

# DESIGN BUILD (DB) PROPOSAL FORM

Competitive Sealed Proposals - Design Build (DB) - AS 36.30.200(c)

**THIS FORM MUST BE THE FIRST PAGE OF EACH COPY OF PROPOSAL.** Attach criteria responses as explained in the Submittal Checklist. **No transmittal letter or cover sheet will be used.**

Project: **Klawock Maintenance Building Reskin  
Design-Build**

Program No: **2501000054**

## OFFEROR (PRIME CONTRACTOR)

Contractor : PKBuilders	
Street	: 284 Forest Park Dr
P.O. Box	:
City, State, Zip	Ketchikan, Alaska 99901
Alaska Business License Number	: 124994
General Contractor Registration No	: 167806
Federal Tax Identification No.	: 92-0114721
Individual(s) to sign contract	: P. Kelley Roth or Pamela Roth
Title(s)	: Owners
Type of business enterprise (check one) : ..... [ ] Corporation in the state of	
[ ] Individual	[ ] Partnership..... [X] Other(specify) Sole Proprietor

## ALASKA STATUTORY PREFERENCES (IF NO FEDERAL FUNDING)

Check the applicable preferences that you claim for the proposed contract (reference Criteria 5 & 6 in Section 00022): [X] Alaska Bidder (Offeror) **AND>>** [ ] Veterans **AND>>** [ ] Employment Program or [ ] Disabled Persons

## PROPOSED SUBCONTRACTOR(S)

Subcontractor	AK Business License No.	Contractor Registration No.
Schmolck Mechanical Contractors	28079	CONE12301
Channel Electric LLC	69374	CONE11942
Welsh/Whitely Architects	291738	AELA9429
Absolute Services Inc	998187	CONE34547

## ACKNOWLEDGEMENT OF ADDENDA

The undersigned acknowledges receipt of the following addenda to the RFP (give number and date of each).

Addenda	Date Issued	Addenda	Date Issued	Addenda	Date Issued
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

## CERTIFICATIONS

I certify: that I am a duly authorized representative of the Contractor; that this Submittal accurately represents capabilities of the Contractor and Subcontractors identified herein for providing the services indicated; and, that the requirements of the Certifications on page 2 of this form for: 1) Alaska Licenses/Registrations, 2) Insurance, 3) Cost and Pricing Data, and 4) Covenant Against Contingent fees - will be complied with in full. These Certifications are material representations of fact upon which reliance will be placed if the proposed contract is awarded. Failure to comply with these Certifications is a fraudulent act. The Contracting Agency is hereby authorized to request any entity identified in this proposal to furnish information deemed necessary to verify the reputation and capabilities of the Contractor and Subcontractors. The undersigned declares, under penalty of perjury under the laws of the United States, that neither he nor the firm, association or corporation of which he is a member, a Offerer on this project has, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in connection with this proposal. This proposal is valid for at least ninety days.

Signature: 

Name: P. Kelley Roth

Title: Owner

Date.....: 4/8/19

Telephone(voice/fax).....: 907-617-2688

Email Address.....: pkroth48@hotmail.com

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## **P.K. Builders Proposal for** **Klawock Maintenance Building Reskin Design-Build**

### **Prime Contractor**

#### ***History and Experience***

P.K. Builders is a sole proprietorship supplying quality residential/light commercial and recreational construction since 1984 in Alaska. We are licensed, bonded and insured and specialize in commercial government projects. We take pride in providing high quality, cost effective construction to fit the needs of our customers.

In 2002, PKBuilders renovated a complete office complex from a medical/dental clinic to a Mental Health Facility. This was a design build project in which we worked closely with the owner and an Architectural firm to provide a product that met the owner's needs.

In 2012, PKBuilders converted a 20,000 sf warehouse to a Community Connections office complex. This was a \$3,200,000.00 design build project in which we worked closely with the owner, Welsh/Whiteley Architectural firm, and the client to provide a product that met the client's needs.

In 2012, PKBuilders completed a 10 unit housing with common area Senior Housing Project for the Ketchikan Senior Citizens. On this project we worked with Ketchikan Senior Citizens Services Inc., Alaska Housing Finance Corporation, and the developers to complete this 14,000 sf housing project. Again we worked with Electrical, Site, Mechanical and Welsh/Whiteley Architectural firm to provide a product that met both AHFC and the Ketchikan Senior's needs.

In addition we have had experience with design-build work in the numerous "spec" projects that we have completed in which we built residences (\$400,000.00+), duplexes, 4-plexes & commercial buildings of our own design. We work very closely with an engineering firm for site layout and building design, and have an excellent working relationship with a licensed electrical and mechanical contractors for subcontracting specialties

#### ***Safety and Quality Control***

##### **Safety**

PKBuilders maintains a clean, orderly and safe construction site. We will supply roll off trash containers and comply with recycling and waste management and hazardous material controls. We conduct Monday morning Safety Meetings and have the Occupational Safety Handbook and Safety Meeting logbook in the tool trailer. PKBuilders has scheduled voluntary OSHA courtesy inspections and had very through unscheduled OSHA visits to our jobsites. PKBuilders received 1 fine for an employee pencil pinning the guard on a skillsaw.

We have experienced 3 Workman's Compensation claims in over 38 years of

construction. One I disputed as a scam (a 10 day employee). One requiring hospitalization for a fall is still employed with us. We maintain first aid kits, fire extinguishers etc on site. I have had EMT training as well as CPR.

Safety is as critical to our operations as planning, scheduling, or billing. We believe accidents are preventable. Our safety program is intended to control and prevent those construction jobsite failures that cause fatalities, injuries, illness, equipment damage, or fire and that cause damage to or destruction of property at the jobsite. Our Safety/Accident plan was revised in 2014 for the HUNA Tribal project.

## **Quality Control**

The Project Superintendent, Mr. Kelley Roth has overall responsibility for the successful completion of the project work. Mr. Roth has had similar responsibilities on other Federal and State projects.

Kelley will be the QCT for the project. He will report directly to the COR as needed. He will be responsible for overseeing day-to-day construction operations from a QC standpoint. He will assure that all required tests and documentation are completed, and that the results are furnished to the Owner in the time frame required. Mr. Roth is empowered to suspend any operations which he deems to be in noncompliance with the contract, and/or order corrective measures to assure compliance. Mr. Roth will complete any Quality Control Records required by the contract.

In the event of Kelley's absence QC responsibilities will specifically be assigned to PKBuilders' supervisory personnel specifically responsible for given operations. The OR will be notified of any changes. In any case, standards of application of the QCP will be the same. PKBuilders has an experienced and highly professional staff that is used to the responsibility entailed by PKBuilders QC requirements.

PKBuilders' Management assesses the qualification requirements for each position on the project organization chart, qualifications of each person, and then appoints only qualified persons to the project organization. All employees have quality responsibilities that include conformance to project quality requirements; compliance with the project quality plan; meeting or exceeding all applicable regulations, codes, industry standards, and manufacturer specifications as well as meeting or exceeding our customers' contract and individual requirements. All employees have the authority to stop work when continuing work may adversely affect quality or cover up a defect; prevent the use of equipment or materials that may adversely affect quality.

## ***Distinct and Substantive Qualifications***

PKBuilders has the plant, personnel, equipment, experience and ability to construct this project. We own the specialized equipment for steel building erection; vacuum panel lifter, lifting equipment, specialized steel tools, etc. We currently employ two full time carpenters in addition to Kelley and Pam. We hire additional labor or office staff as necessary, on a case-by-case basis and have several employees that work for us as we have projects for them.



## **Insurance and Financing**

We have the bonding required to complete the job through Griffen MacLean Insurance in Bellevue Washington. We have had an ongoing relationship with them for over 12 years now. We have a LOC in excess of what will be needed for this project. PKBuilders meets all General Liability, Auto, Workers Compensation, Payment/Performance Bonds and Employers Liability Insurance as noted in the RFP.

In addition, we have state and federal standard payroll accounts in place and are set up for completing Alaska Department of Labor certified payroll should that be desired. PKBuilders is licensed with the State as a Registered General Contractor and holds a Residential Contractor Endorsement.

## **Design Build Team**

### ***General Contractor***

#### **PKBuilders**

PKBuilders will provide all labor, equipment, and materials to complete the building construction portion of the contract. P. Kelley Roth will act as the Superintendent on day to day activities. He will be responsible for safety and quality control as well as representing the company in all contract matters with full authority to act and sign documents on behalf of PKBuilders. Kelley will be available to the owner at all times that the construction work is active. Pamela Roth will act as the day to day contact for project management duties. Pam and Kelley have worked for over 38 years together in PKBuilders to successfully complete multiple projects.

P. Kelley Roth, Superintendent, GCL State of Alaska: 16706 – Residential Endorsement: 464

#### **Professional References:**

- Mark Hillson, City of Ketchikan Public Works Director – 907-228-4738
- Brad Harris, NPS - 907-644-3383
- Peter Fama, PE – 907-617-2578

\*see SBA Profile at: [http://dsbs.sba.gov/dsbs/search/dsp\\_profile.cfm?User\\_Id=P0230866](http://dsbs.sba.gov/dsbs/search/dsp_profile.cfm?User_Id=P0230866) for full listing of PKBuilder projects and experience.

### ***Architecture/Engineering***

#### **Welsh/Whiteley Architects**

Architecture: **Tim Whiteley, AIA**, Welsh Whiteley Architects, LLC, Ketchikan, Alaska -  
Registered Professional Architect: Alaska AELA9429

Structural: **Chris Gianotti, PE**, PND Engineers, Inc., Juneau, Alaska – Registered  
Professional Structural Engineer: Alaska AELT14256

#### **References:**

- Anita Maxwell, Director Tongass Historical Museum – 907-225-5600
- Mark Hillson, City of Ketchikan Public Works Director – 907-228-4738
- Mike Williams, Maintenance Director, KGB School District – 907-225-2413

### ***Mechanical Contractor***

#### **Schmolck Mechanical Contractors**

Basic plumbing is required for this project

Kelley Daniels, Plumbing Foreman, SMC Employee 11 years (June 2008), certificate of Fitness#20050677. Extensive experience in all facets of Plumbing and Wet side Mechanical systems.

#### References:

- Chet Thompson, Project Manager, Marble Const.
- Pat McLavey, Maintenance Manager, Peace Health MC, 225-5171
- Roger Smith PE, PDC Engineering, 907-780-6155

### ***Electrical Contractor***

#### **Channel Electric**

Basic electrical skills are required for this project.

Wayne Walters, Electrical Journeyman, Certificate of fitness# 107767

Wayne has been part of the Channel Electric team for 31 years, he has extensive experience in service changes, wiring lights and receptacles and running conduit on remodel projects requiring the facility remain operational during construction. The below references can attest to this as well as his professionalism and ability to keep a project on schedule.

#### References:

- Mike Funk -University of Alaska 907-254-4533
- Bill Goodale- Goodale Properties-907-617-5833
- Chet Thompson-Marble Construction-907-220-9916

### ***HazMat Contractor***

#### **Absolute Services, Inc. an Alaskan Corporation.**

**Jason A. Peterson (President of ASI), Managing Estimator, Project Manager (asbestos, lead, chemicals, and demolition)**

Absolute Services' business resume as an Alaskan General Contractor dates back to 1993. Over the past 23 years more than 1,500 projects have been completed in more than 80 communities in Alaska.

Jason Peterson is responsible for estimating, work plan preparation, logistical coordination, and project coordination. In addition, Mr. Peterson is responsible for all aspects of designated projects and is an EPA Project Designer and EPA Building Inspector who performs Asbestos/Lead surveys for buildings. Mr. Peterson has 33 years' experience in the asbestos, lead, environmental, and construction industries, with 24 years with ASI and AESI.

#### References:

- Sigrid Dahlberg of Dahlberg Designs (907) 723-8896
- Bob French of EHS Alaska (907) 694-1382
- John Miller USCG Alaska Contracting Officer (907) 654-3044

### ***Project Manager***

#### **PKBuilders**

Pamela Roth

Pam will be the individual "in responsible charge" to perform daily project management. She will act as the single point-of contact directly engaged in contract performance. Pam

has experience over the past 38 years in multiple Design-Build projects and has specifically worked with this team on multiple occasions. Pam and Kelley are well versed in the engineering requirements and inspections needed for a successful design-build project.

- Office complex conversion from a medical/dental clinic to a Mental Health Facility. This was a design build project in which we worked closely with the owner, Channel Electric, and Schmolck Mechanical and Welsh/Whiteley Architectural to provide a product that met the owner's needs.
  - Chris Herby, owner – 907-225-9725
  - Welsh/Whiteley Architectural Firm, Amanda Welsh – 907-225-2412
  - Bess Clark, Community Connections Director - Client – 907-225-7825 x 301
- Office complex conversion from a 20,000 sf warehouse to a Community Connections office. Value: \$3,200,000.00 This was a design build project in which we worked closely with the owner, Welsh/Whiteley Architectural firm, and the client to provide a product that met the client's needs. Channel Electric and Schmolck Mechanical were subs on this project as well.

Pam and Kelley Roth, Project Management Team

  - Chris Herby, owner – 907-225-9725
  - Welsh/Whiteley Architectural Firm, Amanda Welsh – 907-225-2412
  - Bess Clark, Community Connections Director - Client – 907-225-7825 x 301
- Ten unit housing 14,000 sf with common area Senior Housing Project. We worked with Ketchikan Senior Citizens Services, AHFC, Welsh Whiteley on this Design Build Project  
Pam and Kelley Roth, Project Management Team. We again used Channel Electric and Schmolck Mechanical as the Electrical and Mechanical subcontractors.
  - Ketchikan Senior Citizens Services, Ed Zastrow – 907-225-4640
  - Alaska Housing Finance Corporation -
  - Welsh/Whiteley Architectural, Tim Whiteley – 907-225-2412

In addition, both Pam and Kelley have had experience with design build work in the numerous "spec" projects that we have completed in which we built residences (\$400,000.00+), duplexes, 4-plexes & commercial building of our own design. We have worked very closely with Welsh/Whiteley firm for site layout and building design, and have had an excellent working relationship with Channel Electric and Schmolck Mechanical Contractors for subcontracting specialties

## **Project Schedule and Management Plan**

### ***Project Schedule Narrative***

PKBuilders has worked in SE Alaska for over 30 years. We began our construction company in Thorne Bay Alaska on Prince of Wales Island. We understand the unique challenges operating in this remote environment comes with: freight issues, work force availability, equipment sourcing and inclement weather. We have the contacts and experience necessary to solve any problems that arise in this type of setting. In fact, we built the Federal Scout Readiness Center at the airport – 250 feet from this project. We are aware of all site conditions and scenarios regarding this location. We are familiar with

the challenges of obtaining inspections on POW as well as co-ordinating owner inspections to meet contract requirements. PKBuilders has additional ongoing private work on Marble Island which is near POW. The Klawock DOT Maintenance Reskin will be our primary project for the 2019 building season.

### **Project Schedule**

NTP (Assumed) May 30, 2019

### **Design Phase**

Pre-Design Conference: June 6, 2018  
 Construction Documents Complete: July 1, 2019  
 Department Approval Obtained (2 weeks): July 15, 2019

### **Permitting Phase**

2.1 Submit drawings and permit application to SFM: July 16, 2019  
 2.2 Obtain Plan Review fee: July 22, 2019  
 2.3 Pay SFM Plan Review fee (PK Builders): July 26, 2019  
 2.4 Obtain SFM Plan Review Comments (3 weeks): August 15, 2019  
 2.5 Respond to SFM Plan Review Comments August 19, 2019  
 2.6 Obtain SFM Plan Review Certificate August 21, 2019

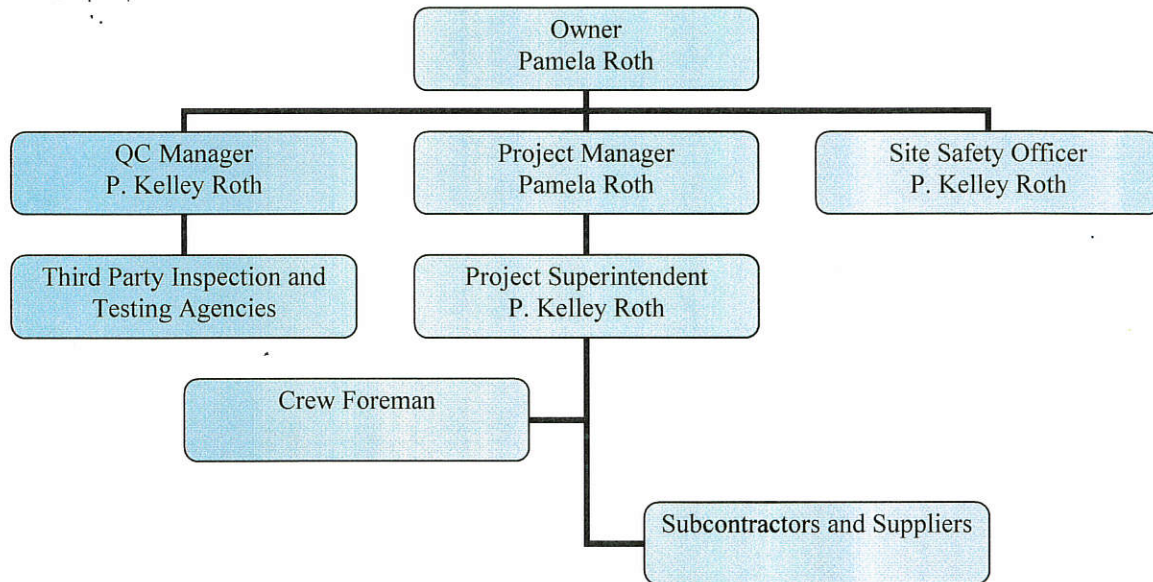
### **Construction Phase**

General Requirements May 30 – June 15, 2019  
 Bonding, Insurance, Subcontract June 3 – June 7, 2019  
 Submittals July 15 – July 30, 2019  
 Mobilization August 1 – August 15, 2019  
 HazMat Work August 15 – August 20, 2019  
 IMD Trim & Flashing - Ordered August 1, 2019  
 IMD Trim & Flashing – On site August 15, 2019  
 Roofing Demo & Replacement August 20 – September 6, 2019  
 Siding Demo & Replacement September 1 – September 20, 2019  
 Mechanical September 15 – September 19, 2019  
 Electrical September 15 – September 19, 2019  
 Substantial Completion September 30, 2019  
 Final Completion (inc. Closeout/Documentation November 15, 2019  
 Demobilization November 20, 2019



## Management Plan

### Organization Structure



### Construction Approach

Once the award is made with NTP we execute bonds and subcontracts and immediately begin the design and permitting process. Concurrently we begin the submittal process for the products and materials incorporated in the contract. Upon submittal approval we order materials and schedule delivery. We are aware that construction can not begin until the Fire Marshall's Review and Permit have been approved and received by the Owner. Once this has been received, we execute the work.

During the construction we conduct daily QA/QC inspections, document results of QA/QC inspections in a daily report and prepare project daily diaries. Daily reports include equipment and personnel on site; a brief description of activities/nature of work; any specific issues and concerns including resolution, weather, or other environmental conditions and accomplishments. We update as-built conditions daily on a single "clean" drawing and specification package specifically reserved for this task.

We conduct regular safety inspections and point out any safety issues and correct them immediately to ensure a safe work environment.

Welsh/Whiteley will make monthly site visits to the project, prior to and during construction (3 total), to evaluate the project's progress and assist the contractor with resolving questions that may arise. They will also review and certify each payment request from the contractor. We do not anticipate the need for the structural engineer to make any site visits.

Welsh/Whiteley will also attend the final inspection of the project and assist the Department in preparing a list of contractually deficient items if observed. Tim is also available to attend a re-inspection of project, if requested/required.

PKBuilders will develop a request for payment form with appropriate certifications, schedule delivery of certified payrolls for all employees on the project.

### **Program for Use of Local Materials, Local Services, And Local Hire**

It is the philosophy of our company to use local materials, services and labor on any project we undertake. All concrete and specified aggregate/rock will also come from local companies. PKBuilders plans to stay on POW during the project and will need housing for employees and subcontractors. We also use local restaurants, utilities, grocery store, and fuel services.

PKBuilders has excellent working relationships with our subcontractors. We only use local subcontractors that are well established and highly regarded in their field of expertise. We intend to hire 1 carpenter and 1 laborer from POW for this project.

### **Problem Solving**

Maintaining flexibility and developing a good rapport with the design team and owner's representative throughout the construction process alleviates many problems before they can occur and keeps us on schedule. Maintaining professional communication throughout the duration of the project is crucial to this end as well. Tim Whiteley will coordinate design team efforts and communicate directly with General Contractor Kelley Roth. Tim will also take the design team's lead on problem solving with the general contractor, if such activities are needed during construction.

### **Design Narratives/Enhancements**

#### ***Design Narrative***

The PKBuilders and Welsh Whiteley Architects design team understands the overall goal of the Klawock Maintenance Building Re-skin Design-Build project to be renovation of the exterior envelope system with insulated metal wall and roof panels to improve the energy performance and longevity of the existing pre-engineered metal building. Both PKBuilders and Welsh Whiteley Architects have experience with this type of building. Pre-finished insulated metal wall and roof panels are durable building components which Welsh Whiteley Architects has utilized on past projects; including the biomass boiler building at the Ketchikan International Airport and the NAPA Auto Parts store in Ketchikan. In 2018 PKBuilders completed a 60 x 100 x 22' eave height metal building with insulated metal panel walls and roof for the City of Ketchikan Solid Waste Maintenance Building.

#### **Design Phase – Pre-Design Conference**

Tim Whiteley will attend the Pre-design conference in Ketchikan and participate in establishing and confirming the project's scope of work, design and performance criteria as detailed in the Request for Proposals. Welsh Whiteley staff will take notes and prepare a written record of the conference for the Department's review and approval.

#### **Design Phase – Construction Documents**

Tim Whiteley will visit the project site to confirm the as-built drawings and bridging documents provided by the Department.

Welsh Whiteley Architects will then develop the drawings and specifications necessary for construction and for obtaining State Fire Marshal Plan Review acceptance. The drawings will consist of floor plan, roof plan, building sections, exterior elevations, exterior window & door schedules, wall sections, and details and will be shared with other design-build team members and suppliers. Written technical specifications will be developed for the insulated wall and roof panels, vinyl windows, insulated exterior steel doors, gutters & downspouts.

Structural engineer Chris Gianotti will assist the design team with determining the attachments necessary for the new wall and roof components. He will prepare calculations and a wind pressure zone diagram which will be submitted to the Department with the construction documents for their information and review.

PKBuilders has not included any costs for any secondary structural framing and building elements as those costs can not be determined until the Structural Design and Review are completed and determine IF any additional structural framing is required.

These drawings and specifications, including mechanical and electrical drawings, will be submitted to the Department for their review and approval, as well as the State Fire Marshal's Office for Plan Review.

### ***Design Enhancements***

No enhancements are included in this proposal. After a complete cost estimation process for all four enhancements, PKBuilders has withdrawn the pricing for the enhancements and the Mechanical and Electrical Engineering proposals to comply with limited project funds,

If additional funding becomes available, PKBuilders and the design team will produce the necessary Mechanical Engineering, Electrical Engineering, Design and Code reviews, permits, and price proposals to construct the four listed enhancements.

### **PKBuilder Company and Crew**

Over the past 35 years Kelley and I have worked hard to build our company into something we can be proud of. Our focus has always been quality and value. It is the philosophy we have always worked under – give the customer the best product for the best value. We got our start in the area on projects like this one and have successfully completed many over the years. We hope to add yours to the list.