

Kodiak Island Housing Authority



REQUEST FOR QUOTE RFQ # 26-03 Dig Afognak Cabin Completion

June 2026

Prepared By:
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RFQ 26-03
Dig Afognak Cabin Completion

Kodiak Island Housing Authority (KIHA) is soliciting quotes from qualified contractors to provide labor, transport, and installation services for the completion of two seasonal cabins located on Afognak Island on behalf of the Native Village of Afognak (NVA). The original cabin structures were purchased as prefabricated kits through Spenard Builders Supply. The intent of this solicitation is to obtain written price quotations from qualified sources in accordance with Small Purchase procedures under 2 CFR 200.320.

1) SCOPE OF WORK

a) The selected contractor shall:

- i) Provide all labor necessary to complete insulation, vapor barrier, interior sheathing, siding, trim, deck staining and exterior painting as described below.
- ii) Coordinate transportation of Contractor's employees to Afognak Island.
- iii) Provide all tools, scaffolding, generators, fuel, fasteners, and incidental materials necessary to complete the work.
- iv) Coordinate scheduling with KIHA and NVA to perform work between August 5 - 17.
- v) Maintain clean and secure work areas and properly dispose of all waste.
- vi) Remove and replace stored contents within the Black Bear cabin as required to complete work.

b) Project includes:

- i) Caribou Cabin (20' x 16')
 - (1) Install insulation in 2x6 framed walls (R-30 minimum)
 - (2) Install Vapor barrier
 - (3) Install ceiling insulation
 - (4) Install interior plywood or OSB wall sheathing
 - (5) Install ceiling sheathing
 - (6) No interior finishing or painting required
- ii) Black Bear Cabin (20' x 24')
 - (1) Install insulation in 2x6 framed walls (R-30 minimum)
 - (2) Install Vapor barrier
 - (3) Install ceiling insulation
 - (4) Install interior plywood/OSB sheathing
 - (5) Install exterior siding (T1-11 or better)
 - (6) Install cedar trim at corner boards, windows and doors
- iii) Paint and staining
 - (1) Apply exterior paint using Valspar brand, color: Dark Burgundy

iv) Elder Cabin

- (1) Construct a small interior partition wall to create a designated Honey Bucket stall
- (2) Location: immediately to the right upon entry, in the existing corner
- (3) Wall shall be framed and sheathed using plywood or OSB to match other interior finishes
- (4) No door required; space will accommodate curtain installation by others

c) Worker lodging is available on site; contractor shall provide food and fuel (minimum 30 gallons diesel for oil drip stoves).

d) Work must be completed no later than August 17, 2026

2) Contractor-Supplied Consumables

a) The material list provided by KIHA identifies materials that will be furnished by KIHA. The Contractor shall provide all consumable and incidental materials necessary to complete the work, including but not limited to:

- i) Fasteners (nails, screws, staples, etc.)
- ii) Construction adhesives
- iii) Tapes and sealants
- iv) Caulking
- v) Shims
- vi) Paint supplies
- vii) Abrasives
- viii) Miscellaneous hardware
- ix) Other incidental materials required for a complete installation
- x) Costs associated with consumable and incidental materials shall be included in the Contractor's quoted price and shall not be invoiced separately unless specifically approved in writing by KIHA.

3) ADDITIONAL ALTERNATE WORK

- a) Contractor shall provide a separate price for the following work
 - i) Install heater (provided by NVA)
 - ii) Install stove pipe system (provided by NVA)
 - iii) Install fuel tank (provided by NVA)
 - iv) Construct fuel tank stand suitable for site conditions utilizing 55-gallon drum
 - v) Ensure installation meets manufacturer requirements and safe clearance standards
- b) Contractor shall include all labor, fittings, and incidental materials necessary for a complete and functional installation.

**This work will be awarded at KIHA / NVA discretion **

4) QUOTE REQUIREMENTS

- a) All quotes must include the following to be considered responsive:
 - i) Lump Sum – Mobilization & Transport of Contractor’s employees
 - ii) Lump Sum – Caribou Cabin Installation (Labor)
 - iii) Lump Sum – Black Bear Cabin Installation (Labor)
 - iv) Lump Sum – Paint & Trim (Labor)
 - v) Total Quote Amount
 - vi) Proof of Insurance – General Liability and Workers’ Compensation
 - vii) Valid Alaska Business License – Matching submitting entity
 - viii) Signed Non-Collusive Affidavit
 - ix) Native Preference Documentation – If applicable, per Section 7(b)
 - x) Confirmation of ability to meet August 17 completion deadline

5) AWARD

- a) This procurement is conducted under Small Purchase procedures. Award will be made to the lowest responsive and responsible bidder.
- b) In accordance with Section 7(b) and KIHA policy, if a qualified Indian-owned economic enterprise submits a responsive quotation that is no more than 10 percent higher than the lowest responsive quotation received, award shall be made to the qualified Indian-owned economic enterprise.

6) QUESTIONS AND CLARIFICATIONS

- a) Questions must be submitted in writing to the Procurement Department at procurement@kiha.org by Friday June 26. Responses will be provided to all known interested parties.

7) TIMELINE

- a) RFQ Issued: Wednesday June 3, 2026
- b) Deadline for Questions: Friday June 26, 2026
- c) Quote Submission Deadline: Tuesday July 7, 2026 at 2:00PM AKDT
- d) Anticipated Notice of Award: Friday July 10, 2026
- e) Required Completion: August 17, 2026

8) SUBMISSION INSTRUCTIONS

- a) Quotes must be submitted by the deadline in one of the following ways:
 - i) Hardcopy:
Kodiak Island Housing Authority
Attn: Procurement Department
3137 Mill Bay Road
Kodiak, AK 99615
Clearly mark envelope: "RFQ-26-03 – Dig Afognak Cabin Completion"
 - ii) Email:
Procurement@kiha.org
Subject Line: "RFQ-26-03 – Dig Afognak Cabin Completion"
- b) It is the bidder's responsibility to confirm submission and receipt.
KIHA will not reimburse for any costs associated with preparing a response.

9) NATIVE PREFERENCE STATEMENT

- a) American Indian/Alaska Native-owned firms and individuals are encouraged to participate. Preference in the award of this contract will be given to Indian-owned economic enterprises and individuals in accordance with Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e(b)). To qualify, submissions must include evidence of 51 percent Indian ownership and documentation of daily management and control by Indian persons.

10) FEDERAL REQUIREMENTS

- a) This project is funded with NAHASDA funds and is subject to applicable federal requirements.
- b) Davis-Bacon wage requirements apply. The applicable wage determination AK20260005 will be incorporated into the contract. Contractor shall be solely responsible for proper labor classification, wage compliance, and submission of certified payrolls. KIHA will perform

administrative review of submitted payrolls but assumes no responsibility for contractor wage determinations.

- c) All required federal contract provisions under 2 CFR Part 200 and NAHASDA will be included in the resulting agreement.

11) ADDITIONAL COMMENTS

- a) KIHA reserves the right to accept or reject any or all quotes and to waive informalities.
- b) No quote may be withdrawn within 60 days after the submission deadline without written consent.
- c) This solicitation does not constitute a contract, and no work shall begin until a written agreement is executed.
- d) Submission of a quote constitutes acknowledgment that the contractor has reviewed the project requirements and accepts responsibility for field verification of existing conditions. Contractor acknowledges the remote nature of the project site and assumes responsibility for all logistics, transportation coordination, weather delays, and site access constraints