

PART

**PROPOSAL FORM****D**

THIS FORM MUST BE THE FIRST PAGE OF PROPOSAL. Attach criteria responses as explained in Part B - Submittal Checklist. No transmittal letter or cover sheet will be used.

**PROJECT**

Project Number.....: ~~AAC-18-007~~ AAC-18-007  
 Project Title.....: Pacific Spaceport Complex Alaska (PSCA) Life Support Area (LSA)

**OFFEROR (CONTRACTOR)**

Contractor.....: PRL Logistics, Inc.  
 Street.....: 6375 Kulis Drive, Suite 113  
 P.O. Box.....: PO Box 222029  
 City, State, Zip.....: Anchorage, AK 99522  
 Alaska Business License Number.....: AK Bus. License No: 735292  
 Federal Tax Identification No. ....: EIN 35-2178821  
 DOT&PF DBE Certification No. (if any).....: 2357640  
 Individual(s) to sign contract.....: Ronald B. Hyde, Jr.  
 Title(s).....: President & CEO  
 Type of business enterprise (check one) ....: ☒ Corporation in the state of : Alaska  
☐ Individual ☐ Partnership ☐ Other(specify) .....

*License is a  
prerequisite to  
Proposal.*

**Overall Price Proposal**

CLIN	DESCRIPTION	CONTRACT TYPE	AMOUNT
0001	Mobilization	FFP	\$4,430,513
0002	LSA Operations and Services occupied : May 1, 2018 – August 20, 2018	FFP	\$3,626,006
0003	Demobilization	FFP	\$2,235,043
0004	Travel	Cost Only	\$ 48,545
0005	ODC (Food Cost)	Cost Only	\$ 817,690
0006	Land Lease	Cost Only	\$ 66,373
<b>Total</b>			<b>\$11,224,170</b>

Total Proposed Base Price :

0007

<b>Total</b>	Option for Additional 10 Days of Operation	FFP	\$ 225,969
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Total Proposed Price with Option :

PROPOSED SUBCONTRACTOR(S)			
<u>Service, Equipment, etc.</u>	<u>Subcontractor &amp; Office Location</u>	<u>AK Business License No.</u>	<u>DOT&amp;PF DBE Certification No.</u>
Facilities and Equipment	Williams Scotsman, Inc. 440 South Sylvan Way Wasilla, AK 99623	982155	None
Civil Work	Brechan Construction, LLC 2705 Mill Bay Road Kodiak Alaska 99615	1016083	None
Communications and Security Equipment and Services	International Data Systems, LLC (a Kijik subsidiary) 401 E. Fireweed Lane, Suite 202 Anchorage, AK 99503	1038945	None
Fencing Facilities	Kijik Aviation Services, LLC (a Kijik subsidiary) 801 E Street Anchorage, AK 99503	917686	None
Construction Camp	Remote Logistics, Inc. dba Taiga Ventures 2700 S. Cushman Street Fairbanks, AK 99701	303483	1092483

#### 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 Part D for 1) Alaska Licenses/Registrations and Insurance 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. AAC 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. This proposal is valid for at least 120 days.

Signature .....



Name ..... Kathleen O'Connell


Date: \_ October 20, 2017

Title..... VP Projects & Quality

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907-301-0193 --cell

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Email: \_ Kathleen.OConnell@pacrimlog.com

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# PACIFIC SPACEPORT COMPLEX LIFE SUPPORT AREA

## RESPONSE TO RFP AAC-18-007

PRL PROPOSAL RESPONSE NUMBER: AK17-809 REV 0












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## 1.0 EXECUTIVE SUMMARY

PRL Logistics, Inc. (PRL) as an Alaskan owned and operated corporation is proud to submit this proposal for RFP AAC-18-008. PRL specializes in remote logistics and Alaska is our favorite place to serve. Ronald B. Hyde, President and CEO, is authorized to contractually bind PRL Logistics, Inc. This proposal is valid for 120 days after submittal. The schedule provided in this proposal assumes award and an executed notice to proceed (NTP) is issued by no later than November 15, 2017. If the NTP is received after November 15, 2017, the price will remain the same but the schedule will be at risk due long lead procurements, permitting durations, and the increased likelihood that weather will negatively impact transportation and construction activities.


PRL and its subcontractor team have carefully analyzed the scope of work and requirements specified in RFP AAC-18-007. We have no exceptions to any of the elements in the RFP. PRL's offering is a hard-sided camp facility to be installed at the existing LSA site.

The camp facility will house up to 210 people and includes 50 single bedrooms with in-suite bathrooms, 80 double occupancy bedrooms with in-suite bathrooms, kitchen, dining, morale welfare and recreational facility, security equipment, fencing, utility support, internet, and telephone service. Our proposal includes the staff needed to operate and maintain the camp. The camp structures are newly constructed using a proven scalable arctic capable design. The hard-sided camp rooms will be furnished to meet or exceed the requirements specified in RFP AAC-18-007. Our hard-sided camp design is compact, highly functional and provides the highest quality camp environment while striking a balance with an economical and executable solution. PRL's proposal is a "turn-key" operation and includes the staff needed to provide camp management, custodial, janitorial, catering, and maintenance services. The camp kitchen includes kosher certification from the Union of Orthodox Congregations.

As proven in Section 4.2, our proposal meets the requirements specified in the RFP AAC-18-007 without any exceptions.

PRL has formed a highly experienced and qualified team. Our staff combined with carefully selected subcontractors are positioned to provide exceptional facilities and outstanding service. We are confident our proposal provides the best overall value. Our team is comprised of the following companies: PRL Logistics, Inc., Brechan Construction, William Scotsman, Taiga, and Kijik Corporation. PRL is responsible for project management and camp operations. William Scotsman is the provider and installer of the hard-side modular buildings that are included in our offer. William Scotsman is known as a reliable supplier of excellent facilities for Alaska. William Scotsman will subcontract to Udelhoven the installation of the hard-sided pre-fabricated modules as well as the utility tie-ins. Taiga is providing a soft sided camp to support construction of a hard-sided facility. Taiga will also be providing the maintenance staff for the hard-sided camp. Taiga is a proven supplier and provided the recent soft-sided camp at AAC. Kijik, an Alaska Native company, is providing the security systems, communications, guard house, and fencing (via Northwest Barriers). Kijik has a long history of being a successful Alaska supplier and has extensive government contracting experience. Brechan is providing the civil work required for preparing the site for the structures. Brechan is a local Kodiak civil and construction company and is very familiar with the PSCA.

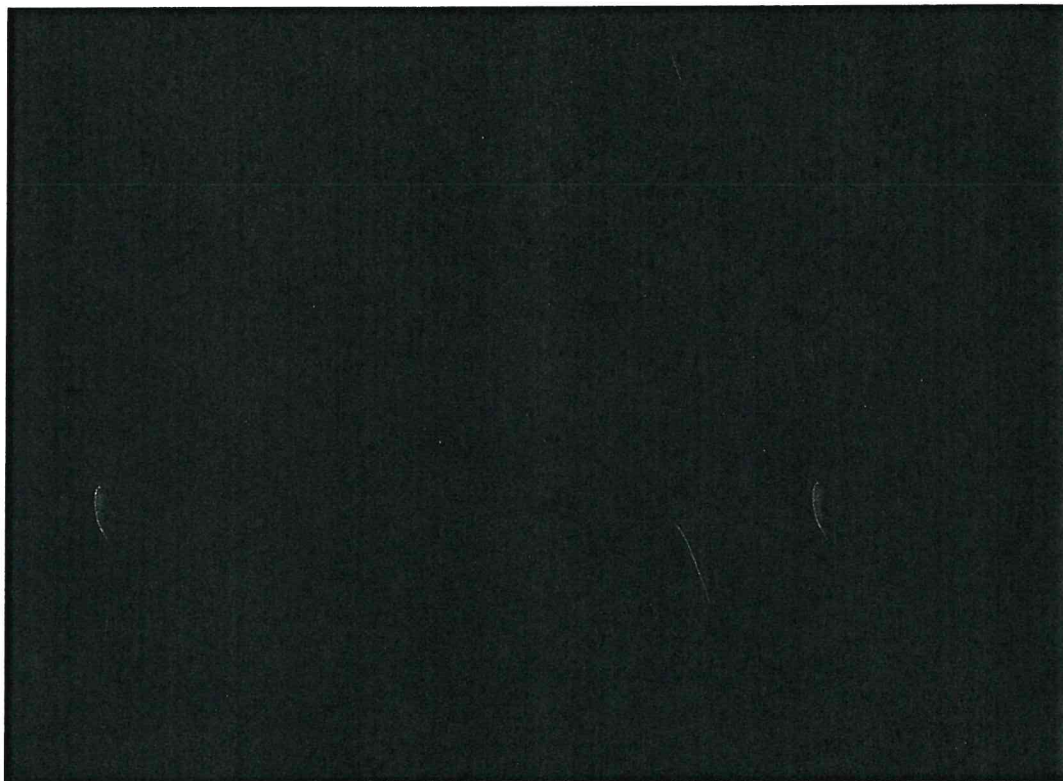
The camp facility will be located at the LSA site. The existing pad at the LSA site will be extended along the north and east sides. The resulting pad dimensions will be approximately 300' x 300'. The perimeter fence will extend beyond existing berms on the pad to accommodate the 20' minimum distance required between facility and fence. The materials and construction techniques for the pad extension will comply with the specification for the original pad.

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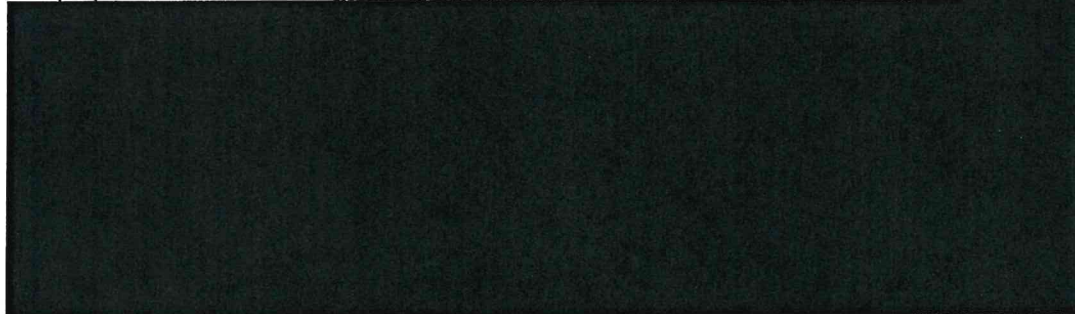


The figure below provides an overview of the camp facility:


**Figure 1 Camp Facility Overview**



The kitchen and dining facilities will support food service and seating for up to [REDACTED] at a time. Our proposal includes a kitchen designed to support the preparation of kosher food.





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PRL's proposal is technically compliant as demonstrated in Section 4.2. The total cost is \$11,202,930. The price for the optional 10 additional days of camp operations is \$225,969.


**Table A Cost Summary**

Contract Line Item Number (CLIN)	Description	Contract Type	Amount
0001	Mobilization	FFP	\$ 4,430,513
0002	LSA Operations Services Occupied – May 1, 2018 – August 20, 2018	FFP	\$ 3,626,006
0003	Demobilization	FFP	\$ 2,235,043
0004	Travel***	Cost Only	\$ 48,545
0005	ODC (Food Cost)***	Cost Only	\$ 817,690
0006	Land Lease	Cost Only	\$ 66,373
<b>Total</b>			<b>\$11,224,170</b>
0007	Option for additional 10 days of operation	FFP	\$225,969

\*\*\*Travel costs are estimated and are subject to market changes.

The actual costs are subject to change based on ordering decisions by the Client's Chef.

The pricing basis for the option for the 10 additional days of operation is comprised of labor, food, electrical utilities, communications costs, waste utilities, and non-facility related equipment. The cost of the facility lease is already included in the base price since the terms are based on a monthly rate.

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## 2.0 PART I - PRICE PROPOSAL

The Price Proposal is presented using the cost structure specified in the RFP. This proposal is good for 120 days. Prevailing wages per AS 36.05.10 and the Service Contract Act of 1965 were applied. A rental rate of \$0.16 per square foot per month was used as the lease rate for the LSA area. A milestone payment schedule will be developed and agreed to upon contract award. This proposal is valid for 120 days from the date of submittal. The price proposal is firm fixed price within the boundaries of the ground rules and assumptions contained in Section 3.0. To ensure execution certainty, a Notice to Proceed is needed by November 15, 2017.

## 2.1 COST PROPOSAL

PRL evaluated options for an entire hard-sided camp as well as a combination soft-sided and hard-sided facility to find the most cost-effective solution. PRL determined the hard-sided camp was slightly more cost effective than a combination soft-sided and hard-sided camp. The combination soft-sided and hard-sided had a higher cost because it requires two separate providers with two separate construction crews, and two different mobilizations and demobilizations.

PRL's proposal includes all the labor, parts, tools, materials, and transportation necessary to prepare the site, assemble, operate, dismantle and demobilize. The camp facility will be constructed to support an operational period from May 1, 2018 through August 20, 2018. As required, PRL has also provided a firm fixed price for an optional 10 days of operation.

The price is itemized by service categories in the table below. The contract types shown below are firm fixed price (FFP) and Cost Only:


**Table B Cost Summary**

Contract Line Item Number (CLIN)	Description	Contract Type	Amount
0001	Mobilization	FFP	\$ 4,430,513
0002	LSA Operations Services Occupied – May 1, 2018 – August 20, 2018	FFP	\$ 3,626,006
0003	Demobilization	FFP	\$ 2,235,043
0004	Travel***	Cost Only	\$ 48,545
0005	ODC (Food Cost)***	Cost Only	\$ 817,690
0006	Land Lease	Cost Only	\$ 66,373
<b>Total</b>			<b>\$11,224,170</b>
0007	Option for additional 10 days of operation	FFP	\$225,969

\*\*\*Travel costs are estimated and are subject to market changes.

The actual costs are subject to change based on ordering decisions by the Client's Chef.

The pricing basis for the option for the 10 additional days of operation is comprised of labor, food, electrical utilities, communications costs, waste utilities, and non-facility related equipment. The cost of the facility lease is already included in the base price since the terms are based on a monthly rate.

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## 2.2 SAM REGISTRATION AND BUSINESS LICENSE

PRL Logistics, Inc. has a current and active SAM registration that is subject to renewal May 12, 2018. The SAM registration will be renewed well in advance of May 12, 2018. PRL's DUNS number is 121400787 and CAGE number is 3CJL1. PRL has an active business license with the State of Alaska: License 735292.

## 2.3 INDEMNITY AND INSURANCE PROVISIONS

PRL has reviewed RFP AAC-18-007 Part D and Appendix E. Insurance certificates meeting the requirements will be provided upon contract award and receipt of a Notice to Proceed.



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### 3.3 SOV ITEM #1: CLIN 001 MOBILIZATION AND CONSTRUCTION

16. No-cost or schedule allowances are made for thawing the ground during pad preparations. Compaction results may be negatively impacted by freezing ground conditions.
17. Gravel hauling operations will proceed only when weather and road conditions allow for the safety operation of the haul units on the highways.

[REDACTED]

19. Mobilization costs assume proposed configuration of camp. If changes are made additional costs may be incurred.
20. Mobilization assumes the pad extension and other proposed improvements to LSA site are approved when NTP is executed on or before November 15, 2017.
21. PRL will provide civil work to expand the existing LSA gravel pad to accommodate the hard-sided modular camp facility and parking requirements:
  - a. PRL assumes the existing pad is 200' wide and 250' deep and is in level functioning condition requiring no improvement for use.

[REDACTED]


[REDACTED]

22. PRL assumes the fresh water source installed, tested and permitted in 2017 on the LSA pad is in full function with current permits and fully potable.
  - a. Client is responsible for providing any applicable water use permits required for camp operation.
  - b. Client is responsible for infrastructure required to bring fresh water to site (potable fresh water main).
  - c. PRL assumes the water main/water source is capable of pumping 10 gallons per minute of fresh water on a sustainable basis.
23. At least one government provided chef will be available for consultation on the types and quantity of food that will be purchased in the first food order that will be placed no later than the first week of April, 2018.

### 3.4 SOV ITEM #2: CLIN 002 LSA OPERATIONS AND SERVICES OCCUPIED MAY 1, 2018 THROUGH AUGUST 20, 2018

24. Rates are based on the facility structures proposed, any modifications required by the client may incur additional costs.

[REDACTED] Rates include a backup generator and are based on the assumption that no more than 48 hours of use. [REDACTED]

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### 3.0 CONSOLIDATED GROUND RULES AND ASSUMPTIONS

#### 3.1 GROUND RULES AND ASSUMPTIONS

PRL's proposal is based upon information gathered on project scope and information provided in the RFP AAC-18-007 and the documents and answers to questions issued by email by the Client's contracting officer. Every effort has been made to develop an accurate cost proposal based on the following conditions, assumptions, and qualifications. If modifications, changes, revisions, or alterations occur to any of the items priced, PRL reserves the right to modify the proposed/contractual pricing. Work performed by PRL must be authorized through a NTP or an executed change order. Section 3.0 summarizes the key ground rules and assumptions used for this proposal. Section 4.0 provides additional details in the context of the installation and operating approach for the stated ground rules and assumptions.

#### 3.2 PRL GENERAL ASSUMPTIONS

1. PRL will coordinate, install and provide management of a self-sustained remote camp, housekeeping, janitorial, kitchen support, and billeting to a site on Narrow Cape, Kodiak, Alaska.
2. Camp and maintenance staff will be provided by PRL. PRL will provide three kitchen staff and the government will provide two kosher chefs and two assistants.


[REDACTED]

4. Schedule assumes that a notice to proceed (NTP) will be received by November 15, 2017 in order to support long lead procurements and permitting.

[REDACTED] Setup, teardown, and travel times are estimated and dependent on weather, equipment and site preparation. [REDACTED]

6. The logistics approach assumes a combination of air, marine and land support.
7. Existing fiber optic infrastructure for internet at LSA site will be available for use by the camp.
8. Existing electric power and transformer at the LSA site will be available for use by the camp.
9. All purchases after the 112-day minimum will be billed at cost plus 10% unless otherwise negotiated.
10. Rental period begins when camp is setup by PRL and fully commissioned for occupancy and ends 112 days after the commissioning date unless the option for the 10 additional days is exercised.
11. Client is responsible for securing any land use permit and authorizations for camp site.
12. Client is responsible for providing the infrastructure for telephone connections to the LSA site.
13. This proposal does not include bear guard service.
14. If the 10-day extension is exercised, notice must be received by August 6, 2018.

[REDACTED]

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26. Rates include electrical power from Kodiak Electric, cable subscriptions for all TV's provided, and transportation and disposal of sewage at a licensed facility.

[REDACTED]

28. The proposal assumes the government provide chef will inspect produce and meats upon receipt and return any rejected items to the delivery person so that PRL's account to be credited. The government provided chef will document on the bill of laden (BOL) which items were rejected. The government provided chef must provide all food delivery BOLs to the Camp Manager by close of business on the day received.

29. The camp manager will determine the staff work hours for all positions except the kitchen support staff. This proposal assumes the kitchen support staff work hours will be established by the government provided chef within the guidelines of a work day consisting of 12 hours consecutively worked.

30. Rate includes the following support Labor

[REDACTED]

### 3.5 SOV ITEM #3: CLIN 003: DEMOBILIZATION

31. Costs assume demobilization date to commence on August 20, 2018.  
32. Costs include teardown of proposed facility.  
33. Transportation of facility back to points of origin.

### 3.6 SOV ITEM #4: CLIN 004: TRAVEL

34. Construction and camp staff will fly from Anchorage to Kodiak and be transported via vehicle.  
35. Assumes flights from Anchorage to Kodiak will [REDACTED]


### 3.7 SOV ITEM #5: CLIN 005: ODC (FOOD COST)

[REDACTED]

37. Food will be delivered to Kodiak LSA on a weekly basis.

[REDACTED]




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### 3.8 SOV ITEM #6: CLIN 006: LAND LEASE

39. A rental rate of \$0.16 per square foot per month was used as the lease rate for camp facility.
40. A rental rate of \$0.16 per square foot per month for Area 2 construction camp for the entire duration since the construction camp facility would remain on site for demobilization.
41. PRL assumes the land lease is a "Gross Lease" with the exception of maintenance and electrical service which will be paid directly by PRL. Both the construction camp and 210 man-camp are considered affixed to the land leased.
42. The existing pad at the LSA site will be extended along the north and east sides. The resulting pad dimensions will be approximately 300' x 300' with a driveway on the east side.
43. Monthly rental late for the extended LSA site [REDACTED]. Rental rate begins May 1, 2018 and ends August 20, 2018.
44. Monthly rental rate for the Area 2 [REDACTED].

### 3.9 SOV ITEM #7: CLIN 007: 10 ADDITIONAL OPERATING DAYS

45. The pricing basis for the option for the 10 additional days of operation is comprised of labor, food, electrical utilities, communications costs, waste utilities, and non-facility related equipment. The cost of the facility lease is already included in the base price since the terms are based on a monthly rate.

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## 4.0 PART II – TECHNICAL PROPOSAL

PRL has formed a highly experienced and qualified team. Our staff combined with carefully selected subcontractors are positioned to provide exceptional facilities and outstanding service. We are confident our proposal provides the best overall value. Our team is comprised of the following companies: PRL Logistics, Inc., Brechan Construction, William Scotsman, Taiga, and Kijik Corporation. PRL is responsible for project management and camp operations. William Scotsman is the provider and installer of the hard-side modular buildings that are included in our offer. William Scotsman is known as a reliable supplier of excellent facilities for Alaska. William Scotsman will subcontract to Udelhoven the installation of the hard-sided pre-fabricated modules as well as the utility tie-ins. Taiga is providing a soft-sided camp for the crews constructing of a hard-sided facility and the maintenance staff for the hard-sided camp. Taiga is a proven supplier and provided the recent soft-sided camp at AAC. Kijik, an Alaska Native company, is providing the security systems, communications, guard house, and fencing (via Northwest Barriers). Kijik has a long history of being a successful Alaska supplier and has extensive government contracting experience. Brechan is providing the civil work required to prepare the site for the structures. Brechan is a local Kodiak civil and construction company and is very familiar with the PSCA.


PRL and its subcontractor team have carefully analyzed the scope of work and requirements specified in RFP AAC-18-007. We have no exceptions to any of the elements in the RFP. PRL's offering is a hard-side camp facility to be installed at the existing LSA site. The camp facility will house up to 210 personnel and includes 50 single bedrooms with in-suite bathrooms, 80 double occupancy bedrooms with in-suite bathrooms, kitchen, dining, morale welfare and recreational facility, security equipment, fencing, utility support, internet, and telephone service. Our proposal includes the staff needed to operate and maintain the camp. The camp structures are newly constructed using a proven scalable arctic capable design. The hard-sided camp rooms will be furnished to meet or exceed the requirements specified in RFP AAC-18-007. Our hard-sided camp designed is compact, highly functional and provides the highest quality camp environment while striking a balance with an economical and executable solution. PRL's proposal is for at "turn-key" operation and includes the staff needed to provide camp management, custodial, janitorial, catering, and maintenance services. The camp kitchen includes kosher certification from the Union of Orthodox Congregations. PRL acknowledges the government will provide two kosher chefs and two assistants and that PRL will provide three kitchen support staff to assist and work under the direction of the government provided chef.

PRL and its subcontractors have reviewed the requirements in the Statement of Work and is proposing a compliant solution as evidenced by the "Technical Adequacy Check Sheet" contained in Section 4.2. The RFP did not indicate the government would furnish any equipment. All materials and equipment contained in this proposal will be furnished by PRL and its subcontractors.

### 4.1 FACILITY OVERVIEW AND DESIGN STANDARDS

The hard-sided facility will be constructed using steel skid designed modular components which have been previously approved and permitted in the State of Alaska. The modular components are arctic grade and designed to be as functional as possible while providing the highest degree of safety, comfort, and quality of life. The modular component design drawings are stamped by an Alaska Registered Professional Engineer. Prior to installation, the facility configuration and layout will undergo a full architectural, structural, mechanical, electrical, civil, and fire system review to ensure the configurations meets all State and Federal codes. The plan review drawings are submitted as part of the permitting process with the State of Alaska. Section 4.3 includes detail descriptions for the modular components, layout, installation, and furnishings.



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The modular components are in William Scotsman's existing inventory and are available for installation. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

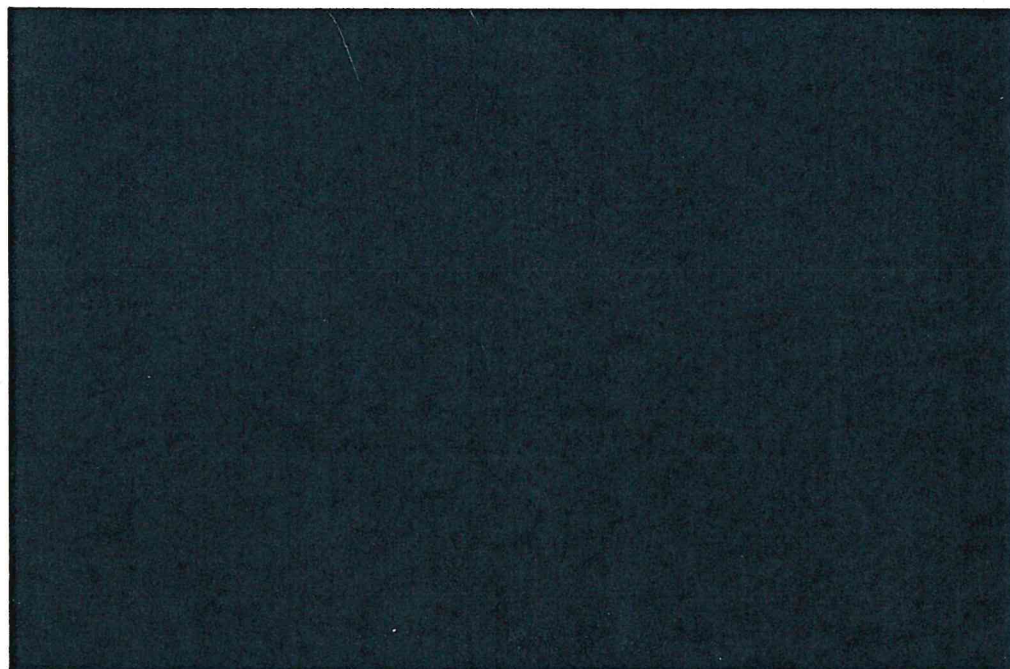
[REDACTED]


These modular components and their furnishings are well maintained, proven, and suitable for installation in arctic climates [REDACTED]

[REDACTED]

The design package and layout drawings will be reviewed by all disciplines to ensure the camp configuration is properly planned. Prior to installation, the design package and layout drawings will be reviewed approved by the State of Alaska Division of Fire and Safety. The figure below provides an overview to the camp facility:

**Figure 2 Camp Facility Overview**




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## 4.2 TECHNICAL ADEQUACY CHECK SHEET

The following table provides an overview of key requirements and identifies the sections of this proposal that discuss PRL's approach and methods for satisfying requirements.


**Table C Technical Adequacy Check Sheet**

Technical Adequacy Requirement	Yes	No	Section	Page
Did the offer follow the instructions for proposal submittal?	X		Entire document and accompanying letters and forms submitted by hardcopy and electronically.	All
Location – Does offeror's proposal indicate understanding and compliance for location for the assembly, operation and breakdown of the temporary housing (LSA) as required under SOW 2.0, Life Support Area (LSA).	X		4.0 and all subsections	14-51
Location – Does offeror's proposal include detailed diagram/map showing how the proposed LSA would fit on (1) the existing pad identified in figures #1 and #2; or (2) other available area on the current PSCA leased area; or (3) an area proposed to become part of the PSCA, including a detailed description how the location for the LSA is proposed to become part of the PSCA?	X		Section 4.3 and 4.3.1	21-22
Does offeror's proposal include detailed description of how the offeror will accomplish the following for site construction/modification:	X		Section 4.3 and subsections	21-45
• Civil Work	X		4.3.2.2	24-25
• Electrical Work	X		4.3.5.1	32
• To Provide Potable Water	X		4.3.5.2	32
• To Provide Commercial Internet	X		4.3.5.3	32-33
• To Provide Telephone Service	X		4.3.5.4	33
Regulations, Criteria and Code Documents – Does the offeror proposal indicate understanding and compliance with reference documents?	X		Section 4.1 and Section 4.6	14-15, 50


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Technical Adequacy Requirement	Yes	No	Section	Page
Does the offer's proposal indicated an understanding of and a description of how compliance with the follow requirements will be accomplished?	X		Section 4.5 and all subsections	47-50
<ul style="list-style-type: none"> <li>• Janitorial Services</li> </ul>	X		4.5.3	49
<ul style="list-style-type: none"> <li>• Catering Services</li> </ul>	X		Section 4.3.6, and subsections 4.3.6.1, 4.3.6.2, 4.3.6.3, 4.6.4, and Section 4.5.1	33-38
<ul style="list-style-type: none"> <li>• Maintenance Services</li> </ul>	X		Section 4.5.1, 4.5.2, 4.5.4, 4.5.5, and 4.5.7	48-50
<ul style="list-style-type: none"> <li>• Parking</li> </ul>	X		Section 4.3.8	42-43
Method – Did the offeror include a Master Milestone Schedule by week depicting the following major/critical milestones required to meet the schedule delineated in the SOW?	X		4.3.3	26-27
Housing – does offeror's proposal describe temporary structures that are in compliance with SOW 2.1, Housing?	X		4.3.4	28-32
<ul style="list-style-type: none"> <li>• Hard sided</li> </ul>	X		4.1 and 4.3	14-21
<ul style="list-style-type: none"> <li>• Adequate number of rooms</li> </ul>	X		4.0, 4.1, 4.3.4.1	14-15, 28-30
<ul style="list-style-type: none"> <li>• Single occupancy</li> </ul>	X		4.3.4.1	28-29
<ul style="list-style-type: none"> <li>• Individual bathrooms</li> </ul>	X		4.3.4.2	30
<ul style="list-style-type: none"> <li>• One window (per bedroom)</li> </ul>	X		4.3.4.1	28
<ul style="list-style-type: none"> <li>• Individual room requirements</li> </ul>	X		4.3.4.1	28-30
<ul style="list-style-type: none"> <li>• Communal use items</li> </ul>	X		4.3.4.3	30
<ul style="list-style-type: none"> <li>• Towels and linens</li> </ul>	X		4.3.4.4	30




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Technical Adequacy Requirement	Yes	No	Section	Page
• Wheel chair accessible	X		Section 4.6	50
• Housing management	X		Section 4.5.1 and 4.5.2	30
• Equipment and facility maintenance	X		Section 4.5.1, 4.5.2, 4.5.4, and 4.5.5, and 4.5.7	48-50
• Pest control	X		4.5.7	50
• No-cost Laundry	X		4.3.4.6	30-31
• Adequate hot and cold water	X		4.3.4.7 and 4.3.5.2	30 & 32
• Daily and weekly custodial, janitorial, housekeeping	X		4.5.1, 4.5.3, 4.5.6	47 - 50
• Trash removal	X		4.5.1 and 4.5.3,	49
• Access to cleaning equipment	X		4.3.4.6	30
• Security requirements	X		4.3.1 and 4.3.9	43-45
• Issue support	X		4.5.4	49
• Work requests	X		4.5.5	49
• Occupancy changeover	X		4.5.6	50
• ADA Compliance	X		4.6	50
Utility Support – does the offeror's proposal describe an understand and compliance with:	X		4,3,5	32-33
• SOW 2.2 – Utility Support:	X		4.3.5	32-33
o Electrical	X		4.3.5.1	32
o Water	X		4.3.5.2	32
o Sanitation	X		4.3.5.5	33
o Solid Waste Disposal	X		4.3.5.7	33

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Technical Adequacy Requirement	Yes	No	Section	Page
• SOW 2.4 – Commercial Internet	X		4.3.5.3	32
• SOW 2.5 – Telephone Service	X		4.3.5.4	33
Food Service - does offeror's proposal describe understanding and compliance with SOW 2.3, Dining Facility to include:	X		4.3.6	33-38
• General	X		4.3.6	33-37
• Kosher Kitchen	X		4.3.6.1	34-37
• Meal Service	X		4.3.6.3 and 4.3.6.4	36
• Kosher Food	X		4.3.6.4	37
MWR Support - does offeror's proposal indicate understanding and compliance with SOW 2.6, Morale, Welfare to include:	X		4.3.7	39-43
• Recreation Area	X		4.3.7.1	39
• Exercise Area	X		4.3.7.2	40
• Business Center	X		4.3.7.3	41
• Synagogue	X		4.3.7.4	41
• Medical Room	X		4.3.7.5	41
• Storage	X		4.3.7.6	41
Vending - does offeror's proposal indicate understanding and compliance with SOW 2.7 Vending?	X		4.3.7.7	41-42
Program Management - does offeror's proposal indicate understanding and compliance with Part II of the Proposal Instructions A 8. And SOW 2.8, Deliverables?	X		4.4 and all subsections	45-46
Key Personnel - does offeror's proposal indicate understanding and compliance with Part II B of the Proposal Instructions to include:	X		4.7	50 & Resumes
• Program Management	X		4.4	45-46

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Technical Adequacy Requirement	Yes	No	Section	Page
• Food Service	X		4.3.6.3 and 4.3.6.4	33-38
• Custodial/Janitorial/Housekeeping	X		4.5.3	49
• Maintenance	X		4.5.2	48-50
• Construction	X		4.3.2 and all subsections	24-27
Past Performance - does offeror's proposal indicate understanding and compliance with Part II C of the Proposal Instructions?	X		Section 6.0 and all subsections	53-55
Are key subcontractor proposals included with the Offeror's Proposal in accordance with addendum 1?	X		Section 7.0 and attachments	56
Did the offeror complete the option pricing?	X		Section 2.1	8
Did the offeror adequately explain the items that made up the pricing for the option?	X		Section 2.1	8

Table D Instruction Component Checklist

Instruction Component Requirement	Yes	No	Section	Page
Was the ROM and Technical Proposal submitted by COB October 27, 2017 per Doug Hunter's letter dated October 18, 2017?	X		N/A	N/A
Is the Proposal good for 120 days?	X		Section 1.0 and Section 2.0	5 & 8
Did the offeror provide consolidated ground rules and assumptions?	X		Section 3.0	10-13
Did the offeror provide Executive Summary?	X		Section 1.0	5-7
Did the offeror provide a Schedule?	X		Section 4.3.3	26-27 and Attachment
Did the offeror provide a Risk Assessment?	X		Section 5.0	51-52
Is the offeror registered on SAM and are the Representations and Certifications up to date?	X		Section 2.2	9


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Instruction Component Requirement	Yes	No	Section	Page
Does the offeror's pricing for an additional 10 days of operations and does it pass the cost realism analysis?	X		Section 2.1	8

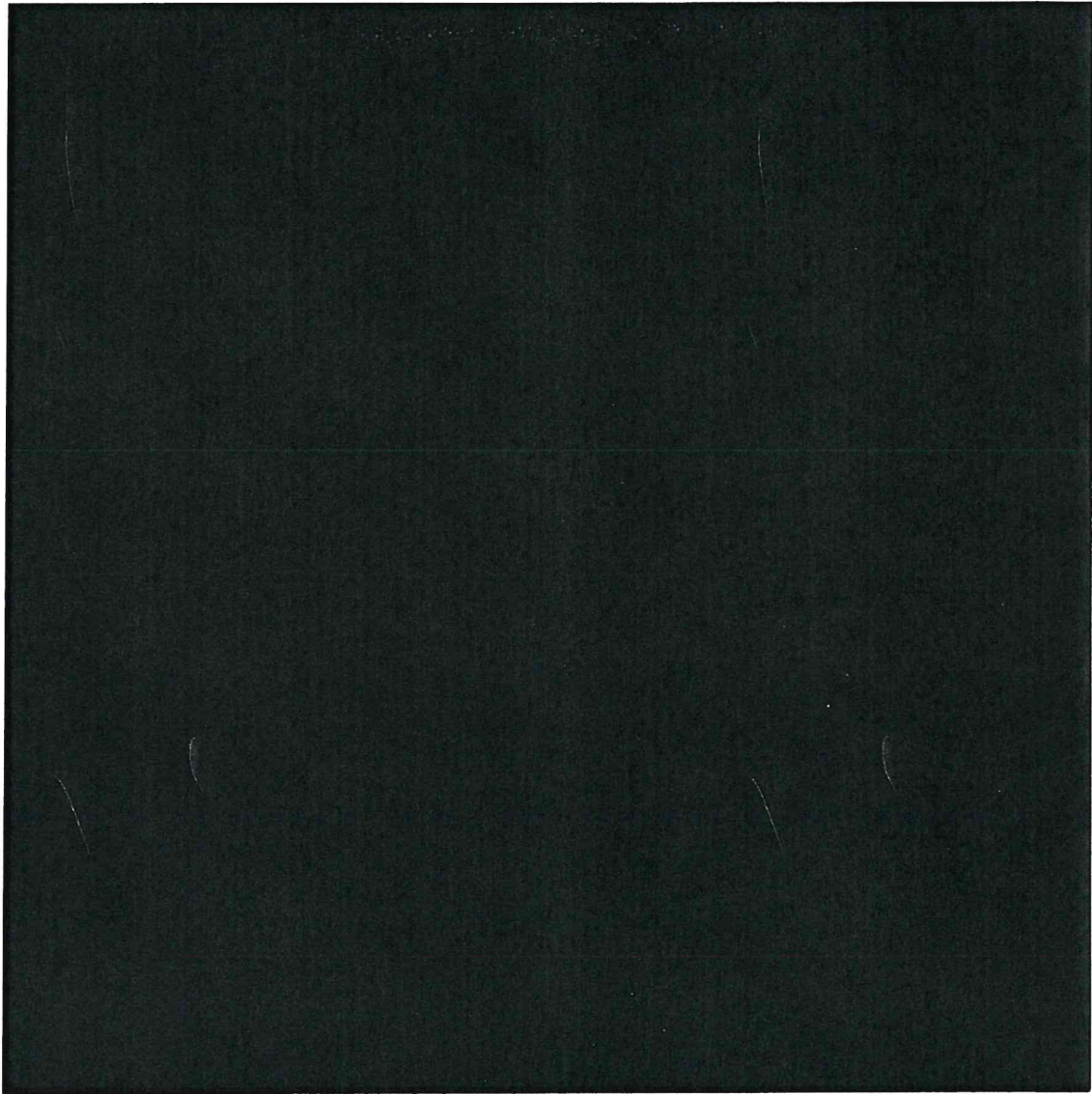
### 4.3 TECHNICAL APPROACH AND INSTALLATION OVERVIEW

The hard-sided camp facility will be comprised of modular components. Each camp component and its furnishings are discussed in more detail in sub-sections below. The drawing below highlights the major components of the camp. There are three (3) bedroom wings and each wing is comprised of stacked modules making two levels. Connecting the bedroom wings are modular hallways containing lockers with access doors. A double-wide corridor module is used to connect the bedroom wings' hallway to the dining hall, kosher kitchen, public restrooms, synagogue, and the morale, welfare, and recreational facilities. All of the stairs and platforms used for egress are OSHA approved and include handrails and appropriate lighting. Automatic door closers are installed on exterior doors, corridors, stairwells, mechanical rooms, electrical rooms, and storage rooms.







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**Figure 3 Camp Overview Highlighting Major Components**



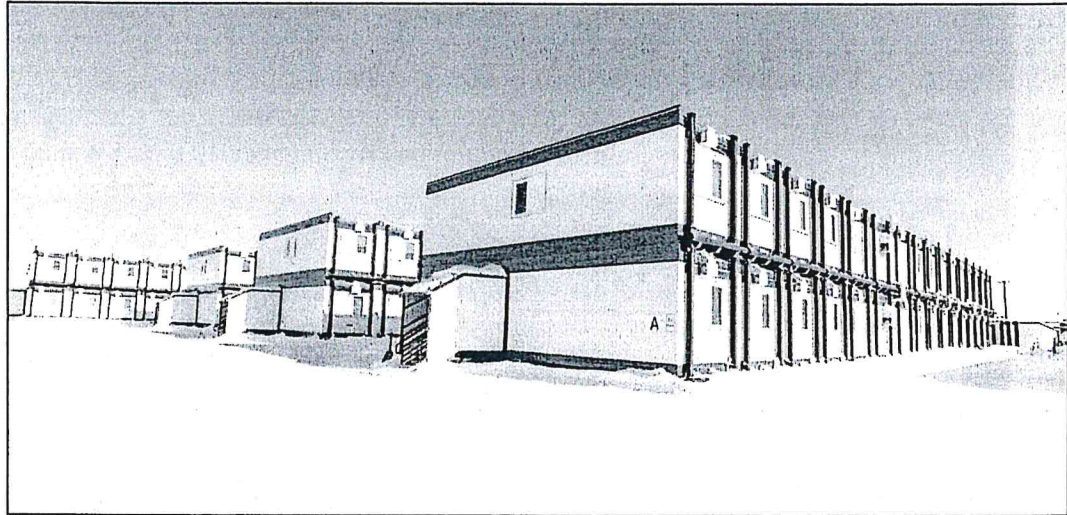
**Key: Final Layout**

- |  |   |
|--|---|
|  Existing Berm            |  Security Shack          |
|  Gravel Pad               |  Existing Utility Connex |
|  New Earthen Bank         |  Existing Water Tie-in   |
|  Privacy Fence (driveway) |  Existing Transformer    |
|  Full Security Fence      |  Light & Security Poles  |
|  Cantilevered Gate        |  Man Gate                |

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The picture below shows the exterior view of the modular components and a stacked configuration that provides an integrated facility with a compressed footprint.

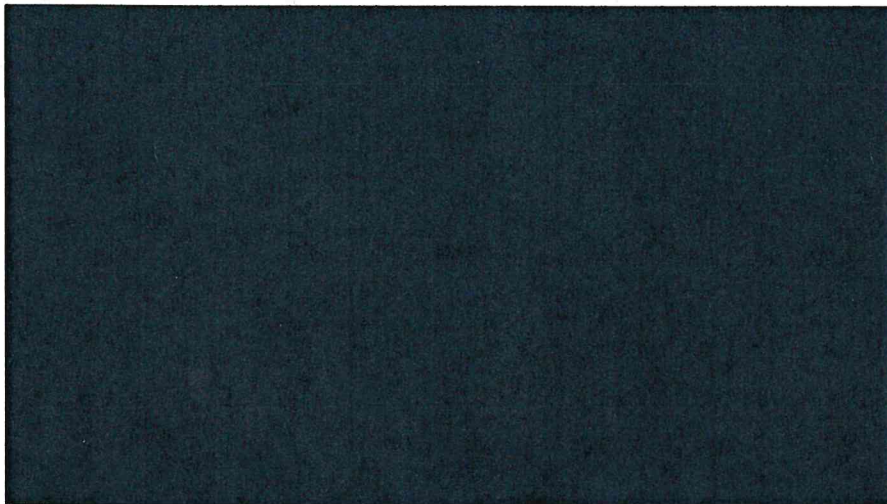
**Figure 4 Stacked Camp Modules**




#### 4.3.1 Location

The camp facility will be located at the LSA site. The existing pad at the LSA site will be extended along the north and east sides. The resulting pad dimensions will be approximately 300' x 300' with a driveway on the east side. The materials and construction techniques for the pad extension will conform to the specifications utilized in preparing the original pad. Per specification of the security requirements a fence with full concealment will be installed around the perimeter of the pad extending beyond the pad space to accommodate the minimum 20' distance required to be between fence and structure. The figure below illustrates how the camp will be positioned on the existing LSA site.

**Figure 5 Camp Placement on Existing LSA Pad After Extension**





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#### 4.3.2 Method

The overall approach will be to execute long lead procurements in November, prepare and extend the LSA pad in December through January, prepare and package the modules and equipment in January, set up the soft-side construction camp and transport the modules to site in February, and begin the utility installations and vertical construction in March. [REDACTED] PRL will coordinate with the government provided chef to place the initial food order for the camp. In late April, PRL will mobilize a Rabbi and the cleaning staff to the site to oversee preparations and kosher certification of the kitchen and dining facility. The kosher certification will be by the Union of Orthodox Congregations. [REDACTED]

[REDACTED] If an NTP is received by August 6, 2018, PRL will extend the operating phase for 10 additional days. Following camp closure, the camp facilities will be deconstructed, transported, and returned to their owner.

##### 4.3.2.1 Mobilization

PRL will utilize on-site staff to monitor construction progress, ensure compliance with requirements, and coordinate subcontractor activities during the construction phase.

Brechan Construction, the civil contractor is based in Kodiak, so the mobilization effort for the civil equipment is straightforward. The equipment will be mobilized as needed to prepare and extend the LSA site via ground transportation. [REDACTED]

[REDACTED] The equipment will be moved on and off the LSA site as it is needed to complete the work. Prior to mobilization, Brechan will prepare a storm water pollution plan and implement the best management practices needed to ensure operations.

In late February, the soft-sided construction camp, foundational timbers, and hard-sided modular components of the camp will be trucked from their sources to Seward, loaded on barges, transported to Kodiak, and then transported to the LSA site as needed to support the installation of the camp. The transportation will be closely coordinated with the construction team and the modules will be sequenced to site to support an efficient installation. The weather in Kodiak is likely to impact the offloading of modules and the construction schedule due to the high winds, rain, and snow typically experienced in February and March. [REDACTED]


In late April, PRL will mobilize the camp manager and a clean-up team to perform a detailed cleaning of the camp in anticipation of the arrival of the Rabbi who will manage the kosher certification of the kitchen. [REDACTED]

[REDACTED] Any remaining construction equipment will be de-mobilized after the camp is accepted as fully functional.

##### 4.3.2.2 Site Preparation

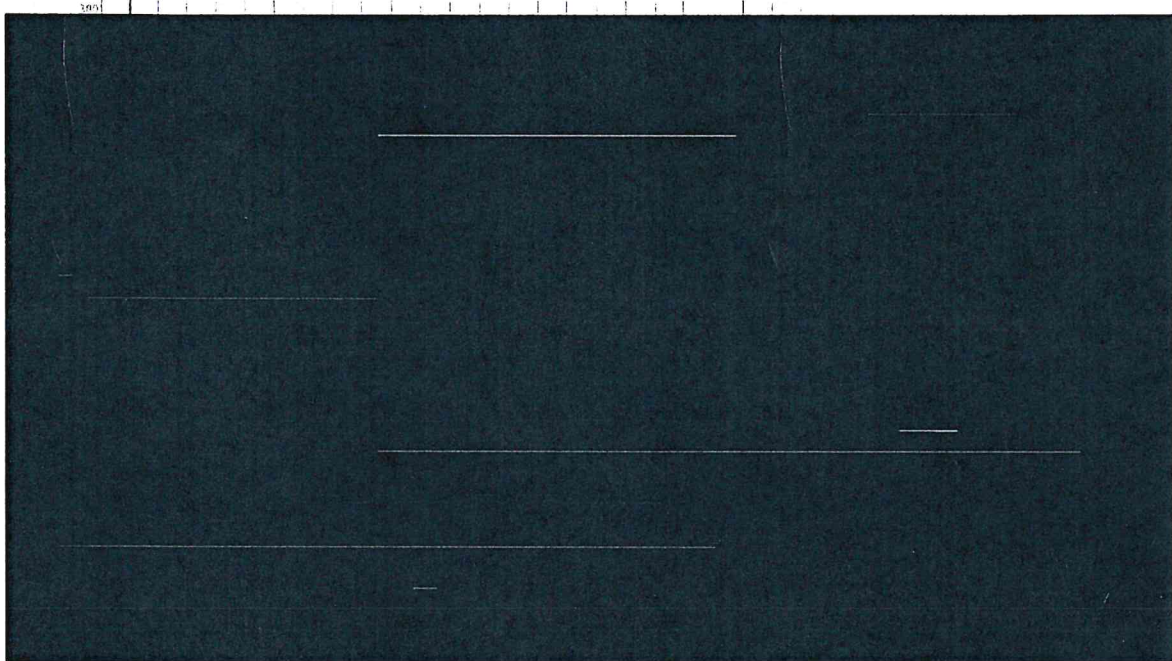
The pad will be extended by removing the berms on the north and east side of the existing pad. A survey will be conducted to locate and stake the edges for the extended pad. [REDACTED]

[REDACTED] Brechan will trench as needed for

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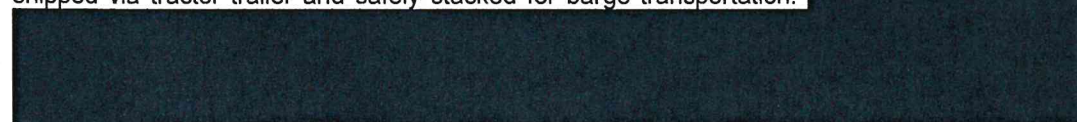
the installation of the utilities. The extended pad will be approximately 300' x 300' with an additional 25' x 100' driveway to the back.

**Figure 6 Pad Layout Showing Extension Area**



#### **4.3.2.3 Facility Assembly and Installation**

The hard-sided facility will be constructed using steel skid designed modular components which are compliant have been previously approved and permitted in the State of Alaska. The steel frame and arctic capable shell provide a robust watertight and long-lasting structure that can be efficiently shipped via tractor trailer and safely stacked for barge transportation.



The bedroom wings will be constructed with an upstairs level and downstairs level by stacking the bedroom modules two high. The modules on each end of the stacked bedroom wings contain one bedroom and one stairwell. After the modules are installed water, electrical, and communication (internet and telephone) utilities are connected in the overhead corridors. All the common areas such as the kitchen, dining, MWR room, synagogue, business center, medical room, and connecting hallways are single story. After the modules are in place and connected, the furnishings are installed. A thorough functional check-out will be performed by the construction crew and verified by PRL's Camp Manager and Maintenance Manager. The housekeeping and janitorial staff will perform a thorough cleaning of the facilities prior to occupancy. AAC will be requested to conduct a walkthrough and accept the facility for operation.

#### **4.3.2.4 Camp Breakdown and Demobilization**

At the completion of camp operations, equipment and construction personnel will be mobilized to site to disassemble the camp and oversee the transportation of the modules back to their owner.



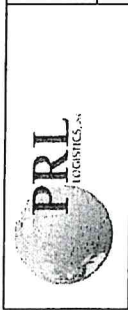
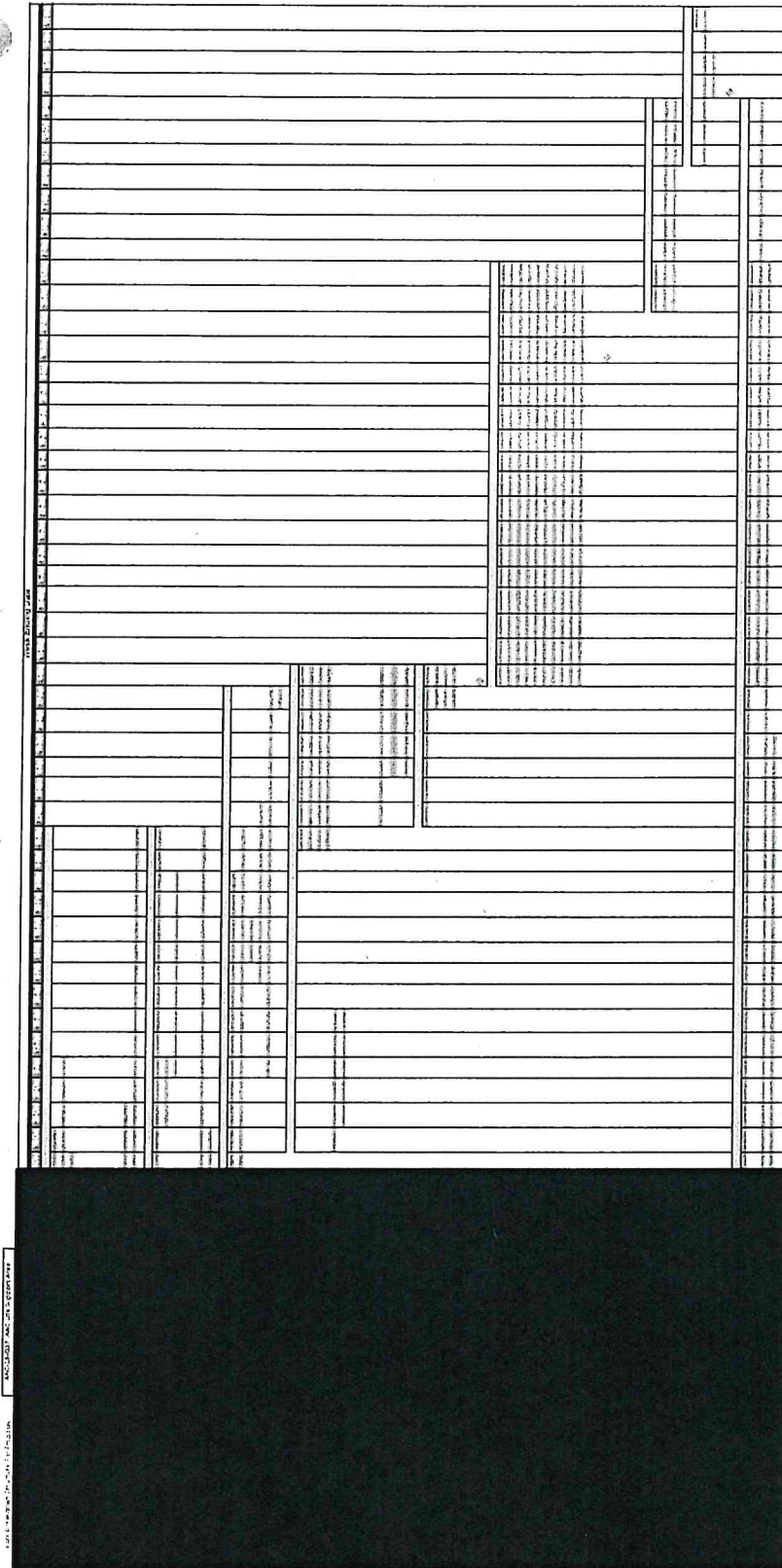



Figure 7 Project Schedule

Project Schedule



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When the hard-sided camp is disassembled and staged for transport, the construction camp at Area 2 will be disassembled and returned to its owner.


#### 4.3.3 Schedule

The schedule provided in this proposal assumes an executed NTP is issued by no later than November 15, 2017. If the NTP is received after November 15, 2017, the schedule will be at risk due long lead procurements, permitting, and the increased likelihood of negative weather impacts on transportation and construction activities.

Below is a Level 2 Schedule Summary that identifies Key Milestones followed by a project schedule. A larger scale print (11 x 17) of the schedule is also included as a separate attachment to the proposal.

**Table E Level 2 Schedule Summary with Milestones**

Task Description	Start	End
[Redacted Content]		

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#### 4.3.4 Housing

The housing structure is comprised bedroom modules that are stacked to provide two levels of bedroom and are arranged to form three wings. The wings are connected by a series of hallway modules containing lockers for use by residents. A double-wide corridor formed from two modules connects the hallway with lockers to the communal camp areas comprised of the kitchen, dining facility, public restrooms and morale, welfare, and recreational (MWR) facilities. The first four (4) bedroom modules in each wing on each level are single occupancy bedrooms. One wing has an additional single occupancy bedroom in the sixth module as shown in Figure 2 above. The single occupancy rooms are slightly segregated from the double occupancy rooms by two utility modules that provide hot water heaters, storage, electrical/telephone utilities, and laundry facilities.


##### 4.3.4.1 Bedroom Details

Each bedroom module contains two bedrooms with in-suite bathrooms separated by a hallway as shown in the figure below. The bedroom modules will provide 50 single bedrooms with in-suite bathrooms and 80 double occupancy bedrooms with in-suite bathrooms. This configuration separates adjacent bedrooms with 10-12" of insulation and a 3-4" air gap which results a unique sound and vibration attenuation ensuring a quiet and relaxing environment for the camp residents. Located in each bedroom module is a mini make-up air unit that provides moisture control and return makeup air making the living environment more pleasant.

**Common to All Single and Double Occupancy Bedrooms** contain the following items:

- Individually keyed lockable entry doors with privacy lockset plus deadbolt
- Window with a screen and black out blinds
- A 28" x 24" wall mounted desk with a desk lamp
- A push pin bulletin board
- A thermostat that enables the room temperature to be maintained between 72-76 degrees Fahrenheit.
- Wall coverings made of vinyl covered gypsum
- Floor coverings in commercial grade carpet
- Combination smoke/carbon monoxide detector with battery backup
- Fire suppression sprinkler head
- A 3-gallon trash can with liners
- A 22" flat screen television 720p, coax input, two HDM inputs mounted on an articulating arm
- A shelf with cable/satellite TV receiver
- Two each 36" x 22" x 72" tall Wardrobes. Each Wardrobe functions as a combination closet and dresser and contains 5 storage shelves on the side, clothing rod, and lower storage shelf. Doors are equipped with hasp hardware for padlocks. One keyed padlock will be provided for each occupant.
- An on-suite bathroom (details provided in section 4.3.4.2)
- Convenience shelf 24" x 6" with hooks

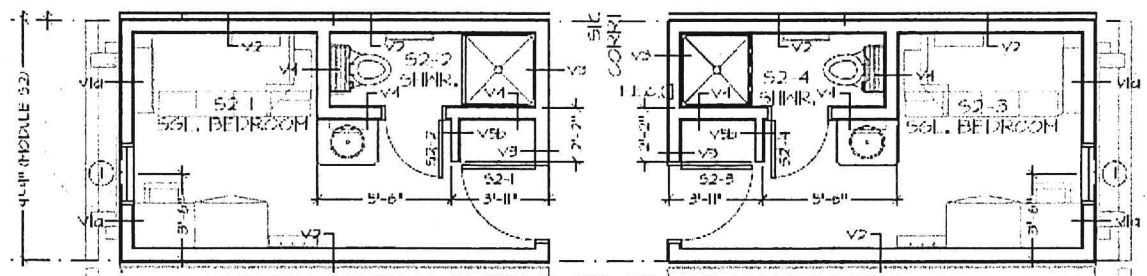


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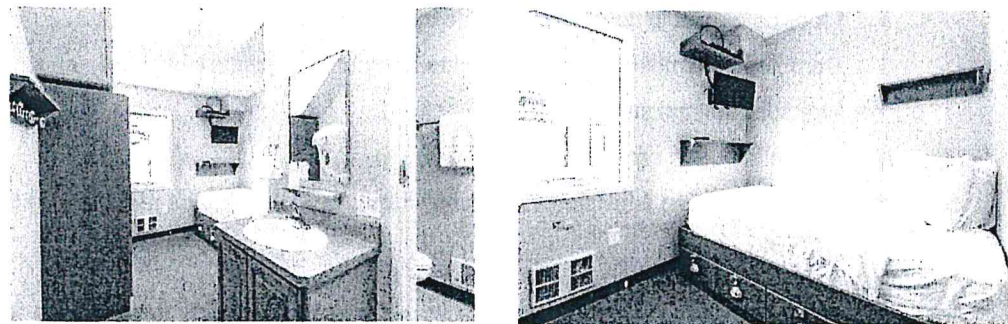
**Single Occupancy Bedrooms** also contain the following in addition to the items listed above for "common to all single and double occupancy bedrooms":

- One extra-long twin bed and 4 locking storage drawer underneath
- Wall or ceiling mounted reading lamp above the bed
- One metal desk chair with a plastic seat
- One wall mounted mirror
- One alarm clock
- Four 20-Amp/120-volt electrical outlets
- Convenience shelf 24" x 6" mounted above bed
- Convenience shelf 10" x 32" at the foot of the bed

**Figure 8 Single Bedroom Module with In-Suite Bathroom**




**Figure 9 Single Occupancy Bedroom Showing Bed, Window, Television, Wardrobe, Vanity and Sink, and Bathroom Entrance**



**Double occupancy bedrooms** also contain the following in addition to the items listed above for "common to all single and double occupancy bedrooms":

- Two extra-long twin beds
- Two wall-mounted or clip-on reading lamps (one for each bed)
- Two metal desk chairs with plastic seats

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- Two alarm clocks
- Two wall-mounted mirrors
- Six 20-Amp/120-volt electrical outlets

#### 4.3.4.2 Bathroom Details

Both double and single occupancy room have in-suite bathrooms. The bathroom sink, mirror and towel holder are located outside the bathroom as shown in the photographs above (Figure 6). The in-suite bathroom includes an exhaust fan, towel dispense, toilet, shower, glass shower door, robe hook, toilet paper holder, and towel bar. Public bathrooms are also provided near the kitchen and dining facility.

#### 4.3.4.3 Communal Use Items

Eight hair dryers will be available for check out from the Camp Store.

Three refrigerators and three microwaves will be available for communal use on the ground floor of each bedroom wing.

#### 4.3.4.4 Towels and Linens

Each bed will be outfitted with one mattress cover, one pillow, one pillow case, one fitted sheet, one flat sheet, and two blankets. Single occupancy rooms will be outfitted with two towels and two washcloths; and double occupancy rooms will be outfitted with four towels and four washcloths. The towels and linens will be provided at check-in and exchanged once per week. Fresh towels and linens may also be requested from housekeeping or the Camp Assistant during business hours.


#### 4.3.4.5 Housing Management

The Camp Manager or a Camp Assistant will be available at the Check-in Desk located in the Camp Store to support resident check-in/check-out, reservations and billeting, and requests from 0700-2200 Sunday-Friday. The Check-in Desk and Camp Store will be located in the double-wide corridor between the bedroom wings and the main entrance. A phone will be installed to support the room reservation process, issues reporting, and work requests. Camp residents may request additional linens, report issues, or make maintenance requests at the Check-in Desk. There will be a sign posted in the area that provides instructions for afterhours check-in and check-out. The Maintenance Manager will be responsible for maintaining camp equipment, facilities, and LSA grounds.

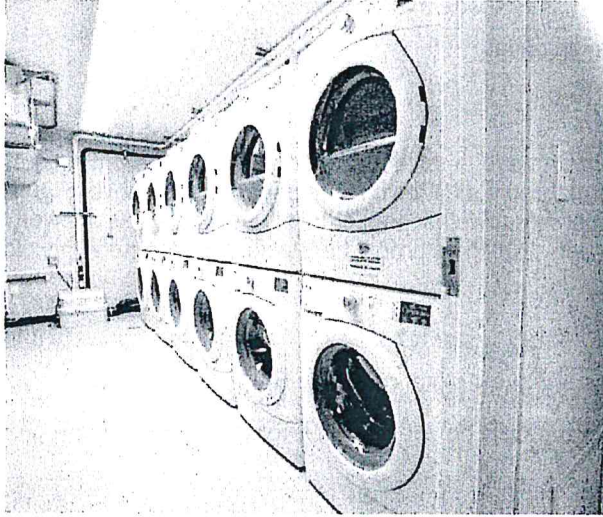
#### 4.3.4.6 No-cost Laundry

A total of six laundry rooms will be provided with a total of 36 washers and 36 dryers. Each floor in each bedroom wing contains a laundry room with 6 no-cost heavy duty washers and 6 heavy duty dryers. Each laundry room includes a supply of detergent, a folding table, and an ironing board and iron for resident's use. Each laundry room will also contain a broom, dustpan, mop, bucket, trash can liners, and other basic cleaning supplies that can be used by the residents in between weekly cleanings.



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**Figure 10 Laundry Room**



Although residents can request supplementary cleaning services by calling the Camp Manager or Camp Assistant, a supply of basic cleaning tools and supplies will be provided in the laundry facilities to enable residents to perform supplementary cleaning if needed between scheduled housekeeping services. The Camp Maintenance Manager will establish locations for camp residents to dispose of trash in between housekeeping services. Trash must be carefully managed due to wildlife in the areas.

#### **4.3.4.7 Hot Water Heaters and Lift Stations**


Each floor of each bedroom wing contains a hot water generation room. Each hot water generation room has sufficient capacity to meet the demands of its floor. A mop sink is also provided in each hot water generation room. Because there are hot water heaters on each floor, the camp can support 100 simultaneous showers.

#### **4.3.4.8 Housekeeping Storage**

Each wing of the housing will contain a storage room which will be used by the housekeeping staff to store their cleaning tools, equipment and supplies. This storage closet will also contain a stock of toilet paper, soaps, and cleaning supplies for restocking the bedrooms and the laundry facility.

#### **4.3.4.9 Mudroom, Lockers, and Hallways**

A series of mudroom modules will be placed to connect the bedroom wings and other camp areas. The hallways connecting the wings of the sleeping units contain lockers residents can use for storing coats, boots, and other items needed for their jobs but not necessarily needed in their rooms. The lockers are 15" x 18" x 72". These lockers allow the residents to store outerwear and gear which reduces the clutter in bedrooms. The hallways include benches that enable residents to easily change their work shoes. The hallways have commercial grade carpet and light fixtures and include emergency light and exit indicators.

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**Figure 11 Mudroom and Locker Hallway**



#### **4.3.5 Utility Support**

PRL will obtain electrical power, potable water, waste water, domestic hot water, fuel, and solid waste disposal services during the camp operations. PRL will extend utility systems as needed and obtain contracts with utility providers. The utility systems will be properly sized to support the camp requirements.

##### **4.3.5.1 Electrical Systems**

The camp will be connected to the 24.9KV/14.4GY utility system via a 1MW 24.9KV-480/277VAC pad mount transformer that will be installed by a qualified subcontractor. The 480/277 VAC Service lateral from the transformer will connect to two main distribution panels – one for normal power and one for emergency power. The emergency power system will connect to an Automatic Transfer Switch that will switch to emergency generator should there be a power loss. The emergency generator will supply power to both the emergency system MDP and the fire pump. If the fire pump is activated the fire pump controller sends a signal to the transfer switch and prioritizes the fire pump load. The 480/277 system is stepped down to 208/120 VAC in local equipment rooms throughout the camp. The average power consumption for this camp is 800KW when operating under normal power service.


##### **4.3.5.2 Potable Water**

Potable water will be provided by connecting the camp supply lines to the water sources at the existing site. The connecting line will be installed during the camp construction phase. The potable water supply and tankage is sized to provide sufficient hot and cold water to accommodate one hundred (100) simultaneous showers. There are four 10,000-gallon potable water holding tanks included which provides approximately 5 days of water storage. The system also includes pressure tanks. There are four 10,000-gallon waste water storage tanks as well.

##### **4.3.5.3 Internet Service**





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#### 4.3.5.4 Telephone Service

Telephones will be provided in each bedroom wing, the kosher kitchen, and medical office. Four telephones will be installed in the MWR areas. All the telephones will support local area dialing, 911 calls, PRL's billeting desk, and PRL's 24-hour contact number. The Check-in Desk and Camp Store will fulfill work reception responsibilities. By each telephone, PRL will post placards with these numbers and instructions for credit card dialing.

#### 4.3.5.5 Black and Gray Water Management

There are four 10,000-gallon waste water storage tanks in the potable and waste water module that are more than sufficient for 180 people creating 40 gallons of waste water per day.

#### 4.3.5.6 Fire Detection and Suppression

The modules are designed and constructed to meet NFPA and State of the Alaska regulations. The modules have 2-hour fire walls as required by regulations. These modules have been utilized in Alaska and approved by the State Fire Marshall in similar configurations at other project sites.

The camp facility will have an integrated fire suppression alarm system. The fire system has a fully code compliant wet and dry fire sprinkler system that has been properly zoned to provide accurate information on where water flow is required. Each bedroom includes a fire suppression head and a combination smoke/carbon monoxide detector with battery backup.

Each electrical switch gear room has a Novec 1230 dry suppression system installed to reduce water damage to electrical gear in the event that suppression system is activated.

The kitchen hoods are fully protected with top of the line R102 Ansul kitchen hood suppression systems.

There is a next generation Voice Evac system throughout the entire complex that allows for emergency paging and notification in case of emergency event.

Both the alarm and suppression system are fully permitted and fully code compliant.

#### 4.3.5.7 Solid Waste Disposal


Dumpsters will be provided for solid waste disposal. Local service providers will exchange and tip dumpsters as requested by the Camp Manager. The Camp Maintenance Manager will establish locations for camp residents to dispose of trash in between housekeeping services. Trash must be carefully managed due to wildlife in the areas.

#### 4.3.6 Kitchen and Food Service

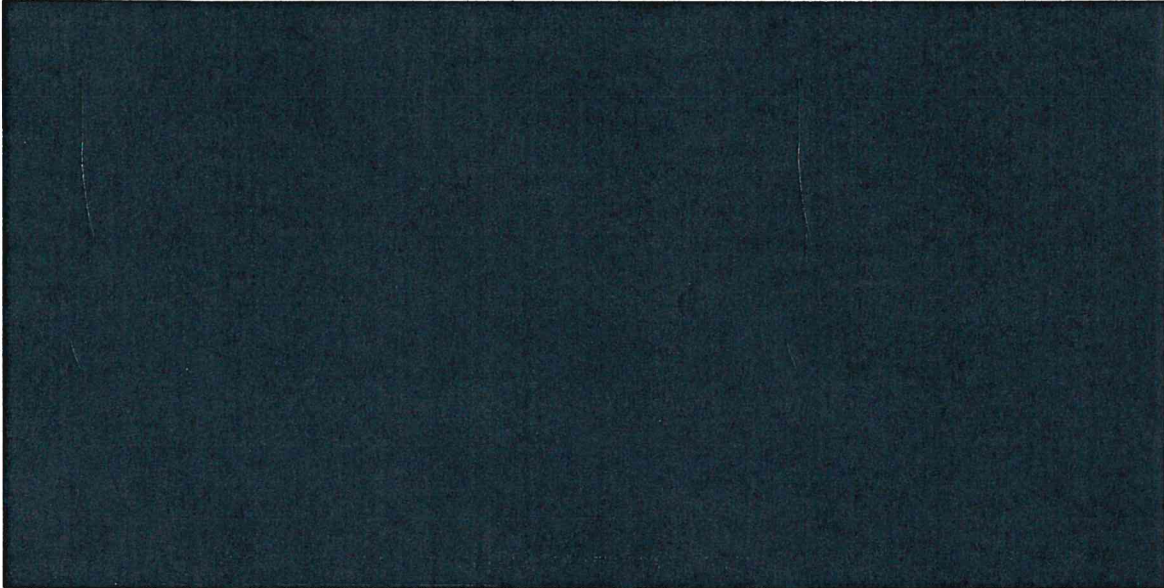
The kitchen, dining, and serving facilities and equipment are designed and selected to comply with the Alaska State regulations and the RFP requirements. If required, food serviced certifications from the Kodiak Island Borough will be obtained. There will be at least one telephone installed in the kitchen area.





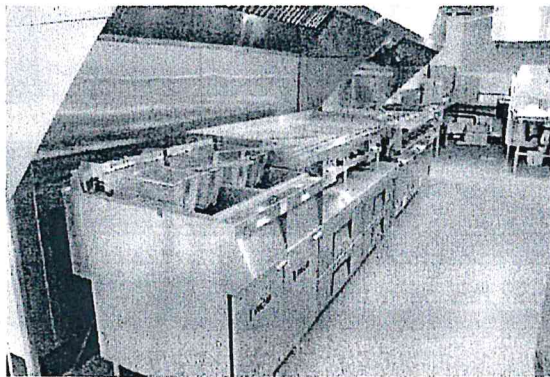
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**Figure 12 Kitchen Layout**



The picture below shows the quality of the kitchen equipment. The arrangement of equipment will be modified to meet kosher certification requirements as necessary.


**Figure 13 Typical Kitchen Equipment**



#### **4.3.6.2 Dining Facility**

The dining facility is sized and furnished to feed and seat 90 personnel simultaneously. Breakfast, lunch, and dinner meals will be served. The menu will be determined by the government provided chef and will include multiple food options per meal. The kitchen and dining operations are dictated by the government provided chef. The serving equipment is selected to comply with commercial standards for food service.



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The televisions will be positioned for viewing in the dining room.

A variety of consumable products and assorted condiments will be available for camp residents use.

The figure below shows the dining facility structure and the quality of the furnishings that will be utilized.

**Figure 14 Typical Dining Facility**



#### **4.3.6.3 Meal Service Hours**


Three meals a day will be cooked and served under the supervision of the government provided chef. The meal schedule will be set by AAC or their client. For planning purposes, it is assumed the meal hours are:

- Breakfast: 0630-0800 hours
- Lunch: 1130-1300 hours
- Dinner: 1730-1900 hours

If requested in advance, PRL will provide extended lunch and/or dinner hours on mission days.

Boxed lunches and dinners will be available upon request. A self-serve refrigerator will be used to provide access to left-over meals. The food containers will be labeled and dated



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#### 4.3.6.4 Kosher Food

PRL will work with the government provided chef and staff to procure food and kitchen supplies to support three meals a day plus box lunches and dinners as requested. [REDACTED]



Once the camp is operational, the Camp Manager is responsible for ordering the food. To ensure the government provided chef has the food products and supplies needed to prepare the meals, the government provided chef will provide a weekly list of the types and quantities of food to be ordered. The Camp Manager will identify the food items to be purchased for sale in the vending machines and Camp Store. The Camp Manager will place the food orders on a weekly basis for delivery the following week.

Kosher food preparation and service will be directed by the government provide chefs.

PRL will provide three kitchen support staff to clean and execute kitchen tasks as assigned by the government provide chef or their designee.


The storage of food will be directed by the government provided chef or their designee. [REDACTED]



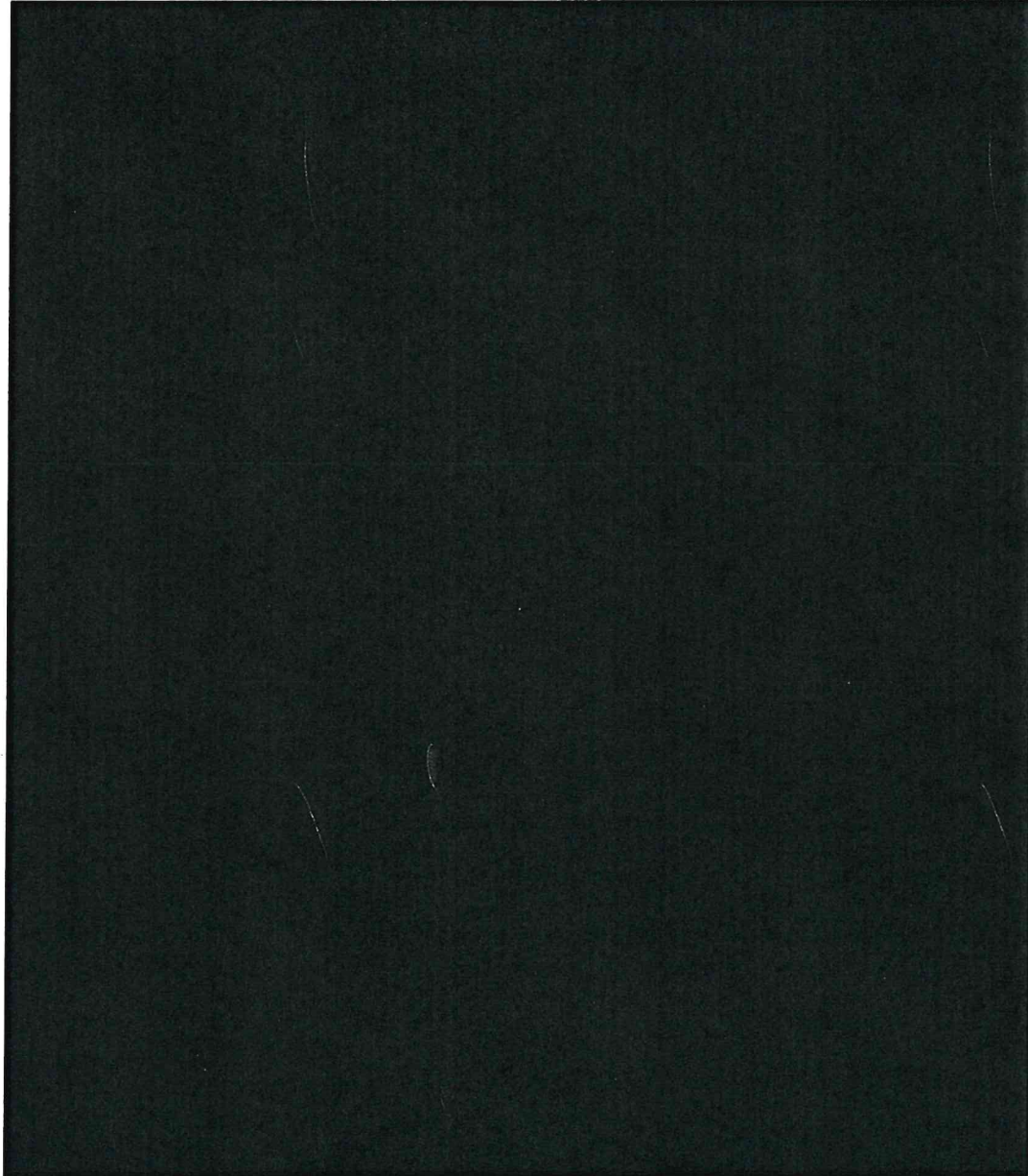
The sample menu below was used as a representative basis for estimating food costs. [REDACTED]



The Camp Program Manager will monitor the food cost and will notify the Camp Manager, AAC, and the government provided chef if the food orders are trending for a budget overrun. The government provided chef will be encouraged to work within the control budget for the food. If in danger of a cost overrun, PRL will request AAC support the budget management or provide an NTP for an increased food budget.

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**Figure 15 Sample Menu**



#### **4.3.6.5 Public Restroom**

There are male and female public restrooms located near the dining room. The female restroom includes two private stalls and two sinks. The male restroom includes two private stalls, two urinals, and two sinks. Both restrooms are furnished with mirrors, toilet paper holders, and liquid soap dispensers. Paper towels will provide for residents to use in the public restroom.



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### 4.3.7 Morale, Welfare, and Recreational Support

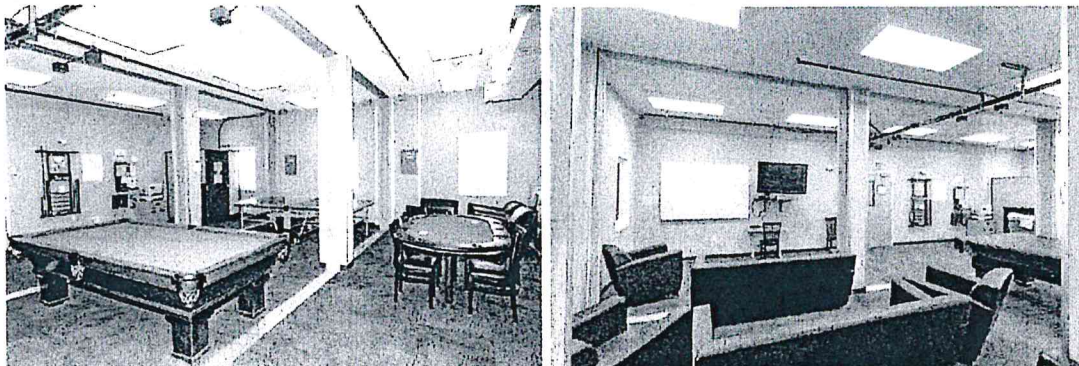
#### 4.3.7.1 Recreation Area

Four open modules will be used to create a large recreation area that will contain the following furnishings:


- Two (2) microwave ovens, with a capacity  $\geq 1.6 \text{ ft}^3$
- Two (2) full size ( $>23\text{ft}^3$ ) refrigerator/freezers
- Two (2) pool tables with cues, racks, balls, and chalk
- One (1) folding ping pong table on locking casters with paddles, balls, and net
- Two (2) 55-inch LED flat screen televisions, 1080p, coax input, two HDMI inputs, and stands
- Cable/satellite television services for televisions
- Two (2) Blu-ray/DVD/CD players
- Two (2) full-size sofas
- Three (2) love seats
- Minimum of sixteen (16) 20 Amp/120 Volt electrical outlets will be installed around the perimeter of recreation area
- Potable water in the recreation area
- Kitchen Sink ( $\geq 30$  inches) with hot and cold water mounted in a counter at least 8 feet long with storage underneath
- Twenty (20) folding chairs
- Three (3) 6 feet long folding tables
- Two (2) 30-gallon trashcans with lids and liners that will be emptied daily by the janitorial staff
- Hot water, cups, coffee bags (black and instant) and tea (black and green) bags
- Two telephones (Two additional telephones will be in the Business Center bringing the total number of phones in the MWR facilities to four.)

The picture below shows the structure of the recreational room. The furnishings will differ from those in the picture. The furnishings will be as listed above and will be arranged as need to provide a functional relaxing space for camp residents.

**Figure 16 Recreation Room**





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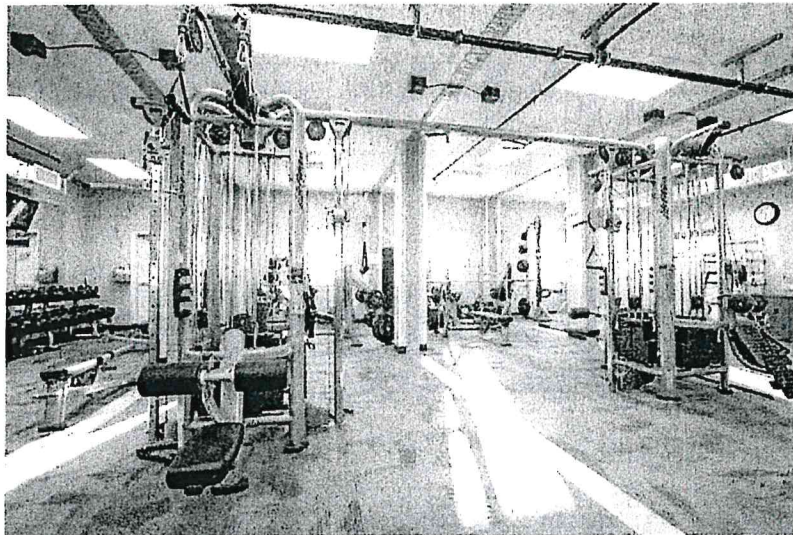
#### 4.3.7.2 Exercise Area


The exercise area will be constructed from three open modules. The exercise room will also have a thermostat that enables residents to maintain room at a temperature of 72-76 degrees Fahrenheit. The exercise room will include the following furnishings:

- One 48" or 55" television with two HDMI's and mounted on full motion brackets
- Mirrors surface mounted on the wall
- Exercise equipment listed below:
  - Six (6) barbells
  - Two (2) plate trees containing:
    - Eight (8) 45 lb. plates
    - Eight (8) 35 lb. plates
    - Ten (10) 10 lb. plates
  - One (1) Olympic flat bench
  - Five (5) treadmills
  - Two (2) elliptical machines
  - Three (3) exercycles
- One (1) 30-gallon trashcan with lids and liners that will be emptied daily by janitorial staff
- Rubber matting or other flooring that protects against damage from dropped weights

PRL will also provide for outside use six (6) riding bicycles with helmets.

**Figure 17 Exercise Area**



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#### 4.3.7.3 Business Center

The Business Center is located between the arctic entry and the recreational and exercise areas. The Business Center is furnished with the following:

- Two desks
- Two chairs
- Two telephones (Two additional telephones will be in the Recreation Area bringing the total number of phones in the MWR facilities to four.)
- Internet access
- Two laser printers - at least one of the laser printers will multi-function and capable of copying, scanning and faxing

#### 4.3.7.4 Synagogue



#### 4.3.7.5 Medical Room

A medical room located by the security office will be provided and include the following furnishings:

- Desk with 2 chairs
- Internet access
- Examination table
- Telephone

The number or type of power outlets for this room were not specified. If additional outlets or different types of outlets are later identified as required, PRL will retrofit if possible within the design constraints of the electrical system and in compliance with electrical codes.

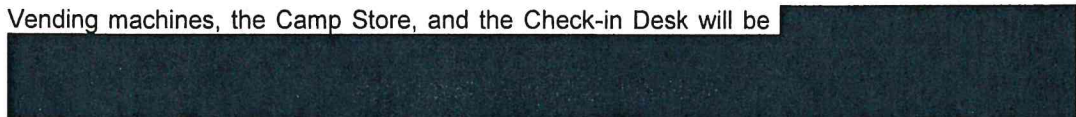
All other medical supplies and equipment will be provided by the government. The government will also provide a licensed Medical Doctor.

#### 4.3.7.6 Storage




#### 4.3.7.7 Vending, Camp Store, and Check-in Desk

Vending machines, the Camp Store, and the Check-in Desk will be





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[REDACTED] Inventories will be adjusted as much as reasonably possible to meet resident requests.

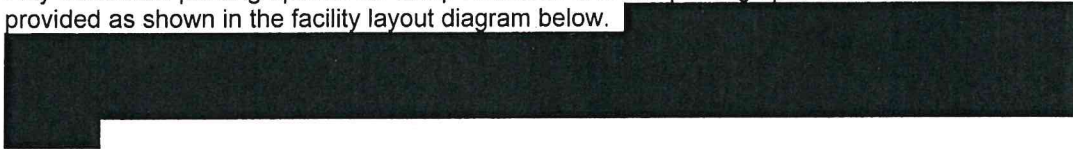
Vending machines and ice machines will be placed in this area and if desired, also in the recreational room. Additional vending machines may be placed in the bedroom wings connecting hallways or laundry rooms.

**Figure 18 Example of a Typical Camp Store**




#### 4.3.8 Parking Spaces

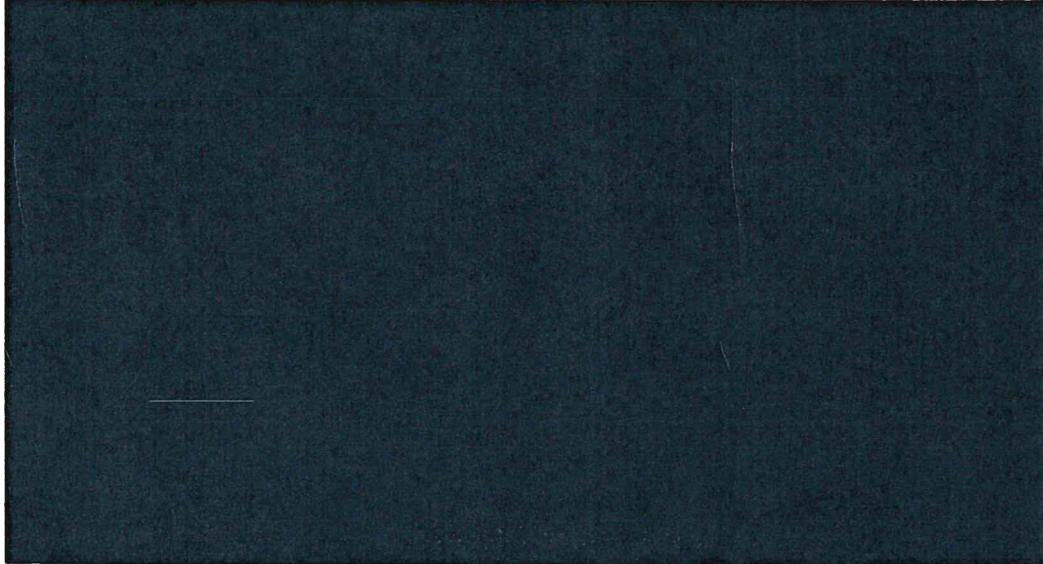
Fifty dedicated parking spaces for camp residents and five parking spaces for mini-buses will be provided as shown in the facility layout diagram below.





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**Figure 19 Parking Spaces (Pink for Vehicles, Blue for Shuttles)**



#### **4.3.9 Storage**

A 20' connex will be located on the pad to provide extra storage for camp residents.


#### **4.3.10 Security**

##### **4.3.10.1 Fencing**

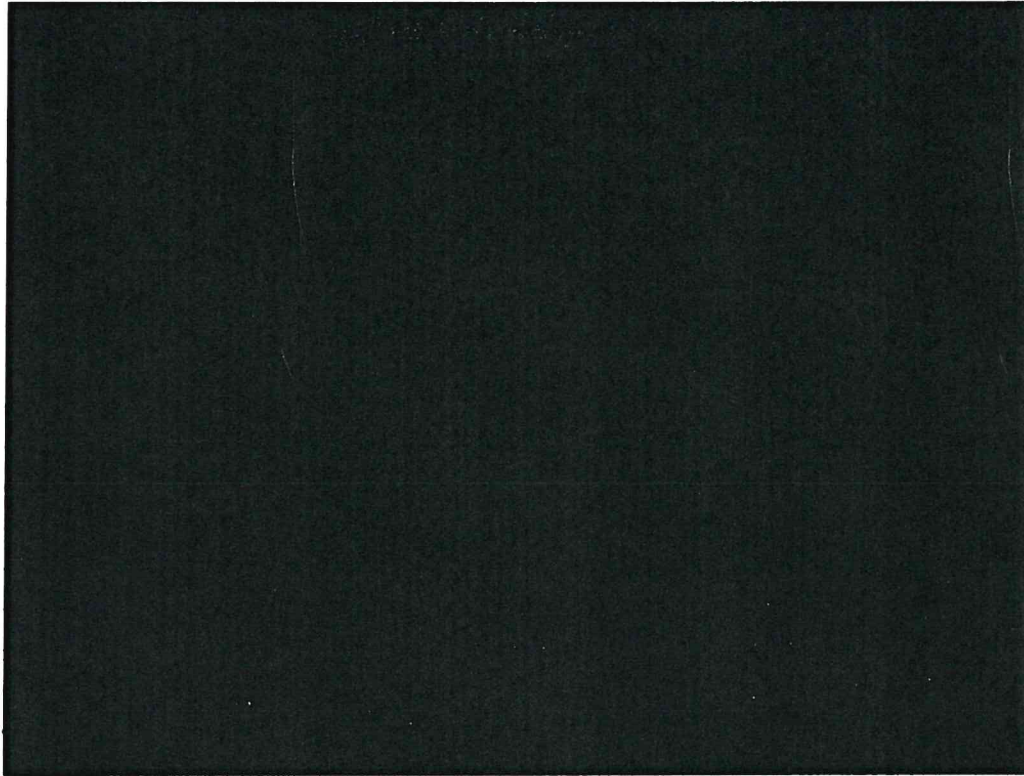
A chain link fence will be installed around the perimeter of the LSA complex. The fence will be 7 feet in height and of comparable material grade, quality and construction as existing fencing at the PSCA. It will offer full concealment from exterior sources utilizing the PEXCO Winged Slat product. Supporting posts will be approximately 7 feet on center to meet wind loads on site. The perimeter fence will have concertina wire installed on the top of the fence.

##### **4.3.10.2 Entry Control Point**

The entry control point will be located on the side of the facility to limit visibility from non-access controlled or public roads. As show in the figure below:

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**Figure 20 Entry Control Point**



#### **4.3.10.3 Guard Post Facility**


A single guard post facility (GPF) will be installed in close proximity to the vehicle and pedestrian access points to allow for monitoring and controlled entry purposes. The GPF is an 8' x 20' axle mobile office trailer and will include a desk and a chair. The GPF will have appropriate environmental controls to maintain safety conditions for personnel. The GPF will have adequate visibility and access so that security personnel can easily monitor ingress/egress through pedestrian and vehicular gates. The GPF will be the command and control center for security observation at the LSA. The GPF will have a reliable monitoring system with the ability to view and control all security cameras at the LSA. Additionally, the GPF will have the ability to view camera feeds from the Alpha Site and Launch Site.

#### **4.3.10.4 Pedestrian and Vehicle Gates**

The pedestrian gate will be installed adjacent to GPF and of comparable materials to existing structures on the PSCA. It will have capability of being locked and securely located for ease and thoroughness of monitoring ingress/egress.

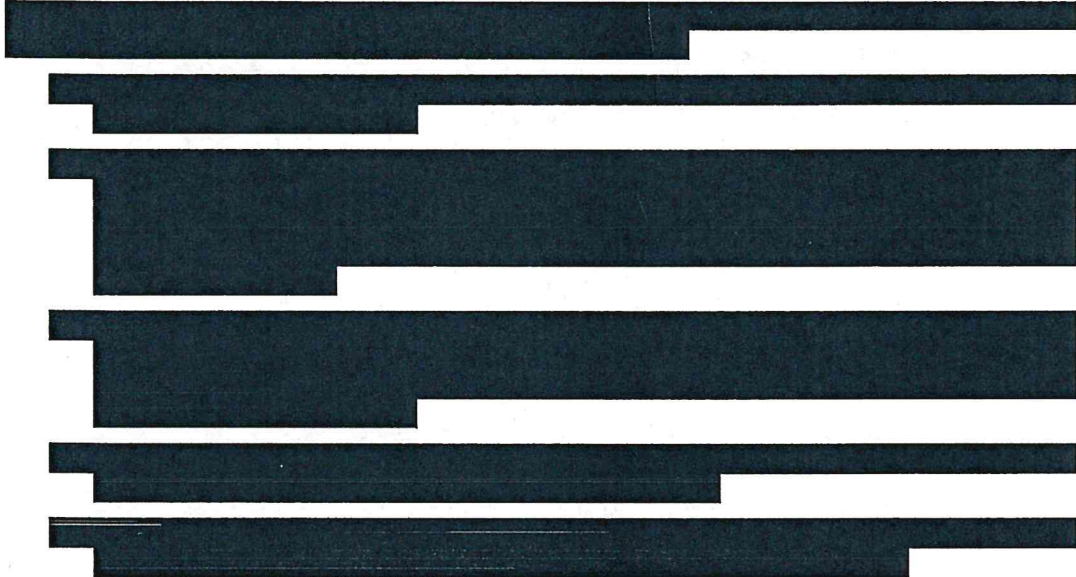
A Vehicle Gate (25-foot steel cantilever design) with dual sides will be installed adjacent to GPF and of comparable materials to existing structures on the PSCA. It will have capability of being locked. It will be located for ease and thoroughness of monitoring ingress/egress. The gate will be manually operated. If desired, a mechanical/electrical gate operator can be installed for an additional cost.



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#### 4.3.10.5 Security Camera System

A security camera system will be installed to allow security personnel to view all exterior sides of the LSA and guard post facility entrance. The system will have the ability to view and control all security cameras from the Security room and will provide capability to view LSA camera feeds from Alpha Site and Launch Site via secure cloud access.



#### 4.4 PROGRAM MANAGEMENT


##### 4.4.1 Leadership

At the core of all successful projects and ongoing operations are strong, competent leaders that understand our Clients' goals, who can deliver solutions, and who can motivate and inspire employees at all levels. PRL leaders are very adept at interfacing with our Clients' stakeholders and building relationships that support productivity, effective problem resolution, and exceed our Clients' standards of communication and professional conduct.

##### 4.4.2 Cost Tracking





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#### 4.4.3 Progress Monitoring

[REDACTED]

#### 4.4.4 Safety Management

[REDACTED]

#### 4.4.5 Quality Assurance

[REDACTED]


#### 4.4.6 Interface with Client and Camp Residents

PRL's primary interface with the Client will be the Camp Services Program Manager. The Camp Services Program Manager will contact the designated Client Representative at least weekly to discuss progress and any emerging issues. [REDACTED]

The primary interface with the camp residents will be the Camp Manager with assistance and support from the Camp Assistant. The Camp Manager and Camp Assistant are experienced at delivering excellent customer service, managing expectations, and facilitating issue resolutions.

#### 4.4.7 Deliverables and Reports

[REDACTED]

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## 4.5 CAMP MANAGEMENT

During the period of occupation, PRL's staff will provide camp management, billeting, housekeeping, janitorial, kitchen support, and maintenance services. The organization and job responsibilities are described below.

### 4.5.1 Organization, Positions, and Key Personnel

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]


#### 4.5.2 Housing Management and Maintenance

[REDACTED]

[REDACTED] A phone number will be established and staffed 24-hours to support room reservations, check-in and check-out, work requests, and issue resolution. This phone will be a cell phone staffed 24-hours per day [REDACTED]. The phone number will be posted at the Check-in Desk, camp entrance, and strategic locations in the hallway to ensure immediate response to all requirements.

[REDACTED]



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#### 4.5.3 Housekeeping and Janitorial Services

The camp will be staffed [REDACTED] housekeepers who will be dedicated to cleaning/turning bedrooms, stocking/maintaining the cleaning supplies for each wing, and vacuuming the bedroom hallway wings. The housekeeper's weekly duties include:

- Sweeping, mopping, and vacuuming bedroom and laundry room floors
- Providing fresh towels, wash cloths, pillow cases, and sheets
- Empty trash cans and replace liners
- Clean sinks, toilets, and showers
- Replace consumables such as toilet paper, soap, shampoo, and conditioner

On an as needed basis based on resident check-ins and check-outs, housekeepers will clean bedrooms, bathrooms and replace towels and linens.

On a daily basis, the janitorial staff will dust, sweep, mop, dust, replace consumables (i.e. toilet paper, soap, paper towels, napkins, cups, etc.) and remove trash in the common areas: recreation room, exercise room, medical room, business center, Camp Store, public restrooms, hallways, and dining facility. The equipment in the exercise area will be wiped down daily with a disinfection solution by the janitorial staff. In addition, disinfecting solution and paper towels will be provided to allow camp residents to wipe down the exercise equipment prior to and after each use.

The kitchen support staff and janitorial staff will clean the dining facility under the direction of the government provided kosher chef after each meal service. Cleaning will include sweeping and mopping, removing table cloths, wiping down tables and chairs, cleaning any meal service equipment such as buffets or steam tables, and restocking condiments and other supplies. All activities performed by PRL staff in the dining facility and kitchen will be performed under the guidance of the government provided chef.


#### 4.5.4 Issue Support

PRL will work with AAC to implement an acceptable issue support method. [REDACTED]

[REDACTED] PRL will respond and facilitate resolution for trouble calls involving serious life, safety, or health issues within one (1) hour and remain on-site until repairs are completed. AAC will provide a definition of "serious life, safety, or health issues" as part of their proposal prior to occupancy.

#### 4.5.5 Work Requests

[REDACTED] Work request forms will be available [REDACTED]

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#### 4.5.6 Occupancy Change Over

Upon resident check out, each bedroom will be thoroughly cleaned to include replacement of towels, washcloths, sheets, pillowcases, mattress pads, blankets, and all consumable products. The checkout requirements will be communicated to camp residents upon the time of check-in.

#### 4.5.7 Equipment and Facility Maintenance

[REDACTED]

[REDACTED]

#### 4.5.8 Deliverables / Reports

[REDACTED]

#### 4.6 ADA COMPLIANCE AND ACCOMMODATION

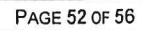
[REDACTED]

#### 4.7 KEY PERSONNEL

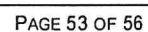
[REDACTED]







[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED]



PRL has a long history of providing camp facilities that meet or exceed customer requirements. We are proud that our clients are quick to recommend our services internally as well as externally. Below is are some of our relevant projects for camps.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]





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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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## 7.0 KEY SUBCONTRACTOR PROPOSALS

The proposal provided by the following key subcontractors are included in PRL's submittal:

1. William Scotsman
2. Brechan Construction
3. Kijik
4. Taiga







March 13, 2018

Mr. Bernie Karl, Principal Member  
Kodiak Narrow Cape Lodge, LLC  
P.O. Box 58156  
Fairbanks, AK 99711

Re: Request for Proposals (RFP) AAC 18-005, Life Support Requirements in Support of  
Pacific Spaceport Complex – Alaska

By a letter dated August 31, 2017, Alaska Aerospace Corporation (AAC) notified your firm that this procurement had been cancelled. Pursuant to AAC Procurement Regulation 1.030(c)(6)(B), your firm's proposal should have been returned after cancellation of the procurement. Unfortunately, AAC has discovered that it did not complete this final step in the procurement cancellation process.

To complete the cancellation of RFP AAC 18-005, AAC now is returning the proposal that your firm submitted in response to this solicitation, in accordance with the regulation cited above. AAC apologizes for any inconvenience that may have resulted in the delay in returning the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas L. Hunter", written over a horizontal line.

Douglas L. Hunter  
Procurement and Contracts Manager

