

# Kashunamiut School District Chevak, Alaska

985 KSD Way — Phone (907) 858-7713



## FY26 Teacher Housing Map

### FAQs - (RFP) 26-1002

There are 22 units.

- 4 one-bedroom units
- 11 two-bedroom units
- 7 three-bedroom units

Apt. # 5a - 3 bdr Talia Chaykhan S&S Connex	Apt. # 5b - 2 bdr Alan Sengul & Shaghter W22 Connex	Apt. # 4a - 3 bdr Lillian Olson	Apt. # 4b - 2 bdr Brent Tomyevold Family K12 Connex	Apt. # 5c	Apt. # 3b - 2 bdr Lorraine Abruzzo Family S&S Connex	Apt. # 2a - 3 bdr Alyssa Sheng husband, child (2)	Apt. # 2b - 2 bdr Kurt Morales Ivonna Dela Cruz	Apt. # 1a - 3 bdr S. Wastille Family Y15 Connex	Apt. # 1b 2 bdr Ellen Gresser S&S Connex	
Apt. # 11 Leo Pingrak & Henry Chaykhan, son										
Apt. # 10a, 2bdr Sweet Side W22 Connex	Apt. # 10b, 2bdr Mary Tabala husband, child W22 Connex									
Apt. # 6a, 2 bdr Nora Gonzalez W22 Connex	Apt. # 6b, 3 bdr Alan Anderson & Family W22 Connex	Apt. # 8a, 3bdr Olga Freeman S&S Connex	Apt. # 8b, 2bdr Lisa Swensen Family S&S Connex	Apt. # 7 - 2 bdr L Caspell S&S Connex	Apt. # 6a - 1 bdr Cathryn Blance S&S Connex	Apt. # 6b - 1 bdr Natalie Rodriguez S&S Connex	Apt. # 6c - 1 bdr Renee Gustafson S&S Connex	Apt. # 6d - 1 bdr Kristine Hanson & Chris Salomonis S&S Connex		

### Teacher Housing Survey-Schematic Report -

- Does the scope include work (civil, electrical, etc.) listed in the Teacher Housing Survey-Schematic Report?
  - The Teacher Housing survey is for **photo reference only**. The projects in it are not part of this RFP.
- Has the additional work listed in the Assessment already been completed? Is it supplemental information to use in bid preparation?
  - If this is related to the Teacher Housing Survey, disregard all projects in it. **Photo Reference ONLY**

### Windows -

Scope 3.A – Window Replacement – Which of the listed windows need to be replaced vs resealed?

- Plan to replace all 42 windows as listed. - The district will offer the used windows to the city or tribe if they can be salvaged.

### Vinyl Flooring

Scope 3.B Vinyl Flooring Replacement – There are 20 units + Unit 7 listed. The project lists a total of (22) units. Should we plan to provide flooring for (22) units?

- The measurements provided in the RFP include the materials needed for 20 units.
- Unit 7 has additional measurements, and unit 11 does not need any vinyl flooring.
  - Measurements were provided to calculate the square footage of materials needed for the units.
- Scope 3.C Subfloor Repair – This number may increase depending on what is found when on site.
  - That is true. Three locations definitely need subfloor work. You could price for those and put in a clause that would indicate an increase pending discovery and to be preapproved by the district.

### Doors -

- There is one fourplex. Two units share the same entry door to be replaced. They have separate entries to each unit. This reduces the doors to 20 instead of 22.
- The rest of the units will change out the door that enters the unit itself, not the arctic entry door.

### Sump Boxes -

Scope 3.D Sump Box Relocation – Do only (20) of the (22) units need the sump box relocated?

- Yes, relocate 20 out of 22 sump boxes
- The sump box is currently beneath the house. It needs to be connected inside the house in the laundry room. Unit 7 and 11 already have a sump box in the house. (see photo)



Scope 3.D – Is freeze protection (glycol heating loop or heat trace) required if the sump box is moved to the building interior?

- No

What are the material types and quantities or at least photos of existing sump boxes to be relocated.

- Working on gathering ...

### Toilets -

Scope 3.E - Plumbing Fixture Upgrade – The statement says ten (22) existing gravity-flush toilets are to be removed and replaced. Please verify if the quantity is 10 or 22 units.

- 22 for the teacher housing units
- Add 2 more for the District office replacement
- 24 in total
- Is there a location in Chevak to dispose of the old toilets (and miscellaneous construction debris)?
  - The district will communicate with the city and tribe for old toilets to collect
  - Misc construction debris - the district will offer to tribe or city if reusable

**Project Schedule** - What is the required completion date? For on-site visit contact Jeanne Campbell, [jcampbell@chevakschool.org](mailto:jcampbell@chevakschool.org), 907-952-2172 (mobile), 907-858-7713 (district office)

- Teachers depart in early June and return in early August.
- There is currently one empty unit though it needs work as well, where a crew can stay. We will make sure there are beds available.
- The project can begin earlier but if waiting on the barge for material, there could be some delays. Last summer the barge was late.
- Is there a bid form required when submitting?
  - The district does not have a specific form.
  - Our rubric will be based on this RFP.
- Can the Bid be extended another week? Yes, **I will resubmit it for 3/19/26 and add the two toilets for the district office.**
- For Alaska Marine Lines in Seattle contact Don Hansen, 206-369-1194, [donh@lynden.com](mailto:donh@lynden.com)