

SUBJECT: Award of Proposal No. 26-153P to All Points North for the contract amount of \$225,000.00 to Provide Survey Services for a New GPRA to Skeetawk Trail.

AGENDA OF: June 16, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X Rustin Krafft Signed by: Rustin Krafft
Community Development Director	X Michael Brown Signed by: Mike Brown
Finance Director	X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	X Michael Brown Signed by: Mike Brown
Borough Clerk	X Lonnie McKe... Signed by: Lonnie McKe...

ATTACHMENT (S) : Analysis Sheet (1p)
Scope of Services (3p)

SUMMARY STATEMENT: On April 17, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting proposals from qualified Alaska-licensed Professional Land Surveyors to provide surveying services for the Government Peak Recreation Area (GPRA) Traverse Trail and Skeetawk Summer Trail alignments. This project will establish surveyed and monumented trail corridors, refine trail alignments, and prepare legal documentation necessary for permanent trail easement dedication, supporting long-term public access, protecting future Borough investment in trail development, and expanding safe, connected, year-round recreational opportunities for residents and visitors.

Services purchased will support the Community Development Department in assembly district #1.

In response to the advertisement, five proposals were received. A proposal evaluation team made up of Borough Community Development staff evaluated the proposals and selected All Points North as the most advantageous firm for the Borough.

The completion date for this project is October 31, 2027.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Community Development Department, Land Management Division will be administering the contract.

RECOMMENDATION OF ADMINISTRATION: Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: June 16, 2026

SUBJECT: Award of Proposal No. 26-153P to All Points North for the contract amount of \$225,000.00 to Provide Survey Services for a New GPRA to Skeetawk Trail.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$225,000	FUNDING SOURCE Cultural and Rec Services Capital Projects
FROM ACCOUNT # 440.000.000 4xx.xxx	PROJECT# 15040-2200-2208
TO ACCOUNT :	PROJECT #
VERIFIED BY: 6 / 2 / 2 0 2 6 X L i e s e l Z a n t o S i g n e d b y : L i e s e l Z a n t o	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	225.0					
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	225.0					
TOTAL	225.0					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____



Recoverable Signature

X

C h e y e n n e H e i n d e l

APPROVED BY: _____ DATE: _____

Signed by: C h e y e n n e H e i n d e l

SCOPE OF SERVICES

26-153P, Government Peak Recreation Area Traverse Trail Survey Services

PROJECT OVERVIEW:

The Matanuska-Susitna Borough (MSB), Land and Resource Management Division, is requesting proposals from qualified Alaska-licensed Professional Land Surveyors to provide surveying services for the proposed Government Peak Recreation Area (GPRA) Traverse Trail (ADL No. 233120), with additional surveying services for Skeetawk Summer Trails to be performed following completion of the Traverse Trail survey, as directed by the MSB.

The project will establish a non-motorized trail connection between GPRA, Skeetawk, and Milepost 16 of Hatcher Pass Road, as well as support survey of proposed Skeetawk summer trail alignments to expand year-round recreational opportunities. The project area lies within Sections 2, 3, 9, 10, 11, 15, 16, 22, 27, and 28, Township 19 North, Range 1 East, Seward Meridian. Funding for this project is provided in the form of a grant from the Mat-Su Trails and Parks Foundation. The Borough anticipates a contract resulting from this RFP to be less than \$225,000.

PROJECT PURPOSE:

1. Establish a surveyed and monumented trail corridor approximately fifty (50) feet in width suitable for construction, management, and long-term public use;
2. Evaluate and refine a previously identified GPS alignment, including reroutes where necessary;
3. Identify and survey additional connecting alignments necessary to:
 - a. Connect the traverse trail to GPRA's Blueberry Knoll Trail; and
 - b. Provide a connection toward the GPRA lower parking lot area;
4. Prepare survey documentation required to support review, approval, and recording of a trail easement. A historic GPS alignment will be provided for reference, as well as maps shown in Exhibit A. The Contractor shall independently evaluate this alignment and may recommend adjustments based on field conditions, land status, constructability, and long-term sustainability. Final alignment approval shall be subject to MSB and Skeetawk review and coordination with the Alaska Department of Natural Resources (DNR).

PROJECT SCOPE:

The contractor shall provide all professional services necessary to evaluate, survey, monument, and document the proposed trail corridor in accordance with applicable State of Alaska standards and DNR Survey Instructions (Exhibit B).

1. Records Research & Land Status Review
 - a. Review existing plats, surveys, easements, rights-of-way, and land status within Sections 2, 3, 9, 10, 11, 15, 16, 22, 27, and 28, T19N, R1E, S.M.
 - b. Review of ADL 233120 Entry Authorization
 - c. Review of Alaska DNR As-Built Survey Instructions for ADL 233120 The Government Peak Recreation Area Trails As-Built Survey and Record of Survey
 - d. Coordination with MSB and Skeetawk regarding survey instructions, alignment approval, and documentation standards.
2. Alignment Evaluation & Field Reconnaissance
 - a. Field verification of the historic GPS alignment;
 - b. Evaluate and recommend alignment refinements based on terrain, drainage, wetlands, land ownership, and trail constructability;

- c. Identify feasible connecting alignments to:
 - i. GPRA's Blueberry Knoll Trail; and
 - ii. the GPRA lower parking area
 - d. Coordinate proposed alignments with MSB and Skeetawk prior to final survey.
3. Survey & Monumentation
 - a. Establish horizontal and vertical control sufficient to meet DNR Survey Instructions (11 AAC 53);
 - b. Survey and monument the approved trail corridor centerline and/or corridor boundaries;
 - c. The trail corridor width shall be fifty (50) feet in width (25 feet on each side of the centerline), unless otherwise directed or approved in writing;
 - d. Set monuments at angle points, intersections with section lines, and other controlling locations;
 - e. Tie all survey work to section corners and existing monuments of record.
4. Record of Survey & Easement Documentation
 - a. Prepare a Record of Survey depicting the surveyed trail corridor;
 - b. Prepare all legal description(s) and exhibit map(s) sufficient for trail easement dedication;
 - c. Coordinate with MSB, Skeetawk and DNR throughout the review and recording process.
 - d. The Record of Survey and easement exhibits shall be considered acceptable when approved in writing by the MSB and accepted for recording by DNR. Revisions required due to Contractor errors or omissions shall be completed at no additional cost.
5. Skeetawk Summer Trails (Additive Scope)
 - a. Upon completion of the Traverse Trail survey, and if authorized by MSB based on available funding, the Contractor may perform additional survey work for select Skeetawk Summer Trail alignments. Work may include survey, monumentation, and preparation of supporting documentation consistent with the requirements outlined above. Specific trail segments are shown in the attached map (Exhibit A). The Contractor shall coordinate with Skeetawk to confirm alignments, access, and survey priorities prior to performing work.

PROJECT DELIVERABLES:

The successful contractor shall provide a complete survey package for the proposed GPRA Traverse Trail corridor in accordance with DNR Survey Instructions (Exhibit B).

Deliverables shall include:

1. Record of Survey: Suitable for agency review, approval, and recording;
2. Easement Exhibit Map(s): Depicting the trail corridor and associated survey information;
3. Field Notes: Complete and legible field notes documenting all survey work performed.
4. Control and Monumentation: Establish and documentation of survey control points and monuments in accordance with applicable standards.
5. Digital Data: Submission of all survey data in GIS and/or CAD formats, including points, lines, and associated attributes. Digital files formatted for integration into the MSB's Geographic Information System.
6. Final Survey Package: A compiled deliverable including maps, legal descriptions, and supporting documentation necessary to support acceptance and recording of the trail easements.
7. The MSB will review deliverables within a reasonable timeframe. The Contractor shall address review comments and resubmit corrected deliverables within fifteen (15) business days unless otherwise approved.

All deliverables shall be submitted in both digital and hard copy formats as specified by the MSB.

PROJECT SCHEDULE:

Work shall be completed on or before October 31, 2027.

PROJECT MANAGEMENT:

Submission of monthly progress reports are required within 5 business days after the last day of each month. The monthly report will summarize the office and fieldwork performed and if the project is on schedule for timely completion. The progress report will include a task list of how many monuments were found, replaced and set. In addition, how many monuments are left to find, replace or set with a percentage of completion of the survey and monumentation. Failure to submit monthly reports may result in withholding of payment.



26-153P Government Peak Recreation Area Traverse Trail Survey Services

Scoring Summary

	Total	Project Understanding & Approach	Experience & Qualifications	Management & Communication
Supplier	/ 100 pts	/ 35 pts	/ 45 pts	/ 20 pts
all points north	100 pts	35 pts	45 pts	20 pts
RECON, LLC	95.67 pts	35 pts	42 pts	18.67 pts
F.R. Bell & Associates	80 pts	28 pts	36 pts	16 pts
Professional and Technical Services INC.	77 pts	28 pts	33 pts	16 pts
3-Tier Alaska	69.67 pts	23.33 pts	33 pts	13.33 pts

