



April 6, 2026

REQUEST FOR QUALIFICATIONS (RFQ)

Construction Manager at Risk (CMAR) Services

To Whom It May Concern:

Subject: Request for Qualifications — Construction Manager at Risk Services

Fairbanks Native Association (FNA) requests Statements of Qualifications from qualified firms to provide **Construction Manager at Risk (CMAR)** services for the partial renovation of the existing **Women’s and Children Center for Inner Healing (WCCIH)** located at:

1027 Evergreen Street
Fairbanks, Alaska 99709

This procurement is conducted in accordance with applicable federal procurement standards under **2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards)** and all applicable state and local laws.

1. Project Description

The project consists, at a minimum, of the Base Bid Design included in the attached FNA WCCIH Concept Design. Major project components include:

- Installation of new natural gas service
- Installation of a complete building fire sprinkler system
- Installation of a new HVAC system
- Renovation of approximately **9,810 square feet** of existing first-floor office space into second-floor consumer living quarters

Work will include, but is not limited to:

- Demolition of nonstructural and selective structural interior walls
- Removal of floor, wall, and ceiling finishes
- Selective exterior wall demolition
- Electrical and mechanical demolition
- Installation of new building-wide sprinkler system
- Installation of new natural gas service
- Construction of a commercial kitchen



- Installation of new electrical and mechanical systems
- New interior finishes
- Installation of insulation and exterior finishes

Additive Alternate #1 and Additive Alternate #2 work described in the Concept Design may be incorporated at the Owner's discretion, contingent upon funding availability.

The building will remain unoccupied until construction is complete.

2. Scope of CMAR Services

The selected Construction Manager shall collaborate with the Owner and Design Team to advance the project from concept design through construction completion.

Preconstruction services shall include:

- Preliminary cost estimating and constructability review upon contract award
- Value engineering and cost/schedule optimization recommendations
- Scheduling support and phasing analysis
- Subcontracting strategy recommendations
- Development of a **Guaranteed Maximum Price (GMP)** at approximately 95% design completion

Construction services shall include full construction management, coordination, and project delivery consistent with CMAR best practices.

3. Contracting Entity

The final construction contract will be executed with:

Fairbanks Native Association
3830 South Cushman Street
Fairbanks, AK 99701

4. Funding and Regulatory Compliance

This project is funded through federal grant sources and is subject to all applicable requirements, including but not limited to:

- **2 CFR Part 200 Uniform Guidance**
- Equal Employment Opportunity requirements



- Davis-Bacon and Related Acts (if applicable)
- Federal wage and labor standards
- Section 3 requirements (if applicable)
- Environmental review requirements
- Alaska State labor and licensing laws

The selected contractor must comply with all applicable federal, state, Tribal, and local regulations.

5. Proposal Requirements and Selection Criteria

1. Contractor Firm Qualifications (20 points)

- Firm ownership, history, and organizational structure
- Years in business and Alaska operating experience
- Office locations
- Capacity and resources to complete the project
- Qualifications of key personnel (Project Manager and Superintendent)
- Three (3) professional references per key staff member
- Identification of full-time on-site personnel

2. Past Performance / Relevant Experience (30 points)

Provide up to five (5) similar projects completed within the last ten (10) years in Alaska, preferably in the Fairbanks region:

- Project description and scope
- Dates and contract value
- Project team participants
- Similarities to this project
- Challenges encountered and solutions implemented
- Owner and Designer references with contact information

3. Project Approach / Management Plan (30 points)

Include:

- Communication and coordination approach
- Subcontractor selection procedures (competitive procurement expected)
- Anticipated self-performed work
- Quality control program



- Risk mitigation strategies
- Change order minimization approach
- Strategies addressing logistics and remote construction costs
- Approach to meeting Owner’s goal of beginning construction during the current construction season
- Proposed profit margin and administrative overhead percentages
- Proposed markup on subcontracted work

4. Safety Record (10 points)

- Description of company safety program
- Current Workers’ Compensation Experience Modification Rate (EMR)
- Insurance company verification letter (excluded from page limit)

5. References (20 points)

References will be contacted to verify:

- Schedule performance
- Cost control
- Change order management
- Quality of workmanship
- Professional conduct and client satisfaction

6. Evaluation Criteria

Selection Criterion	Maximum Points
Contractor Firm Qualifications	20
Past Performance / Relevant Experience	30
Project Approach / Management Plan	30
Safety Record	10
References	20
Total Possible Points	110



7. Submission Instructions

Responses must be received no later than:

5:00 PM — April 30, 2026

Submit one sealed proposal labeled:

“RFQ – CMAR Services – WCCIH Project”

Deliver to:

Eric Fitzgerald

Fairbanks Native Association
3830 South Cushman Street
Fairbanks, Alaska 99701

Questions may be directed to:

Phone: (907) 459-7881

Email: Efitzgerald@fairbanksnative.org

8. Federal Procurement Provisions

Fairbanks Native Association:

- Reserves the right to reject any or all proposals
- May waive minor informalities or irregularities
- May request clarifications or additional information
- Is not responsible for proposal preparation costs
- Will award a contract determined to be in the best interest of the organization and funding requirements

Selection will be conducted using a qualifications-based evaluation consistent with federal procurement standards.

9. Conflict of Interest Certification

Proposers must disclose any real or perceived conflicts of interest in accordance with federal procurement requirements under 2 CFR §200.318.



10. Equal Opportunity Statement

Fairbanks Native Association is an Equal Opportunity Employer and encourages participation by minority-owned, women-owned, Tribal, and disadvantaged business enterprises.

Sincerely,

Melissa Charlie
Executive Director
Fairbanks Native Association