



REQUEST FOR PROPOSAL

RFP # 25T-CN-217

Electrical Term Services

August 2025

Prepared By:

Cook Inlet Housing Authority
Procurement Department
3510 Spenard Road
Anchorage, Alaska 99503

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SPECIFIED DATES

Description	Date and Time	Locations
1. Bid Packet Available	August 5, 2025	CIHA Website
2. Questions Due Date	August 13, 2025, 2:00PM	Email
3. Proposal Due Date	August 25, 2025, 2:00PM	Email/Mail/Hand Delivery
4. Contract Execution	TBD	

*All times stated in Alaska Standard Time Zone

**Estimated

REQUEST FOR PROPOSAL RFP # 25T-CN-217

Cook Inlet Housing Authority (CIHA) is a state-chartered Regional Housing Authority funded in part through grants from the Department of Housing and Urban Development, the State of Alaska, private grant fund sources and general operating revenue. CIHA is accepting proposals from responsive and responsible individuals and organizations to provide Electrical Services.

PROPOSAL SUBMITTALS

Proposals must be submitted, clearly marked: **“Attn: Procurement, RFP # 25T-CN-217, Electrical Term Services– Do Not Open”**. CIHA will reject proposals received after the deadline. Faxed proposals will not be accepted.

- **Mailed or hand-delivered proposals:** Proposals must be received at CIHA, Attention: Procurement, 3510 Spenard Road, Anchorage, Alaska 99503 no later than August 25, 2025 at 2:00 p.m., according to the time clock located at CIHA’s front desk.
- **Emailed proposals:** Proposals must be received no later than August 25, 2025 at 2:00 p.m., according to the time and date received by CIHA’s email server. Emailed proposals may be submitted to Procurement@cookinlethousing.org.

QUESTIONS

CIHA will not be bound by any oral interpretations of this RFP. Questions are encouraged and should be sent in writing to CIHA’s Procurement Manager via email. All questions received at CIHA no later than August 13, 2025, 2:00PM. Written questions received by the deadline will be answered by addendum to all vendors.

Email: Procurement@cookinlethousing.org

No communication is to be directed to any other CIHA employees or CIHA representative.

Substantive issues will be answered in writing in the form of an Addendum to this RFP. If determined necessary by CIHA, the proposal submittal due date may be extended and will be stated as such in the Addendum form.

PERIOD OF PERFORMANCE

The period of performance shall begin upon the contract award and shall continue until completion and acceptance of all tasks and deliverables, as set forth in the Scope of Work.

BACKGROUND

CIHA is an Alaska regional housing authority established by state statute for the purpose of providing affordable housing opportunities for eligible participants in the Cook Inlet region. The mission of CIHA is “To create housing opportunities that empower our people and build our community.” CIHA administers Indian Housing Block Grant funds awarded under NAHASDA and other federal, state and local funds, develops and manages properties built with investor proceeds from the sale of Low-Income Housing Tax Credits, federal, state and local funds, and operates affordable housing programs through the parent corporation and its subsidiaries.

CONTRACT TERM

Award of a Term Services contract for the specified work will include an initial two (2) year term with an option to extend for no more than three (3) additional (1) one-year terms based on available funding, satisfactory performance, agreed upon pricing and mutual consent. The yearly contract shall be automatically renewed for one year unless either party gives written notice of thirty (30) days prior to the expiration thereof. The cost portion of your proposal submittal should include the initial two-year term and the extension option years.

CIHA reserves the right to award one or more Contractors.

SCOPE OF WORK

The scope of work includes but not limited to the following: Furnish all labor, materials and equipment to perform all work described below in accordance with the construction drawings, locally adopted building code and other authorities having jurisdiction provide the following services.

Electrical Rough-in: Provide rough-in electrical services to single family, duplex and multifamily (4-plex or less) as directed by CIHA Construction. All work is to be in accordance with the latest Municipal adopted (NEC) National Electric Code.

CIHA Electrical Standard to include but not limited to:

- Appropriate code approved service entrance depending on the building type. Provide approved meter labels on multiple meter panels.
- 125 Amp distribution panel for each unit.
- Wire distribution to all boxes, outlets, switches, appliances, and heating equipment.
- Provide distribution to a crawlspace exhaust fan, and bathroom exhaust fans and make hot at rough-in phase (exhaust fans installed by others).
- Provide a 120 volt hardwired, interconnected smoke and carbon-monoxide detection system. The signaling devices shall be white in color.
- Outlets to code, include one on each exterior deck.
- Provide one (1) Dehumidistat in each crawlspace.
- Provide switched lighting rough-in for the lighting plan

Low Voltage Rough-in and Trim out: Provide all materials, equipment and labor to provide rough-in low and trim out low voltage wiring services.

To include:

- Install low voltage distribution panel.
- Cat 5, Computer/phone distribution panel to each bedroom, living room, kitchen, and desk area.
- Cable TV distribution panel with two (2) outlets in living room and one (1) outlet in each bedroom.

Temporary Lighting and Outlets: Provide temporary lighting and powered outlets during the construction phase of the project.

Mechanical Equipment: Provide all necessary line volt power wiring for furnaces, boilers, pumps, and other mechanical ventilation and heating equipment at time of rough-in. Include temp cord for furnace at time of rough-in.

Appliances: Provide 100 volt and 220 volt at clothes dryer and range. Install all appliance and equipment cords.

Trim Out: Provide all materials; equipment and labor to provide switch and outlet trim out service on a call out basis. Wiring devices to be installed at all locations in accordance with the NEC and locally adopted amendments. All wiring devices, switches, outlets and cover plates are to be white in color.

Wiring Device Specifications:

- Switches – Toggle style, 15 Amp, 120 - 277 volt, Spec Grade, white color.
- Receptacles – Duplex style, 20 Amp, 125 volt, tamper resistant, white color.
- GFCI Receptacles – Indoors Décora style, 20 amp, 125 volt, tamper resistant, white color.
- GFCI Receptacles - Outdoors – Decora style, 20 amp, 125 volt, weather and tamper resistant, white color. Weather resistant cover plate.
- Wall Plates – Thermoplastic, white color, standard size for each correspondent wiring device or combination of wiring devices.

Additional Electrical Requirements:

- Walk-in closets shall have one (1) outlet
- Garages shall have a minimum of one (1) GFCI protected receptacle and two (2) standard outlets.
- Building exterior by garage to have one GFCI outlet, with weatherproof cover
- All decks shall have a GFCI outlet, with weatherproof cover
- Provide (1) Smart Switch for each bathroom exhaust fan
- Provide (1) USB outlet per unit at location specified by owner
- Provide (1) EV 220V 50A breaker in electrical panel

Light Fixtures: Provide all labor and equipment necessary to install owner provided light fixtures.

Chime: Provide one (1) door chime at each unit's main entry.

Temporary Electric Service: Provide and install a temporary meter base (including copper ground rod and wire) during construction phase.

CONTRACTOR RESPONSIBILITIES Electrical contractor is responsible for the following:

- Correct all items noted inspection deficiencies within 48 hours.
- Job site cleanliness: utilize CIHA provided dumpsters; throw out all crew created debris, keep work areas swept and picked up on a daily basis.
- Crew Supervision: monitor workmanship and compliance with construction documents and building codes
- Worker safety compliance.

QUALIFICATIONS AND REQUIREMENTS

Capacity: Contractor is to have adequate resources of qualified personnel and equipment to comply with responsiveness requirements as stated.

Contractor shall provide current certificate of insurance as defined by this RFP.

Contractor shall not be suspended, debarred, or determined to be ineligible by HUD in accordance with HUD regulations or by other Federal agencies.

WAGE DETERMINATION

The wage rates paid to your employees, and used to prepare your bid, must be based on CIHA Tribally Designated Wage rate (TDW) included with this Contract). Submittal of certified payroll reports will not be required for this Contract; however, payroll records should be maintained for three (3) years and are subject to prevailing wage compliance review by CIHA. The TDW must be posted at all times at the site of the work, in a prominent and accessible location, where it can easily be seen by all workers. Wage rates are subjected to change; awarded Contractor will accept updated wage rates when they become available

PREFERENCE STATEMENT

The work to be performed under this contract is subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e (b)). In accordance with 25 U.S.C. 450e(b) and 24 CFR 1000.52, To the greatest extent feasible: (i) preferences and opportunities for training and employment shall be given to American Indians/Alaska Natives (AIAN); and (ii) preferences in the award of contracts and subcontracts shall be given to AIAN-owned economic enterprises.

The Contractor shall include this Indian Preference Statement, in its entirety, in every subcontract in connection with the awarded Contract, and shall, at the direction of CIHA, take appropriate action pursuant to the subcontract upon finding by recipient or HUD that the subcontract has violated 25 U.S.C. 450(e).

Preference will be given to American Indian/Alaska Native (AIAN), Small-, Minority- and Women-owned businesses. AIAN, Small-, Minority- and Women-owned businesses are encouraged to submit proposals.

DOMESTIC PREFERENCE FOR PROCUREMENTS.

As appropriate, and to the extent consistent with law, Contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products. For purposes of Section 9, "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. "Manufactured products" mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

INDEMNITY AND INSURANCE REQUIREMENTS

Indemnification

To the fullest extent permitted by law, Contractor shall release, defend, indemnify and hold Cook Inlet Housing Authority (CIHA), its subsidiaries, directors, officers, agents, officials, employees and consultants (collectively, "Indemnified Parties") harmless from and against all claims or loss, including without limitation any and all demands, suits, expenses, damages, fines, charges, liens,

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actions or liability of any nature, kind or character whatsoever, and including without limitation, claims or loss resulting from injury, death, economic loss, violation of statutes, ordinances, constitutions or other laws, rules or regulations, contractual claims, attorneys' fees, costs or expenses or any other kind of loss (collectively, "claims or loss"), related to, resulting from or arising directly or indirectly out of the activities of Contractor, the performance, failure of performance or breach of any term of this Contract by Contractor, or by any person or entity employed by Contractor in the performance of this Contract, regardless of whether such claim or loss is caused in part by Indemnified Parties.

Contractor's responsibility for defense and indemnification extends to and includes any claim or loss alleging acts or omissions by Indemnified Parties that are said to have contributed to the claim or loss. However, Contractor shall not be required to indemnify an Indemnified Party for any claim or loss that results from the sole negligence or willful misconduct of the Indemnified Party.

In any and all claims against the Indemnified Parties by any employee of Contractor, anyone directly employed by Contractor or anyone for whose acts the Contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Contractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

Contractor agrees that as part of any subcontract, its subcontractor shall provide assurance of defense and indemnity in CIHA's favor that are identical in scope as those assumed by Contractor under the terms of this Contract.

The requirement of any insurance required of Contractor under this Contract shall not limit Contractor's indemnification responsibilities under this section in any way.

Insurance

Without limiting the Contractor's indemnification responsibilities, 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. Such policies shall be primary and noncontributory to any policies held by CIHA.

Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Contractor's policy contains higher limits, CIHA shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished to the Manager of Procurement prior to fully executing the Contract, and as a condition of payment, Contractor shall purchase and maintain insurance that will protect it from the claims arising out of its operations under the Contract, whether the operations are by Contractor, or any of its consultants or subcontractors or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. This includes Worker's Compensation Insurance, Employer's Liability Insurance, Comprehensive General Liability Insurance and Automobile Liability Insurance.

Contractor's insurance shall name Cook Inlet Housing Authority (CIHA) as additional insured, except for Worker's Compensation. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under Alaska Statutes Title 21.

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 companies obligated under the following described policies must have a best rating of "A - VII" or better as identified in the A.M. Best Insurance Rating Guide, most recent edition.

Minimum Limits of Liability

Contractor shall maintain with a company satisfactory to CIHA at least the limits of liability set forth below. The requirements of this section shall not limit Contractor's indemnification responsibilities as provided in the Contract.

- a. Worker's Compensation and Employers' Liability: 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. This policy must waive subrogation against Cook Inlet Housing Authority (CIHA).
 - i. Workers Compensation - Statutory limits
 - ii. Employers Liability - \$1,000,000 Each Accident, \$1,000,000 Disease - Each Employee; \$1,000,000 Disease - Policy Limits
- b. Commercial General Liability Insurance: Covering all business premises used by and operations conducted by the Contractor in the performance of services under this Contract with minimum coverage limits of \$1,000,000 combined single limit per occurrence. This policy must waive subrogation against Cook Inlet Housing Authority (CIHA).
 - i. \$1,000,000 Each Occurrence
 - i. \$2,000,000 General Aggregate
 - ii. \$2,000,000 Products/Completed Operations Aggregate
 - iii. \$1,000,000 Personal and Advertising Injury
 - iv. \$50,000 Fire Damage Legal Liability (any one fire)
 - v. \$5,000 Medical Expense (any one person)
- c. Commercial Automobile Liability Insurance: Covering all vehicles, owned, hired or non-owned, used by the Contractor in the performance of services under this Contract with minimum coverage limits of \$1,000,000 combined single limit of bodily and property damage. This policy must waive subrogation against Cook Inlet Housing Authority (CIHA).

CANCELLATION, RENEWAL AND MODIFICATION

Contractor shall maintain in effect all insurance coverages required under the Contract at Contractor's sole expense and with insurance companies acceptable to CIHA. All policies shall contain a provision that coverage will not be modified, cancelled or not renewed until at least thirty (30) days prior written notice has been given to CIHA. Certificates of insurance showing required coverage to be in force pursuant to this Section shall be filed with CIHA prior to commencement of the Work. In the event Contractor fails to obtain or maintain insurance coverage required under the Contract, CIHA may purchase such coverage as desired for CIHA's benefit and charge the expense to Contractor or terminate the Contract for default.

CONTINUATION OF COVERAGE

If any of the required liability insurance is on a claims made basis, "tail" coverage will be required at the completion of this contract for twelve (12) months, or the maximum time period reasonably available in the marketplace. Contractor shall furnish certification of "tail" coverage as described or continuous "claims made" liability coverage for twelve (12) months following Contract completion. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage provided its retroactive date is on or before the effective date of this Contract. If Continuous "claims made" coverage is used, Contractor shall be required to keep the coverage in effect for not less than twelve (12) months from the end of the Contract. This will be a condition of the final acceptance of work or services.

CERTIFICATES OF INSURANCE

Certificates of insurance and copies of all insurance policies and endorsements if requested by

CIHA required by this Section 10 shall be delivered to the **Procurement Manager** prior to commencement of the Work, or as soon thereafter, as is practicable. Renewable certificates shall be delivered to the **Procurement Manager** no later than thirty (30) days subsequent to the certificate's expiration date. No contract will be signed until the certificate of insurance has been received and approved by the Procurement Manager.

If the insurance expires or is cancelled during the term of the contract, services and related payments will be suspended. Certificates shall be addressed to Cook Inlet Housing Authority, ATTN: Procurement, 3510 Spenard Road, Anchorage, AK 99503.

ADDITIONAL INSURED

The Additional Insured Endorsement shall include the following: Cook Inlet Housing Authority, ATTN: Procurement, 3510 Spenard Road, Anchorage, Alaska 99503

INVOICING

Invoices are to include the Contract control number, date(s), requestor's name, location of service and a list of exact services performed. Invoices shall be sent by mail to CIHA's Accounts Payable Department, 3510 Spenard Road, Anchorage, Alaska 99503 or by email to cihaap@cookinlethousing.org.

EQUAL EMPLOYMENT OPPORTUNITY

The Contractor may not discriminate against any employee or applicant for employment because of race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood. The Contractor shall post in conspicuous places, accessible to employees and applicants for employment, at the location of the project, notices setting out the provisions of AS 18.80.220.

The Contractor shall state, in all solicitations or advertisements for employees to work on this project, that the Contractor is an equal opportunity employer (EEO) and that all qualified applicants will be considered for employment without regard to race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood.

The Contractor shall include the provisions of this EEO article in every subcontract relating to this Contract and shall require the inclusion of these provisions in every agreement entered into by any of its subcontractors, so that those provisions will be binding upon each subcontractor.

RFP CONDITIONS AND PROVISIONS

If any proposer is in doubt as to the intent or meaning of any part of this RFP or should CIHA omit anything from this RFP which is necessary to a clear understanding of the work, or should it appear that various instructions are in conflict, the proposer should contact the CIHA Procurement representative listed on the cover page of this document by the deadline for questions.

Proposers are expected to fully inform themselves as to the conditions, requirements and specifications before submitting a proposal. The submission of a proposal by a vendor implies vendor acceptance of the terms and conditions herein, unless otherwise stated.

The format of the vendor's proposal must be consistent with the format of the specifications listed.

All participating Vendors, by their proposal submission, shall agree to comply with all of the conditions, requirements and instructions of this RFP as stated or implied herein.

Offerors shall respond with sufficient detail to facilitate the evaluation of all factors included in the Evaluation Criteria. Failure to provide required items will result in the proposal being considered non-responsive. Failure to provide sufficient information for the evaluation criteria will result in loss of points.

The proposer is responsible for all costs related to the preparation of this Proposal.

PROPOSAL SUBMITTAL REQUIREMENTS

Proposals should include the appropriate narrative and supporting materials to adequately address the scoring criteria. Provide a clear and concise (not just generic sales or contract documents) response that identifies how your solution will improve the existing LIHTC project, financial audit and tax return service for CIHA. Proposals not containing all the items listed below may be determined nonresponsive by CIHA.

For consistency and to facilitate evaluation of all proposals, Offerors shall include the following in their response to this RFP.

Cover Page. Proposals must be signed and include the firm name, local address, telephone number, the name of the person authorized to submit the proposal, along with the person's title and telephone number, and the name and title of the person authorized to execute a contract.

Table of Contents. Each proposal shall include a clear identification of the proposal contents by section and by page number.

Executive Summary. (Limit Two Pages) Each proposal shall include an Executive Summary section indicating the respondent's:

- a. Brief understanding of the scope of the proposal,
- b. General overview of proposed plan to provide all requested services,
- c. A statement as to the respondent's qualifications to perform all services,
- d. Proposed team and resources available to perform the services,
- e. Principal contact.

Statement of Qualifications and Experience. Provide a statement as to the proposer's qualifications to perform the services and detailed resumes of the staff who would be assigned to the project. These should include experience in implementing, training, and supporting systems of a similar size and complexity. Include timing and type of job assignments and educational backgrounds.

Scope of Work. Write a brief summary of your understanding of the project and scope of work, and how you propose to meet the requirements and help CIHA achieve its goals and objectives. Provide a brief summary of the major components and features of the services you are proposing.

Work Proposal and Approach. A detailed description of your understanding of the Scope of Work, Schedule, and how you propose to meet the requirements to help CIHA achieve its goals and objectives. This should include a review of the services you will provide and a detailed description of the qualifications your organization has to provide those services and how the proposed program meets or exceeds the Scope of Work.

References. Provide three (3) references from current clients of a similar size and nature to CIHA who receive similar services. Include the company name, contact name, phone number, and a description of the services provided.

Cost Proposal (Limit Three Pages). Each cost proposal shall indicate specifically what is included in the proposed fee, plus any additional fee for service items if applicable. Include price structure for software purchases. CIHA welcomes cost saving proposals which still satisfy all technical and business objectives, such as how the proposer will contribute to CIHA's affordable housing mission by adopting price reductions if the cost of services drops notably.

Addendum Acknowledgement (if applicable).

Federal Forms:

- a. Completed Lobbying Certification and Disclosure (Attachment A)
- b. Representations, Certifications, and Other Statements of Bidders, form HUD-5369-A (Attachment B)

EVALUATION PROCESS

CIHA will appoint an Evaluation Committee. The Evaluation Committee will review proposals submitted in response to this RFP. The committee may, at its discretion, decide to interview the proposers.

An evaluation committee will independently evaluate the merit of proposals received in accordance with the evaluation factors defined in the RFP. Failure of the bidder to provide any information requested in the RFP may result in disqualification of the proposal and shall be the responsibility of the proposer. The evaluation process shall be based on a 100-point scale. The proposal that accrues the highest point total shall be recommended for award subject to the best interests of CIHA. Categories have been identified for the evaluation process. Each category shall receive a point value within the specified range based on how well the proposal meets or exceeds CIHA's requirements. The following table lists the maximum points associated with each category.

Each proposal submitted stands alone and will be evaluated on its own merits in terms of meeting CIHA's requirements and terms and conditions, pricing, and overall responsiveness to the RFP.

Contractor submission of a proposal implies vendor acceptance of the evaluation technique and vendor recognition that some subjective judgments shall be made by CIHA during assignment of points.

CIHA reserves the right to request a presentation from any contractor who submitted a proposal prior to selection. At the sole discretion of CIHA, finalists for consideration of award may be required to provide a software demonstration and oral presentation to the evaluation committee. The oral presentation may be considered in the evaluation of the Offeror's proposal, and overall scores under Offeror Information may be adjusted at the discretion of the evaluation committee. If scheduled, oral presentations will be limited to a 40-minute presentation by the Offeror, followed by a maximum 20-minute question and answer period. All costs associated with the oral presentation shall be the responsibility of the Offeror.

All contractors who submitted a proposal will be notified in writing of the results after the scoring and subsequent due diligence is completed.

Any award as a result of this request for proposal shall be contingent upon the execution of an appropriate contract. This RFP and its attachments shall form the basis of the Contract Terms and Conditions. **Exceptions or deviations to this proposal must not be added to the proposal pages but must be on vendor's letterhead and accompany the proposal.** Any exceptions to the Terms and Conditions will be taken into consideration when evaluating proposals submitted. CIHA reserves the right to reject any or all of your proposed modifications.

SCORING CRITERIA

1)	Preference: American Indian/Alaska Native (AIAN) owned vendor preference (if applicable must submit HUD 5369-A. OR Small/Minority/Women-Owned (if applicable, must submit HUD 5369-A Maximum Points shall be 5 or 15	5 OR 15
2)	Qualifications of the electrical firm, specifically residential new construction electrical services (including references: Maximum Points shall be 30.	30

3)	Qualifications of employees, years of experience and certifications and area of focus such as electrical specialist: Maximum Points shall be 20.	20
4)	Lump Sum Total from the Proposal Price Form: Maximum Points shall be 35.	35

TOTAL POSSIBLE POINTS -----100

PROTEST

A protest may be submitted according to the procedures set forth below. An Offeror who wishes to appeal a Notice of Intent to Award must file a written protest within ten (10) calendar days following the date this notice is issued. If the fifth day falls on a weekend or holiday, the last day of the protest period is the first working day following the tenth day.

The protest shall be filed with in writing and include the following information:

1. The name, address, and telephone number of the protester;
2. The signature of the protester or the protester's designated representative;
3. Identification of the solicitation, contract, or grant agreement at issue;
4. A detailed statement of the legal and factual grounds of the protest, including copies of relevant documents; and
5. The form of relief requested.

Protest must be mailed or hand-delivered to:

Cook Inlet Housing Authority
Attn: Rashaad Esters, Procurement Manager
3510 Spenard Road
Anchorage, Alaska 99503

AWARD

Rejection of Proposals: CIHA reserves the right to accept or reject any or all proposals, to waive irregularities and technicalities. CIHA also reserves the right to reject the proposal of any proposer who has previously failed to perform properly or complete on time contracts of a similar nature, or a proposal from a proposer who, investigation shows, is not in a position to satisfactorily and timely perform the contract.

Selection: CIHA desires to enter into negotiations and ultimately reach an agreement with the Proposer who demonstrates the best combination of attributes. CIHA may conduct discussions with any proposer who has submitted a proposal to determine qualifications, for further consideration. Since the initial review by CIHA will be deemed preliminary in nature, the document and process will be deemed confidential until the successful proposer is selected. CIHA is not required to accept the proposal with the lowest cost proposal.

No proposal shall be withdrawn for a period of forty-five (45) days subsequent to the deadline date for receipt of the proposals without the written consent of CIHA. In no way does this request for proposal constitute a contract, or obligate CIHA in any way.

A firm, fixed-price contract will be awarded in accordance with CIHA's procurement policies to the Contractor that submits the highest rated proposal which will be graded on the scoring criteria. The awarded Contractor will be required to provide the following:

- Certificate of Insurance as defined by this RFP
- State of Alaska Business License

- IRS form W-9

LIST OF ATTACHMENTS

Attachment A – Lobbying Certification

Attachment B – Representations, Certifications, and Other Statements
of Bidders, form HUD-5369-A

Attachment C – Sample Contract

Attachment D – Tribally Designated Wages

Attachment E – Pricing Form

Attachment F – Building 36 Floor Plans