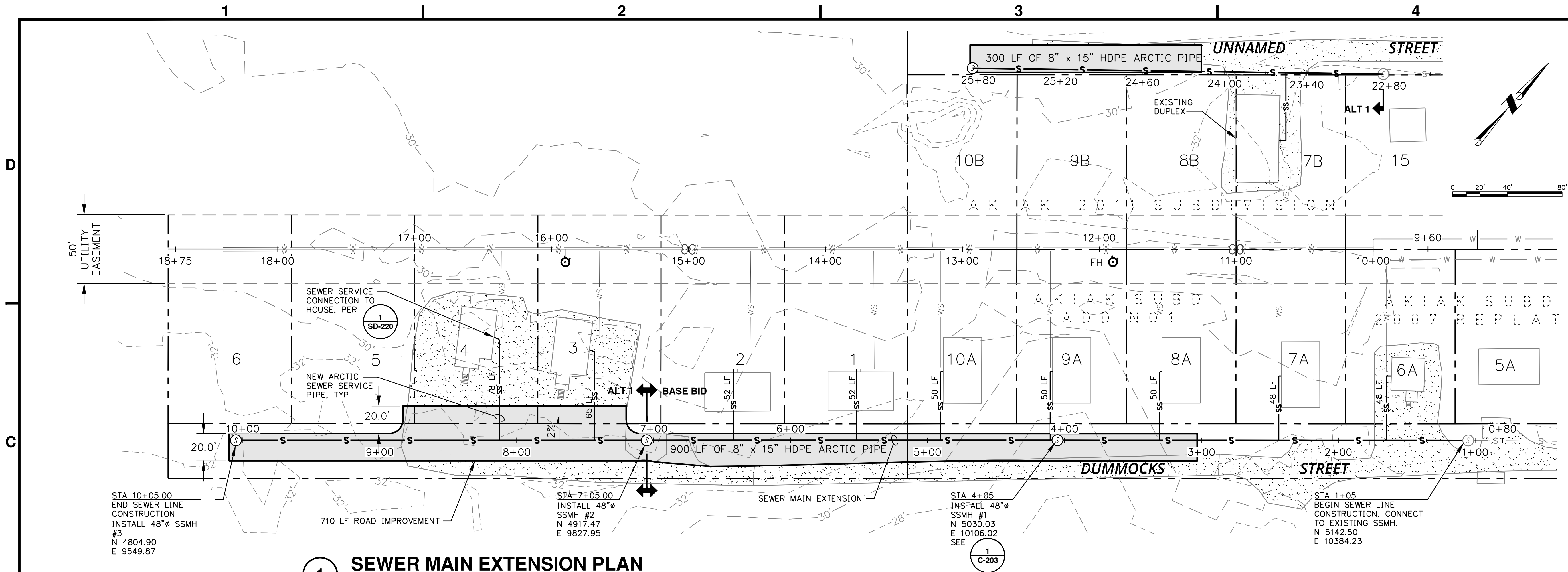


NOTE: DRAWINGS SCALES ARE  
ACCURATE ON 22" x 34" SHEET SIZE.

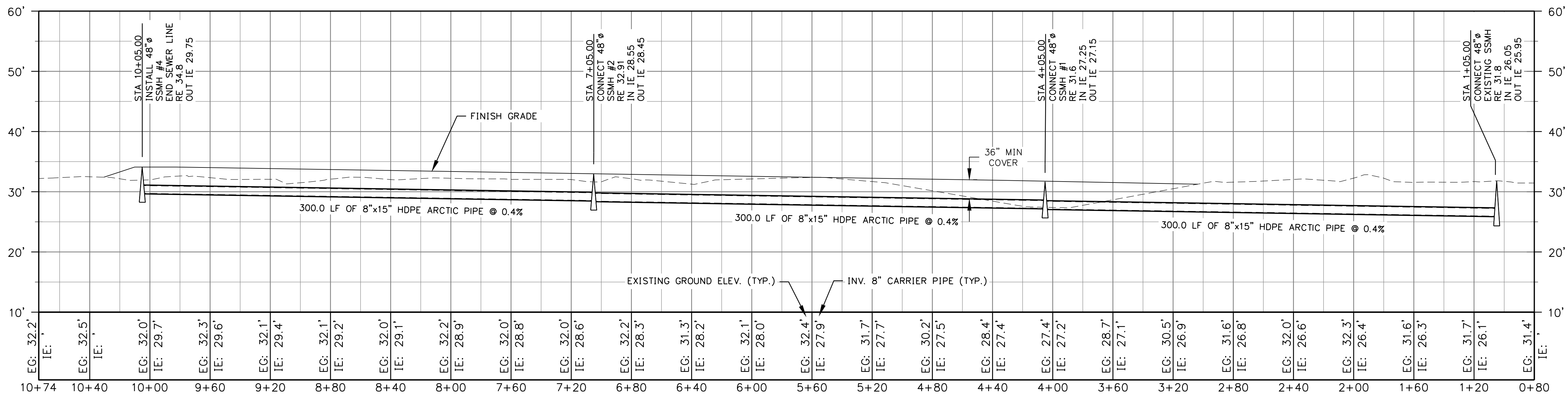






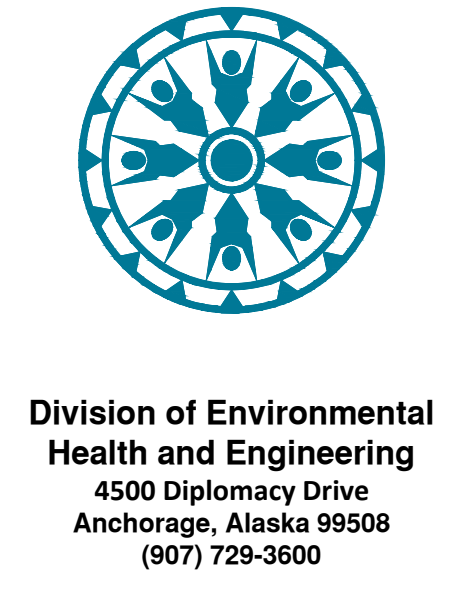


1 SEWER MAIN EXTENSION PLAN



2 SEWER MAIN EXTENSION PROFILE

- NOTES**
- PIPE LENGTH SHOWN IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE IS FROM INSIDE OF MANHOLE WALL.
  - IF THE ELEVATION ABOVE THE ARCTIC PIPE DOES NOT ALLOW 4' MINIMUM COVER, THE CONTRACTOR SHALL INSTALL BOARD INSULATION PER DETAIL 3, SHEET C3.0.
  - CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERTS AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.



0 1" BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ADJUST SCALES ACCORDINGLY

AKIAK, AK  
WATER AND SEWER MAIN  
EXTENSION  
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET: ----  
PROJ MGR: BCS  
PROJ ENG: DRC  
DRUMS ENG: ----  
DRAWN BY: CS

SHEET TITLE  
SEWER MAIN  
EXTENSION PLAN AND  
PROFILE

C-103  
SHEET 4 OF 9

**65% PLANS**

**ICG**  
Lantech Inc  
architecture • engineering • surveying

NOTE: DRAWINGS SCALES ARE  
ACCURATE ON 22" x 34" SHEET SIZE.



## **Akiak Home Relocation and Managed Retreat Project Status Report, 3-17-2021**

Akiak has experienced a significant riverine erosion event on May 18, 2019, when over 24 hours time, up to 50 feet of riverbank along 1200 feet of riverfront was lost during a high water / spring melt event. This is a status report on the Akiak Home Relocation and Managed Retreat Project, which includes the COVID-19 quarantine housing projects.

**A. Project Status:** The Project is summarized in four phases, below.

### **Phase 1 (Riverbank to 200-feet): Riverbank stabilization, relocate 6 homes within 200 feet.**

The six homes in question have been relocated in 2020, and any final site/house work, such as sanitation connections, will be completed in 2021. The Alaska Energy Authority (AEA) has funding for refurbishing the existing marine fuel header to install pipe joints every 100 feet to allow for easier retreat from the riverbank. This work is scheduled, tentatively, in 2021.

### **Phase 2 (Safe Ground to Relocate): Expand Akiak Subdivision, quarantine and other new home building, abandon and build a new honey bucket lagoon and solid waste site - with access road, and repairs to the existing sewage lagoon.**

Expand Akiak Subdivision: Planning funding has been received by the BIA-Tribal Resilience program for design and planning activities for Phase 2 including the subdivision power grid expansion. Field survey work was carried out in November 2020. Additional funding has been applied for from the Federal Emergency Management Administration (FEMA) to complete all pre-construction tasks for the subdivision expansion and other managed retreat activities.

Funding from the US Department of Agriculture with cost share match from the Alaska Village Safe Water Program is pending for water and sewer expansion for the six existing HUD-funded homes and two quarantine homes, currently under construction, at the west end of Dummocks Street.

Funding has been requested from the HUD - Imminent Threat program for power grid expansion for the subdivision and a pioneer road.

Funding for final road development remains an issue with no funding solution apparent.

Quarantine and other new home building: The tribe received HUD funding for two new 3-bedroom quarantine homes which must be used for a public purpose for two years. The tribal crews should be largely done with their portion of the construction by summer 2021, and the homes can be utilized as quarantine purposes once the water and sewer service are connected. Note that the water and sewer mains still must be installed.



The tribe used CARES Act COVID funding to relocate and refurbish two duplex units from JBER for quarantine housing.

The tribe is working with the BIA-Housing Improvement Program for funding for a new home to replace the seventh home that is within 200 feet of the river's edge, but is structurally unsound for relocation. This BIA-HIP home is to be built just east of the six HUD funded homes on the west end of Dummocks Street. The tribe has sought FEMA funding to acquire, demolish and dispose of the seventh home. The home has been appraised at \$85,000 and if FEMA funding is provided, it will complement the BIA-HIP funding for a new home with utility service. There are some concerns that the BIA-HIP funding of \$225,000 will be insufficient for a new home.

The tribe is working with the AVCP - Regional Housing Authority for development of four new funded HUD homes that will be located in the expanded Akiak Subdivision. It is the tribe's understanding that the housing authority may fund these new homes in 2022 or 2023.

Abandon the existing solid waste site and honey bucket lagoon & build a new honey bucket lagoon and solid waste site with access road. Funding has been requested from the HUD - Imminent Threat program for abandoning the existing honey bucket lagoon and building a new lagoon.

The tribe will be submitting funding requests to abandon the existing solid waste site, and build a new site and access road. The Federal Aviation Administration (FAA) has approved construction of the proposed solid waste site, which is a FAA requirement as it is 4400 feet from the airport, as opposed to the recommended 5000 foot separation.

Repairs to Existing Sewage Lagoon: The tribe will be submitting funding requests for this work.

**Phase 3 (200-feet to 600-feet): 13 residences and 7 commercial structures and supporting roads and utilities:**

No work has been done to date on the 200 foot to 600 foot "threat" zone from the river. While we know that relocating the six homes and building a new seventh home for those residences within 200 feet was a good decision, we do not know what the river will do in future years. Nonetheless, it is important to consider what the community should do if the annual spring melt / high water events continue claiming more riverbank.

The tribe has requested funding from FEMA to support planning activities for the 13 residences and 7 commercial structures such as structural strength for relocating, presence of regulated materials such as asbestos and lead based paint, whether the old BIA elementary school is a historic property, and surveying and engineering tasks.



It should be noted that FEMA, along with many other agencies do not want to fund work on contaminated sites including the typical sanitation funders (Alaska Village Safe Water Program, US Department of Agriculture and the Indian Health Service). There are four existing contaminated sites in this 200 to 600-foot zone that are well documented by the Alaska Department of Environmental Conservation - Contaminated Sites Program. These four are a potential danger if the empty fuel tanks are not removed, as they could be dangerous marine hazards if the river claims the abandoned fuel farms and the tanks go floating downriver.

Funding from the Denali Commission has been submitted for cost share match support for the FEMA grant, and to carry out a hydrological study of the Kuskokwim River. The Natural Resources and Conservation Service has agreed to carry out a bathymetric survey in 2021 that will complement the earlier 2013 and 2019 bathymetric surveys. In addition, the Denali grant proposal includes a funding request for additional pioneer road improvements for the Akiak Subdivision expansion.

#### **Phase 4 (Beyond 600-feet): Community Bulk Fuel Farm**

The existing community bulk fuel tanks are included as a phase four as this is critical community infrastructure. Relocating the tank farm will take significant effort and funding and is much more complex than moving a single home or commercial structure.

#### **B. Recommended Actions:**

1. Complete a preliminary engineering report for solid waste improvements and submit to the sanitation funders.
2. Complete, publish and seek community comments on environmental documents for the solid waste, honey bucket lagoon and sewage lagoon improvements.
3. Issue request for proposals as follows.
  - a. Construction management and professional services
  - b. Architectural and engineering services
  - c. Electrical engineering services
  - d. Electrical grid construction contractor (with favorable funding from HUD)
  - e. Payroll and bookkeeping services
  - f. Tribal purchased construction materials for the first barge of 2021 including arctic pipe, concrete manholes, electrical cables, and power poles.
  - g. Depending upon the outcome of the FEMA and Denali grant requests, the following services will be sought.
    - i. archaeological services for the old BIA school,

- ii. structural mover to analyze relocating the large commercial structures in the 200 to 600 foot threat zone (i.e., identifying equipment and structural steel needs and likely costs)
  - iii. an abatement contractor to analyze regulated materials (lead based paint and petroleum products) potentially in the 20 structures in the 200 to 600 foot threat zone, and
  - iv. a riverine hydrologist to analyze the bathymetric surveys and historic aerial photos to develop a trend line of riverine erosion in Akiak.
- 4. Amend the City, Tribe, and Corporation Tri-Party Agreement for equipment use and stimulus funding.
- 5. Complete land transfer documents from the Corporation to the City and to the Tribe for managed retreat project tasks.
- 6. Schedule an annual update meeting for the 2019 Akiak Multi-Hazard Mitigation Plan with stakeholders and federal and state funders and regulatory agencies.