



11A2

Haines Borough Assembly Agenda Bill

Agenda Bill No.: 24-1367

Assembly Meeting Date: 03/12/24

Business Item Description:	Attachments:
Subject: Contract with Glacier Construction dba Southeast Road Builders for Jenae's Playground	1. Resolution 24-03-1103 2. SERB Original Proposal
Originator:	
Originating Department: Tourism	
Date Submitted: 3/7/24	

Full Title/Motion:
Motion: Adopt Resolution 24-03-1103

Administrative Recommendation:

Fiscal Impact:			
Expenditure Required	Amount Budgeted	Appropriation Required	Projected Impact to Future Operating Budgets
\$ 150,000	\$ 150,000	\$ None	N/A

Comprehensive Plan Consistency Review:	
Comp Plan Goals/Objectives:	Consistent: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Summary Statement:
<p>After the 2020 Landslide, and the Haines Borough lost Jenae Larson and David Simmons, a new playground for the school was conceived (Jenae was the Kindergarten teacher). Fundraising and design efforts commenced.</p> <p>In January of 2023, the Haines Borough posted the Jenae's Playground design/build Request for Proposals and received one bid for \$668,300.00 which included \$57,000 donation from Southeast Road Builders. The project did not go forward since there were not enough available funds.</p> <p>Fundraising continued including at \$150,000 budget amendment from the Haines Borough.</p> <p>Once sufficient funds were raised, the project was still in jeopardy since costs have increased since January of 2023. Southeast Road Builders, however, chose to honor their original bid, including the \$57,000 donation and Northwest Playground offered at \$20,000 discount to offset the increased costs. As such, this project is within budget and it is hoped that the playground can be built this year.</p>

Referral:	
Referred to:	Referral Date:
Recommendation:	Meeting Date:

Assembly Action:	
Meeting Date(s): 3/12/24	Public Hearing Date(s): 3/12/24
	Postponed to Date:

HAINES BOROUGH, ALASKA
RESOLUTION No. 24-03-1103

Draft

A Resolution of the Haines Borough Assembly authorizing the Borough Manager to execute a construction contract with Glacier Construction, Inc dba Southeast Road Builders for the Jenae's Playground design and build project for an amount not to exceed \$672,896.00.

WHEREAS, the Haines Borough posted the Jenae's Playground design/build Request for Proposals on January 18, 2023 and received one responsive bidder, Glacier Construction, Inc. dba Southeast Road Builders on February 15, 2023 for \$668,300.00 which exceeded the available funds; and

WHEREAS, the available funds have since increased. The current breakdown of funds is: Haines Borough Schools (\$151,715.00), Haines Borough (\$150,000.00), Lucy Harrell Memorial Fund (\$150,000.00), Individual Donors (\$113,975.42), State and Local Business (\$75,074.20), Individual Fundraising efforts (\$16,891.47), Rasmuson Foundation (\$25,000.00), Reuben E. Crossett Endowed Fund (\$18,000.00), and Chilkat Valley Community Foundation (\$5,000.00) for a total funds of \$705,656.09; and

WHEREAS, Southeast Road Builders was contacted about whether or not they would honor their numbers on their bid from 2023; and

WHEREAS, Southeast Road Builders replied on February 22, 2024 affirming that for the most part, they were able to honor their previous proposal. This includes a \$57,100.00 donation from Southeast Roadbuilders; and

WHEREAS, There was no change to the cost of design, there was no change in the cost of construction, no change in the Lighthouse material/construction cost but there was a \$14,088.00 increase in Play Equipment Material cost and a \$1,316.00 increase in Planting Materials cost; and

WHEREAS, though there was a \$14,088.00 increase in Play Equipment, Northwest Playground offered a \$20,000.00 discount to offset the rise in cost,

NOW, THEREFORE, BE IT RESOLVED that the Haines Borough Assembly authorizes the Borough Manager to execute a construction contract with Glacier Construction, Inc. dba Southeast Road Builders for the design/build Jenae's Playground project for an amount not to exceed \$672,896.00.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this 12th day of March, 2024.

Attest:

Thomas C. Morphet, Mayor

Alekka Fullerton, MMC, Borough Clerk



Request for Proposals for:
Jenae's Playground Design-build

Prepared for:
Haines Borough, AK

Proposal Date:
February 15, 2023

1. Summary

Southeast Roadbuilders is pleased to submit our proposal for the Jenae's Playground Design-build project honoring Jenae's legacy. We understand the significant amount of time and resources from the community required to bring the project this far and hope we can partner with the Haines Borough to see this project to fruition.

Southeast Roadbuilders has been developing infrastructure projects in Haines and Southeast Alaska for over 40 years. We have the knowledge and local resources necessary to construct this project. To provide the same value on the design side, we have partnered with design consultants Homeshore Engineering and Corvus Design to complete the design work necessary to start construction.

Homeshore Engineering's Toby Lockhart will serve as the Engineer of Record while working with Chris Mertl of Corvus Design to maintain the architectural intent of the project as we transition to the construction phase. Both design consultants have extensive experience working in Southeast Alaska and understand the unique challenges associated with this geographic region.

We have also included local Haines companies Chilkat Custom Contractors and Gomi's Gardens as part of our project team, striving to provide the best value to the Haines borough.

Southeast Roadbuilders is a subsidiary company of the Colaska group of companies with support from sister companies Secon and Aggpro; you will find that Southeast Roadbuilders is more than qualified to deliver this project.

Safety is a crucial component of Southeast Roadbuilders' culture. Utilizing our industry-recognized Goal Zero safety program, we will identify and mitigate risks that have the potential to affect the public. We will communicate these risks throughout the project's boundaries with proper signage and controls.



Southeast Roadbuilders and other Colaska Companies partnered with local school districts in Juneau and Haines to increase student visibility during short daylight hours through the "Be Safe Be Seen" program. This program shares the important message of visibility during limited daylight winters and provides high-visibility clothing to students.

2. Approach to Work

We recognize that coordination throughout this project's design and construction phases will require additional facilitation to keep the project on schedule and within budget. Southeast Roadbuilders will provide a Contract Manager to facilitate discussions between design consultants, the Haines Borough, and Southeast Roadbuilders construction team ensuring seamless transitions between phases. We will also maintain a Critical Path Method schedule throughout the design and construction phases to track the project's progress and any impacts on significant milestones.

2.1 Design

As part of the design process, Southeast Roadbuilders and Homeshore Engineering have already reached out to Corvus Design to determine what work is necessary to complete the design. We understand that an existing site survey and grading plan will be essential in completing the project's design. Southeast Roadbuilders is ready to have our in-house Professional Land Surveyor in Haines complete an existing site survey as soon as the project award is issued.

Homeshore Engineering will use this existing site survey to complete a site grading plan, ensuring that the design incorporates enough space for all the features and taking special care to include Americans with Disability Act (ADA) and manufacturers' requirements.

While developing the site grading plan, Southeast Roadbuilders' Contract Manager and Corvus Design will work with the Haines Borough to finalize the design from the 65% drawings while retaining all the features and intent of the 65% drawings. Technical specifications, such as concrete color and finishes, will be limited to notes on the plans, and the plans will reference DOT Standard Specifications to save cost on design. Throughout the



entire design process, Southeast Roadbuilders will provide constructability and budgetary review to mitigate change orders and unforeseen conditions, ensuring that the project will come within budget and contingency limitations.

Online design review meetings will take place for a kickoff meeting and a 95% design review meeting, with public input expected on the 95% design review meeting. Homeshore Engineering will visit the project site in person following the completion of the existing site topo survey. The final deliverable is expected to be a 100% design 9-sheet plan set and as-built drawings based on Southeast Roadbuilder-provided redlines.

2.2 Construction

Sequencing

We understand how important this project is to the community and would like to take the steps necessary to complete this project as soon as possible. We recommend fast-tracking the project and ordering materials before a complete design package. Some playground equipment and landscaping items are expected to be long lead items. They may impact the project's delivery schedule, so ordering them as soon as possible is crucial to the project.

Safety and Site Security

With the project occurring adjacent to a school and other recreational areas used by the public, controlling access to the project site will play an essential role. Site access will be limited to a designated route, and the site will be signed and delineated to limit accidental access.

Site Development

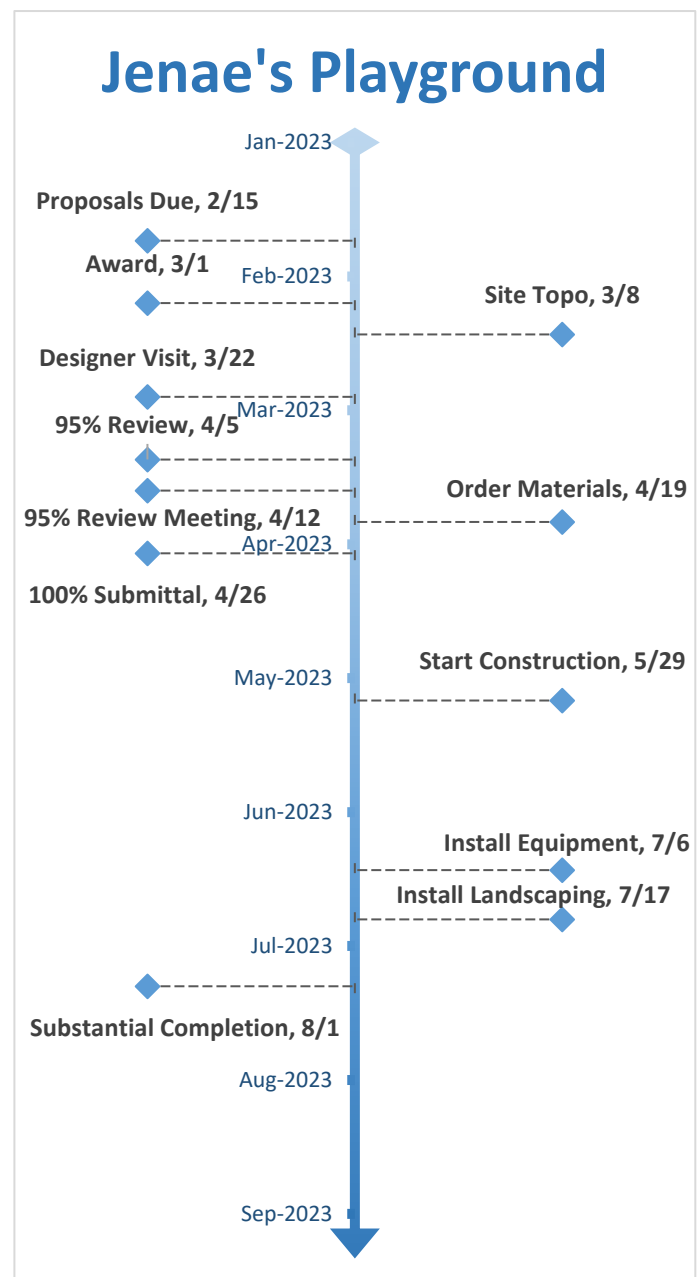
Southeast Roadbuilders will perform all site layout, clearing and grubbing, excavation and placement of subbase, and grading aggregates. Chilkat Custom Contractors will install all the playground equipment, safety surfacing, and architectural finishes. To meet installer certification requirements, Chilkat Custom Contractors has reached out to certified installers used by Northwest Playground to maintain the warranty from the manufacturer. Secon will perform all asphalt placement, and once complete, Southeast Roadbuilders will install the remaining landscaping and clean up the site.

Quality Control

Southeast Roadbuilders and Secon have in-house quality control capabilities to ensure aggregates, concrete, and asphalt materials meet all the specified quality requirements from source qualities to gradations and densities.

2.2 Project Timeline

Southeast Roadbuilders is providing a tentative timeline that will be developed into a schedule as the project progresses. This schedule will be coordinated with the Haines Borough and will be updated throughout the project's lifecycle.





3. Qualifications and Experience

Southeast Roadbuilders is uniquely qualified to complete work on this project. As Haines' largest local aggregate supplier, we can meet all the project's aggregate needs including; subbase materials, grading course materials, concrete aggregates, asphalt aggregates, safety sand, and landscaping boulders. Our in-house quality control personnel will test all materials produced locally in Haines to ensure conformance with construction best practices and design specifications.

With our experienced local management and craft personnel, the Haines Borough can be sure that we will be looking out for the project's best interest as we support the design development and perform work on the project. As you will see, our proposed project team in the following section brings the local experience necessary to understand the importance of this project and the skills required to deliver the best value to the Haines borough.

Southeast Roadbuilders' longstanding history in the community and record of completed projects speaks for itself. Our local knowledge of site conditions and ability to adapt to regional challenges exemplify our unique qualifications to complete this project. We have all the equipment required to complete this project located at our yard in Haines, including a concrete batch plant and a hot mix asphalt plant.

Design Qualifications and Experience

Homeshore Engineering's Toby Lockhart, PE, has been designing small civil projects in Southeast Alaska for 18 years. He understands the importance of detailed grading and drainage plans and enjoys working collaboratively with contractors to produce constructible designs and overcome challenges. He has worked with Chris Mertl of Corvus Design on numerous projects in Downtown Juneau and is well-versed in the accessibility requirements for streets and parks.

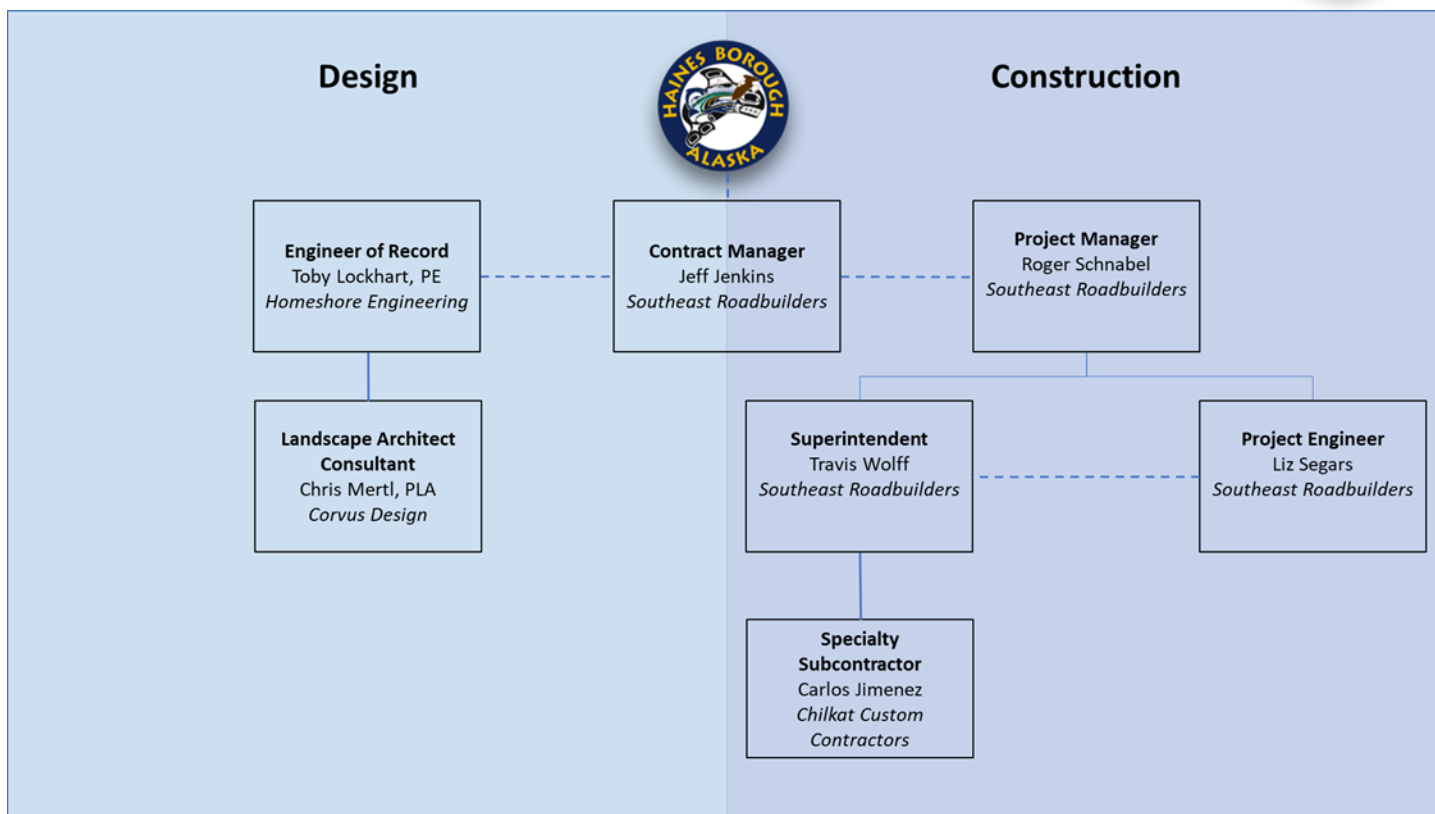
Structural Experience

Chilkat Custom Contractors is a full-service General Contractor serving the Haines Borough, specializing in all concrete and vertical construction phases. Owner Carlos Jimenez has built a professional reputation of trust and dependability in Haines and Southeast Alaska. He and his company's experienced staff bring over 25 years of experience in commercial and residential construction. Chilkat Custom Contractors excels at project management and a clear understanding of contract requirements and strives for customer satisfaction.

Chilkat Custom Contractors' projects since 2020 include the construction of a multi-million-dollar custom home in Letnikof Estates, construction of the Tlingit Park Pavilion, tenant improvement buildout of Southeast Alaska Regional Health Consortium's Physical Therapy and Behavioral Health Clinics in the Soboleff-McRae Veteran's Village; erection of a Commercial PEMB Shop for SEARHC; Alaska Court Systems renovation; and multiple home additions and renovation projects.

3.1 Proposed Project Team

We know how vital project personnel are to a successful project, so we carefully selected individuals that would strive to complete the project on-time and within budget, all the while exceeding set quality expectations. We are sure that you will find our team exceeds your expectations.



Contract Manager

Jeff Jenkins | Business Manager, SECON/Southeast Roadbuilder



Jeff is a senior manager with over 15 years of construction contract management experience in Alaska. He is familiar with logistical challenges facing remote projects, has extensive experience facilitating alternative procurement contracts, and has led numerous partnering and mediation sessions. As the Chief of Contracts for the Southcoast Region of the State of Alaska Department of Transportation, Jeff has negotiated hundreds of Professional Service Design and Construction contracts.


Relevant Projects: Ketchikan Wolfe Point Slope Stability Improvements CM/GC- Associate Contract Manager; Alternate Delivery project for State of Alaska Department of Transportation; Constantine Mining- Palmer Access Road- Ph II- Proposal Coordinator; Alternate Delivery construction project located in Haines, AK. KTN- Herring Cove Bridge Replacement- Chief of Contracts; Alternate Delivery Construction project in Ketchikan, AK.


Role and Responsibility: During the design phase, Jeff will collaborate with members from the Haines Borough and the design team from Southeast Roadbuilders to lead a partnering approach toward finalizing a suitable design for the playground project. This approach would include constructability reviews and ensuring the project remained within the proposed construction price during the Design-Build process. As the project moves to the construction phase, Jeff will maintain his involvement to ensure the successful completion of the project. Jeff understands the constraints and challenges within the project, and he joins in the Borough's goal of producing a project that honors Jenae Larson and the residents of Haines. He will be directly responsible for coordinating with Roger Schnabel the work activities and supporting the Southeast Roadbuilders team to solve challenges on this project.


Specific Qualifications and Substantive Experience: Jeff is versed in all manner of construction contracting and specializes in alternative delivery methods. Jeff is always focused on achieving a common goal for all parties in a contract and works to engage in a partnering approach towards problem resolution. He provides contract support for the owner and the Southeast Roadbuilder team and uses his vast experience to resolve challenging situations, providing novel solutions to project-specific issues.

References: Steve Noble, PE, PTOE, VP- Transportation DOWL, 907-865-1236 | Leslie Daugherty, PE, SE, Chief of Bridges and Standards DOT&PF 907-465-8891 | Jason Murdoch, President, Alaska Commercial Contractors 907-321-0589

Engineer of Record	Toby Lockhart Owner, Homeshore Engineering LLC
	<p>Toby is a senior civil engineer with 18 years of design and construction experience in Southeast Alaska. He has worked for Wilson Engineering, Toner-Nordling, and most recently DOWL. In November of 2021, he branched out and opened Homeshore Engineering. Most of his career has been spent working on commercial site developments and municipal street projects, first as an inspector and surveyor, then as a design engineer, and most recently with DOWL as a project manager, lead design engineer, and contract administrator. Working from the ground up, he has been exposed to every facet of a civil project, and that experience leads to informed design decisions.</p> <p>Relevant Projects: Juneau Main Street Improvements – Civil Design and Project Manager; led a team of civil and structural engineers, as well as architects and landscape architects; Overstreet Park (Juneau Seawalk) – Civil Design; Civil design for a waterfront park; Haines Landfill Expansion – Civil Design; Three-dimensional modeling to establish expansion limits and estimate waste volumes.</p>
	<p>Role and Responsibility: During the design development, Toby will manage the design team, working with Corvus Design and the owner to flesh out details of the site grading and drainage while maintaining the integrity of the concept design. He will create a detailed site map necessary for final design efforts, ensure proper drainage of the subgrade, and detail the finished grade and layout plan to meet all applicable code requirements.</p>
	<p>Specific Qualifications and Substantive Experience: In his 18 years of design and construction experience in Southeast Alaska, Toby has become familiar with local materials and the demands of the harsh freeze/thaw cycles and heavy rainfall common to the region. Toby has worked on numerous "pocket parks" along the City and Borough of Juneau's (CBJ's) downtown streets, such as Main Street, Front Street, and Ferry Way. He also worked on Overstreet Park, home to the life-sized bronze whale sculpture at the foot of the Juneau-Douglas Bridge. Toby worked with Chris Mertl on the reconstruction of Front Street in Wrangell, where they employed colored concrete and glass-seeded concrete within the sidewalks to reflect the influence of the nearby Stikine River. Toby is detail-oriented and practical. He is a good communicator and comfortable working with architects, owners, and contractors.</p>
<p>References: Tom Hall, <i>Owner, Community Waste Solutions, Haines, 907-713-7675</i> Skye Stekoll, <i>(Former CBJ PM) 907-523-7787</i> Lori Sowa, <i>(Former CBJ PM) 907-463-6303</i></p>	

Project Manager	Roger Schnabel Haines Area Manager, Southeast Roadbuilders
	<p>As a lifetime resident of Haines, Alaska, with 47 years of experience in the construction industry, including 35 years as the past owner of Southeast Roadbuilders, Roger understands this project's importance to the Haines community and is excited to participate. His experience in the construction industry brings knowledge of Southeast Alaska logistics and solutions to the region's unique construction challenges that will significantly benefit this project as it is being designed and constructed.</p> <p>Relevant Projects: Front Street Waterline – Area Manager/Project Manager: Excavation, grading, and embankment work within the Haines borough requiring coordination with neighboring homeowners. Small Tracts Mud Bay Third Avenue Watermain Project – Area Manager/Project Manager: Project phasing, traffic control, and coordination with external project stakeholders, developing relationships with the project owner. Beach Road Debris Removal Project – Area Manager/Project Manager: Excavation, grading, and traffic control.</p>
	<p>Role and Responsibility: Roger will be directly responsible for the overall construction effort and will provide constructability input and design reviews during the preconstruction phase to ensure the project design remains within the construction budget assumptions. He will work closely with Travis Wolffe to ensure construction efforts remain aligned with the final project design.</p>
	<p>Specific Qualifications and Substantive Experience: Roger's knowledge of local conditions and available resources will benefit the project. His years of relevant experience completing construction projects of all sizes in Haines is an asset to Southeast Roadbuilders as it will be to the project. Roger's drive for completing work and meticulous approach to planning projects will ensure that the most efficient means and methods are employed.</p>
<p>References: Dusty Escamilla, <i>PE, FHWA, 720-271-6922</i> Larry Dunham, <i>USFS, 907-650-7969</i> Scott Adams, <i>PE, SE, DOWL 907-982-2729</i></p>	

Project Superintendent	Travis Wolff QA/QC Manager, Project Manager, Southeast Roadbuilders
	<p>Travis has over 25 years of experience in construction project management and supervisory positions, planning, scheduling, vendor & materials management, time management, and overseeing construction activity until completion. He has successfully managed numerous projects within the region and strives to deliver each project to a high standard.</p>
	<p>Relevant Projects: Young Road Repairs-Project Manager; Repair damage to road and drainage, including moving water & sewer lines in Haines, AK.; Chilkoot Lake SRS: Road Corridor Improvements-Project Manager; A major road rebuild, including culvert installation, bear viewing platforms, paved pedestrian walkways, asphalt pavement, and signage in Haines, AK.; Small Tracts/Mud Bay/3rd Ave AC Pipe Replacement-Project Manager; Replacement of existing water pipe with new HDPE water pipe, poly water services, valves, hydrant assemblies, & other water systems improvements along designated project area in Haines, AK.</p>
	<p>Role and Responsibility: During the preconstruction phase, Travis will work closely with all parties involved to develop a detailed plan for achieving each project stage on time, on budget, and to a high standard. As the project moves into the construction phase, Travis will oversee day-to-day operations on the job site, managing his crew and ensuring that safe working practices and policies are implemented. Throughout the construction phase, he will communicate the status of the project to members of the Haines Borough members and work directly with Roger Schnabel & Jeff Jenkins to help solve any potential issues or challenges that may arise.</p>
	<p>Specific Qualifications and Substantive Experience: Travis has experience in all construction and construction management phases, including operating heavy equipment. He has excellent communication skills, can delegate effectively, and put organizational systems into place to ensure each project is delivered on time and within budget.</p>
<p>References: <i>Zac Ferrin, Engineering Assistant-Southcoast Region DOT 907-796-9026 / Edward Coffland, PE, Public Facilities Director-Haines Borough 907-766-6414 /Garret Gladsjo, Principal Engineer-proHNS LLC 907-780-4004</i></p>	

Project Engineer	Liz Segars SECON & Southeast Roadbuilders
	<p>Liz is a project engineer with three years of construction experience and six years of fish and wildlife habitat reconstruction in Alaska. She has begun a promising career in Alaska facilitating construction projects and is familiar with remote projects' logistical challenges. Liz has extensive experience in remote construction and strong ties to the Haines Community.</p>
	<p>Relevant Projects: Haines Highway, Ph 2- Project Engineer and Habitat Mitigation Manager; complex habitat structures, sensitive environmental areas, contaminated sites, archaeological discoveries; Chilkoot Loop Retaining Wall- Project Engineer; Remove and reconstruct retaining wall, stream channel reconstruction, sidewalk; NHS Slope Stabilization- Project Engineer; Traffic Control/Phasing, active slide zone, salvaging of materials,</p>
	<p>Role and Responsibility: During the preconstruction phase, Liz will collaborate with Haines Borough, the design team, construction team members, and the Southeast Roadbuilders team in constructability reviews, risk analysis, and development of pricing at the appropriate steps in the final design and build process. As the project moves to the construction phase, Liz will maintain her involvement to ensure the successful completion of the project. Beyond the standard DOT&PF General Conditions, which the Borough abides by, Liz understands the constraints and challenges within the project. She will be responsible for coordinating the work of the supporting Southeast Roadbuilders team of experts to solve the exciting challenges of this project.</p>
	<p>Specific Qualifications and Substantive Experience: As the Habitat Mitigation Manager for the Haines Highway project, Liz has proven herself capable of dissecting intricate, detailed plans and ensuring they are correctly executed in the field. Her attention to detail will significantly benefit a project with many different aspects and demonstrate immense creativity. Liz is also an active community member of Haines with solid ties to the Haines School, coaching youth sports and substitute teaching. Liz will provide field support for on-site personnel and use her well-versed experience to resolve challenging situations and provide solutions to site-specific issues.</p>
<p>References: <i>Tiana Perry Traudt, Registrar, Administrative Assistant, Activities Director, Haines Borough School District, 907-419-0876 Dylan Krull, Habitat Biologist III, ADFG- Habitat, 716-946-4573 Carlos Jimenez, Owner and Senior Project Manager, Chilkat Custom Contractors, 907-303-2633</i></p>	

3.2 Other Key Team Members

In addition to our team members in the previous section, we wanted to share a little about other team members who will play essential roles on the project. These individuals stand out in their fields and craft, and we are excited to include them as part of our project team as we are confident they add value to the project.

Owner/Project Manager	Chilkat Custom Contractors, Carlos Jimenez	Carlos sailed to Alaska right after high school and never left. He grew up building with his grandfather and worked in a cabinet shop during high school. His experience ranges from 5 years as a violin maker's apprentice to 16 years in residential and commercial construction, filling various roles such as carpenter, superintendent, project engineer, and project manager. Now as the owner of Chilkat Custom Contractors, you will find him managing all of his projects while assisting in the field as needed. Carlos will be essential in overseeing the project's concrete work and playground equipment installation.
Landscape Architect	Corvus Design, Chris Mertl PLA, CPSI	Having already worked with the community to produce 65% drawings for the playground, Chris will provide crucial continuity to the design team. Chris brings over 25 years of landscape architecture experience in Alaska and is a nationally certified playground inspector. Chris will work with design-team lead Toby Lockhart to advance the concept drawings into construction-ready documents.

3.3 Capacity

Southeast Roadbuilders has the financial and bonding capacity to complete this project. We have local aggregate materials available for the project and the ability to manufacture specialty aggregate materials if necessary. Additionally, all equipment and facilities needed for this project, including a concrete batch plant and asphalt batch plant, are available at our yard in Haines. We are committed to providing the necessary resources and labor to complete this project.

4. Past Performance

We selected a few local projects to highlight our relationship with the Haines Borough, but as you know, we can perform on projects of all sizes. This section also includes a project Designed by Homeshore Engineering's Toby Lockhart and Corvus Design's Chris Mertl, emphasizing our team's ability to incorporate aesthetic architectural designs with the engineering's technical aspects.



Project Name: Front Street Waterline

Project Manager: Roger Schnabel

Project Duration: August to September 2019

Owner: Haines Borough; Garret Gladsjo, PE, ProHNS project representative (907) 780-4004

Scope: Work included replacing an existing 4-inch diameter asbestos cement water line with 541 linear feet of 8-inch diameter C-900 PVC water line pipe and associated fire hydrants, water services, and gate valves. The work also includes removing and replacing existing asphalt surfacing, replacement of culverts, installation of sanitary sewer services, and miscellaneous related work.

Key Personnel Involved: Roger Schnabel, Travis Wolff

Project Value: \$352,613.23

Project Successes: Southeast Roadbuilders communicated with property owners about water service interruptions and could perform the work efficiently, overcoming challenges as they presented themselves, including unknown subsurface conditions, variable existing utility locations, traffic control limitations, restricted work hours, and multiple residences within the project limits.

Experience Gained from this Project: Coordination with property owners regarding their water services and outages, additional experience working within our home community, Haines Alaska.

Unresolved changes, claims, lawsuits: None



Project Name: Small Tracts Mud Bay Third Avenue Watermain Project

Project Manager: Roger Schnabel

Project Duration: July – September 2020

Owner: Haines Borough; Garret Gladsjo, PE, ProHNS project representative (907) 780-4004

Scope: This project replaced the existing asbestos cement (AC) water pipe with new high-density polyethylene (HDPE) water pipe, poly water services, valves, hydrant assemblies, and other water systems improvements on Small Tracts Road, Mud Bay Road, and 3rd Avenue in Haines, AK. The project served as an upgrade throughout this corridor.

Key Personnel Involved: Roger Schnabel, Travis Wolff

Award Amount: \$2,127,390.84

Project Successes: The project required attention to detail regarding the existing utilities, the installation of the new water lines, and areas of conflict between the two. Southeast Roadbuilders completed the project while working with stakeholders along the project limits to minimize interruptions and ensure a safe site. We also worked with ProHNS' principal engineer and the Haines Borough to decrease impacts from cost overruns associated with quantity increases during paving.

Experience Gained from this Project: Southeast Roadbuilders gained valuable experience working with residents to complete this project while mitigating impacts to the traveling public. Our negotiations with ProHNS' Garret Gladsjo deepened our trust in the Borough to look out for each other's best interests.

Unresolved changes, claims, lawsuits: None



Project Name: Juneau Main Street Improvements (Egan Drive to Second Street, Telephone Hill Park (part of the Downtown Transportation Center), and Second Street to Fifth Street)

Design Engineer and Project Manager: Toby Lockhart, PE

Project Duration: ~2009 - 2014

Owner: City and Borough of Juneau; Skye Stekoll (Former CBJ Project Manager) (907) 523-7787

Scope: Over the course of three separate projects, Toby Lockhart (then with DOWL) and Chris Mertl of Corvus Design worked together on the reconstruction of Main Street from Egan Drive to Fifth Street, as well as a switchback trail and park at the top of telephone hill behind the Downtown Transportation Center.

Key Personnel Involved: Toby Lockhart, PE, Chris Mertl, PLA (Corvus)

Project Successes: Toby Lockhart (then with DOWL) and Chris Mertl of Corvus Design worked together on the design of several "pocket parks" like the "Windfall Fisherman" picture above and a larger park atop telephone hill. They also incorporated several upgrades to the streetscape along Main Street to enhance the ceremonial route to the capitol from Juneau's waterfront. Decorative pavers, street trees, locally-sourced boulders, short concrete retaining walls, site furnishings, and overhead canopies were used to transform a utilitarian corridor into a welcoming street with some attractions and recreation opportunities along the way. Accessibility requirements were met within the challenging context of downtown Juneau's hilly terrain.

Experience Gained from this Project: Toby and Chris learned to meld the aesthetic goals and soft skills of landscape architecture with the technical requirements and the hard science of engineering into functional, constructible concepts that could be built to last. The retaining walls were constructed with natural rock and cast-in-place concrete. The structural section for the decorative pavers was designed to be rigid and well-drained. Concrete border strips both confined and minimized the required cutting of the pavers. Americans with Disabilities Act requirements were met while utilizing various surfacing materials.

Unresolved changes, claims, lawsuits: None

5. Pricing

Please see our proposed pricing schedule below:

No.	Description	QTY	Unit	Unit Price	Total Price
1	Design	All Required	LS	\$34,900.00	\$34,900.00
2	Construction	All Required	LS	\$458,450.00	\$458,450.00
3	Play Equipment Material Allowance	All Required	CS	\$196,600.00	\$196,600.00
4	Planting Materials Allowance (Topsoil, Mulch, Plants, Shipping)	All Required	CS	\$24,450.00	\$24,450.00
5	Lighthouse Material/Construction Allowance	All Required	CS	\$11,000.00	\$11,000.00
	Subtotal				\$725,400.00
	Southeast Roadbuilders Donation				-\$57,100.00
	TOTAL				\$668,300.00
	<i>*A schedule of values will be developed at a later date for monthly progress payments*</i>				

Our proposal pricing is based on the following assumptions: the owner will provide project administration, no geotechnical investigation is required, no permits are needed, no substantial changes from the 65% design.

6. Closing

Southeast Roadbuilders and our parent company Colaska are committed to supporting Alaskan communities, our work in itself builds up Alaskan towns, but we want to do more. We try to support Alaskans in every way: from buying supplies locally to hiring from within the community, which we plan on doing as much as possible on this project.

Our team is excited to be a part of this project. We are hopeful that the Haines Borough will provide us with the opportunity to commemorate Jenae's legacy. We truly believe we have put together the best team to accomplish this project, and given our resources, experience, and passion, we think you will see it this way too! Please reach out to us with any questions or clarifications regarding our proposal.

Sincerely,



Roger Schnabel
Haines Area Manager
Southeast Roadbuilders

7. Appendix A – Letters of Reference



1945 Alex Holden Way #101 | Juneau, AK 99801 | 907-780-4004 | solutions@proHNS.com
219 Main Street #13 | Haines, AK 99827 | 907-419-6070 | www.proHNS.com

February 9, 2023

Southeast Roadbuilders
4.5 Mile Haines Highway
HC 60 Box 4800
Haines, AK 99827

Re: Professional Reference for Southeast Roadbuilders

To Whom it May Concern,

I can personally attest to the expertise, capabilities, and depth of resources of Southeast Roadbuilders, both as a construction contractor and as a materials supplier. I've worked for Southeast Roadbuilders as a subcontractor, as well as with Southeast Roadbuilders as an Owner's consultant representative and design engineer of record. We have worked together on numerous projects, including on the:

- Alaska DOT&PF's Klehini River Bridge Replacement, 2015-2017
- Alaska DOT&PF's Haines Airport Rehabilitation, 2017-2018
- Haines Borough's Front Street Water Line Replacement, 2019
- Haines Borough's Small Tracts/Mud Bay/Third Ave. Water Line Replacement, 2020-2021
- Haines Borough's Chilkoot Loop Retaining Wall Repairs, 2022
- Haines Borough's Young Road Repairs, 2022-2023
- Haines Borough's Totem Street Repairs, 2023
- Haines Borough's Porcupine Trail Road Phase I Repairs, 2023

Please feel free to contact me directly by phone or email if you wish to discuss this reference letter.

Regards,



Garret K. Gladsjo, PE
Principal Engineer
(907) 780-4004
garret@proHNS.com



854 FAA Road
P.O. Box 575
Haines, Alaska 99827
(907) 766-2736

RE: SOUTHEAST ROAD BUILDERS

Feb 7, 2023

LETTER OF REFERENCE

It is now over thirty years that Community Waste Solutions (CWS) has enjoyed a positive, on-going working relationship with Southeast Road Builders (SERB). In projects both large and small, they've proven reliable and competent as to adherence to schedules and quality of work.

We've always found them to have always the experience, equipment and other resources to fully support our projects.

We endorse Southeast Road Builders without hesitation. Please contact me with any questions.

Craig Franke
General Manager, Community Waste Solutions
907-766-2736 office 907-612-0845 cell
info@hainessan.com

COMMUNITYWASTESOLUTIONS.COM




February 9, 2023

I am pleased to give my highest recommendation for Southeast Road Builders in their efforts to be involved in the construction of Jenae's Playground in Haines, Alaska. Over the years, Southeast Roadbuilders has been both my customer and a contractor performing construction services for my lumberyard in Haines. Their contracting work has always been of a very high standard and at a very fair price. As a customer, Southeast Roadbuilders has been knowledgeable, loyal, responsible, and are all that I can ask for in a customer. I cannot think of a better partner for the Haines Borough in the construction of Jenae's Playground than Southeast Roadbuilders.

Sincerely,

Chip Lende
President, Lutak Lumber
Haines, Alaska

8. Appendix B – Licenses

<p>Alaska Business License # 1086571</p>	
<p>Alaska Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing PO Box 110806, Juneau, AK 99811-0806</p>	
<p>This is to certify that</p>	
<p>SOUTHEAST ROAD BUILDERS</p>	
<p>PO BOX 32159, JUNEAU, AK 99803</p>	
<p>owned by</p>	
<p>GLACIER CONSTRUCTION, INC.</p>	
<p>is licensed by the department to conduct business for the period</p>	
<p>November 14, 2022 to December 31, 2024 for the following line(s) of business:</p>	
<p>23 - Construction</p>	
	<p>This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.</p> <p>This license must be posted in a conspicuous place at the business location. It is not transferable or assignable.</p> <p>Julie Sande Commissioner</p>



State of Alaska / Commerce / Corporations, Business, and Professional Licensing / Search & Database Download / Professional Licenses / License Details

LICENSE DETAILS

This serves as primary source verification* of the license.

License #: 134313

Program: Construction Contractors

Type: General Contractor Without Residential Contractor Endorsement

Status: Active

DBA: SOUTHEAST ROAD BUILDERS

Issue Date: 10/15/2018

Effective Date: 11/16/2022

Expiration Date: 12/31/2024

Mailing Address: JUNEAU, AK, UNITED STATES

*Primary Source verification: License information provided by the
Alaska Division of Corporations, Business and Professional
Licensing, per AS 08 and 12 AAC.

Owners

Owner Name	Entity Number
GLACIER CONSTRUCTION, INC.	87994D

Relationships

No Relationships Found

Designations

No Designations Found

Agreements & Actions

No Agreements Or Actions

12/7/2022 11:56:31 AM (Alaskan Standard Time)

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Department of Commerce, Community, and Economic Development
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LICENSING**

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LICENSE DETAILS

This serves as primary source verification* of the license.

License #: AELC12602

Program: Architects, Engineers and Land Surveyors

Type: Registered Professional Civil Engineer

Status: Active

Issue Date: 06/03/2010

Effective Date: 12/30/2021

Expiration Date: 12/31/2023

Mailing Address: JUNEAU, AK, UNITED STATES

Licensure Basis Type: Examination

*Primary Source verification: License information provided by the
Alaska Division of Corporations, Business and Professional
Licensing, per AS 08 and 12 AAC.

Owners

Owner Name	Entity Number
TOBIAS ALEXANDER LOCKHART	

Relationships

No Relationships Found

Designations

No Designations Found



Agreements & Actions

No Agreements Or Actions

2/8/2023 4:36:00 PM (Alaskan Standard Time)

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