



# REQUEST FOR PROPOSALS (RFP) 26-1002

## INVITATION TO BID Teacher Housing Rehabilitation Project 22 Housing Units – Western Bush Alaska

Kashunamiut School District is accepting bids for Teacher Housing Rehabilitation for the Chevak school teacher housing. Chevak School is located in remote rural Alaska and not accessible by road. The scope of work will include the purchase, transport, delivery of equipment/items to the Kashunamiut School District.

Bids will be accepted via email by the Kashunamiut School District and shall be emailed to:

Jeanne Campbell at [jcampbell@chevakschool.org](mailto:jcampbell@chevakschool.org) and  
Lucienne Smith at [lucienne.smith@akebs.com](mailto:lucienne.smith@akebs.com)

Bids will be accepted until 4:00 p.m. Alaska time on Thursday, March 19, 2026. Bids will be opened the following Monday, March 23, 2026. Bid review and notice of intent to award shall occur within 7 days of the bid opening date. Confirmation of that award will occur after ratified by the Kashunamiut School District Board of Education.

Bid Instructions may be requested by calling 907/858-7713 or by downloading from the Kashunamiut School District website at [www.chevakschool.org](http://www.chevakschool.org). Questions regarding this RFP shall be directed to Jeanne Campbell at the email address above. See attached [Teacher Housing Survey](#) conducted by BDS for picture reference only.

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### 1. Issuing Entity

**Kashunamiut School District (KSD), Chevak, Alaska**

Kashunamiut School District invites qualified contractors to submit proposals for the **rehabilitation and upgrade of 22 existing teacher housing units** located in western bush Alaska. The District seeks contractors with demonstrated experience in **remote Alaska construction**, logistics, cold-climate building systems, and work in occupied or semi-occupied housing.

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### 2. Project Overview

The project includes rehabilitation and system upgrades to **22 teacher housing units**, consisting of:

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

Work includes **window replacement, flooring replacement, plumbing upgrades, sump box relocation, entry door replacement, and limited structural subfloor repairs**, as detailed below.

### 3. Scope of Work A. Window Replacement

The contractor shall assess and perform **window replacement or resealing** as appropriate for each unit.

**Window Measurements** (Unit 7 has different windows than the rest of the units.):

Room	Living Rm 59 1/2" H x 95 1/4" W	Bdrm 49 1/2" H x 49" W	Bdrm 48" x 48"	Kitchen
Qty	10	30	2 Unit 9A	
Unit 7	(1) 71 1/4" w x 59 3/8" h	(3) 47 3/8" w x 41 1/2" H		(1) 47 3/8" w x 59 1/2" h

Windows shall be:

- Cold-climate rated
- Energy efficient
- Properly sealed to prevent air and moisture infiltration

### B. Vinyl Flooring Replacement

Replace vinyl flooring **as needed** throughout housing units, including kitchens, bathrooms, laundry areas, and arctic entries.

**Typical Area Measurements:**

Unit ↓ Room ↔	Bathroom	Kitchen	Laundry Room	Arctic Entry
All 20 units	8'x5'	10'x11'	5'x7'	8'x5'
Unit 7		181 sq. ft.	57 sq. ft.	

Flooring must be:

- Commercial-grade or heavy residential-grade
- Moisture-resistant
- Suitable for high-use housing in cold climates

**C. Subfloor Repair** – To get an appropriate assessment of subfloor work, the contractor would need to come out and inspect the units.

These units have been identified with subfloor replacement needs.

- Unit 7 - Laundry Room
- Unit 4AB - Kitchen and Bathroom
- Unit 8B - Bathroom and Laundry room

The laundry room subfloor **must be reinforced or replaced**. The contractor shall evaluate adjacent areas and include all work necessary to restore structural integrity and durability.

### D. Sump Box Relocation – Interior Installation (20)

The contractor shall relocate existing sump boxes currently located beneath housing units to interior locations within each applicable unit.

Scope includes:

- Evaluation of existing sump systems
- Relocation to an interior, accessible, code-compliant location

- Plumbing and electrical modifications as required
- Freeze protection, insulation, and access panels
- Restoration of all affected interior finishes

All work must comply with applicable **Alaska plumbing, electrical, and building codes**.

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## **E. Plumbing Fixture Upgrade – Vacuum Toilets**

The contractor shall remove and replace ten (22) existing gravity-flush toilets with vacuum toilet systems.

Scope includes:

- Removal and disposal of existing toilets
- Installation of cold-climate–appropriate vacuum toilets
- Associated piping, controls, pumps, and connections
- System testing and commissioning
- Provision of basic operation and maintenance documentation

Proposals must identify toilet models, system requirements, warranties, and compatibility with existing wastewater infrastructure.

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## **F. Entry Door Replacement – All Units**

The contractor shall remove and replace twenty-two (22) exterior entry doors with insulated steel doors and steel frames.

Frame Measurements: 81 ¾" x 37 ½"

Door Measurements: 79 ½" x 35 ¾"

Door Opens: IN

Door Swings: Left (10) or Right (10)

Scope includes:

- Removal and disposal of existing doors, frames, and hardware
- Installation of insulated steel doors with steel frames
- Weatherstripping, thresholds, flashing, and air sealing
- Heavy-duty cold-climate hardware and locking systems
- Restoration of disturbed finishes

Doors must be energy efficient, weather-tight, secure, and suitable for extreme cold and wind conditions.

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## **4. Contractor Responsibilities**

The selected contractor shall:

- Provide all labor, materials, tools, supervision, and equipment
  - Coordinate transportation and logistics to a remote Alaska location
  - Comply with all applicable Alaska Statutes, safety regulations, and labor laws
  - Use licensed trades where required
  - Coordinate work to minimize disruption to housing occupants
  - Maintain safe and clean work areas
  - Provide warranties for workmanship and materials
  - Submit as-built documentation for plumbing and sump modifications
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## **5. Project Schedule**

Proposals must include:

- Anticipated start and completion dates
- Identification of seasonal or weather-related constraints
- Phasing plan if work is to be completed in stages

Preference may be given to proposals demonstrating efficient completion within the short western Alaska construction season.

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## 6. Proposal Requirements

Each proposal shall include:

1. **Cover Letter**
    - Contractor name, address, and contact information
    - Alaska business license number
  2. **Company Qualifications**
    - Experience with remote or bush Alaska projects
    - At least three (3) references for similar work
  3. **Technical Approach**
    - Window repair/replacement strategy
    - Flooring replacement plan
    - Sump box relocation methodology
    - Vacuum toilet system description
    - Entry door specifications
  4. **Cost Proposal**
    - Itemized pricing by scope and unit type
    - Labor, materials, freight, mobilization, and contingencies
  5. **Schedule**
    - Timeline and milestones
  6. **Insurance & Bonding**
    - Proof of general liability and workers' compensation coverage
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## 8. Evaluation Criteria

Proposals will be evaluated based on:

- Experience with similar projects in rural or remote Alaska
- Understanding of cold-climate construction and logistics
- Quality and completeness of proposal
- Cost effectiveness
- Ability to meet schedule requirements

KSD reserves the right to accept any combination of base bid and alternates in the best interest of the District.

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## 9. On-Site Housing Availability:

Limited on-site housing may be available for contractor personnel in unoccupied teacher housing units from May 16 through August 5, 2026, subject to availability. Contractors are responsible for coordinating housing needs in advance. Housing availability may be reduced or discontinued as units are required for returning district staff prior to the 2026–2027 school year. Availability beyond August 5 cannot be guaranteed. Alternative arrangements may be possible at the school.

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## 10. Submission Instructions

**Proposal Due Date:** March 19, 2026

**Submission Method:** email

Submit proposals to:

**Kashunamiut School District**

Attn: Jeanne Campbell, Superintendent

[jcampbell@chevakschool.org](mailto:jcampbell@chevakschool.org)

907-858-7713

985 KSD Way

Chevak, Alaska 99563

Late or incomplete proposals may not be considered

## **11. Questions and Clarifications**

Questions must be submitted in writing by:

**Question Deadline:** February 23, 2026

Responses will be shared with all known proposers.

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## **12. Reservation of Rights**

Kashunamiut School District reserves the right to:

- Reject any or all proposals
- Waive informalities
- Negotiate scope or pricing
- Cancel this RFP without award