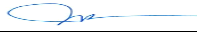


SUBJECT: Award of Bid No. 26-180B to YH Constructors, Inc. for the contract amount of \$1,921,174.00 to construct Iditarod Elementary School Cladding Replacement.

AGENDA OF: July 21, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X  7/2/2026 Signed by: Russ Kraft
Public Works Director	X Tom Adams, P.E. 7/2/2026 Signed by: Tom Adams
Finance Director	X  Cheyenne Heindel 7/2/2026 Signed by: Cheyenne Heindel
Borough Attorney	X Shannon Bodolay 7/6/2026 Signed by: Shannon Bodolay
Borough Manager	X Michael Brown 7/6/2026 Signed by: Mike Brown
Borough Clerk	X Estelle M. Wiese for LM 7/6/2026 Signed by: Estelle Wiese

ATTACHMENT (S): Fiscal (1p)
Analysis Sheet (1p)
Scope of Work (6p)

SUMMARY STATEMENT: On June 15, 2026, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting bids from qualified contractors to provide all labor, equipment, materials, supervision, and incidentals necessary for the construction of Iditarod Elementary School Cladding.

This project addresses a critical life safety issue at Iditarod Elementary School. The school's exterior tile cladding has experienced widespread adhesion failure due to deficiencies in the wall assembly, resulting in sections of the cladding delaminating and falling from the building. One area has already been replaced following a catastrophic failure, however, the remaining cladding exhibits similar conditions and continues to pose a risk to building occupants and the public. Award of this construction contract will allow replacement of the existing building envelope,

including demolition of the existing cladding, installation of a new exterior wall system and windows, and related improvements necessary to restore the building envelope and ensure long-term safety and durability.

Construction Services purchased will support the Public Works Department in assembly district No. 4.

In response to the advertisement, two bids were received. Award recommendation is being made to YH Constructors, Inc. as the lowest responsive and responsible bidder based on Total Base Bid Amount and Additive Alternate No. 1.

The final completion date for this project is October 20, 2027.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 120 days for unforeseen circumstances.

The Public Works Department, Project Management Division will be administering the contract.

RECOMMENDATION OF ADMINISTRATION: Approve the subject action memorandum.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: July 21, 2026

SUBJECT: Award of bid number 26-180B to YH Constructors, Inc. for the contract amount of \$1,921,174.00 to construct Iditarod Elementary School Cladding Replacement.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$1,921,174.00	FUNDING SOURCE School Capital Projects
FROM ACCOUNT # 400.000.000 4xx.xxx	PROJECT# 40207
TO ACCOUNT :	PROJECT #
VERIFIED BY: 7 / 2 / 2 0 2 6 <u>X</u> <u>L i e s e l Z a n t o</u> 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	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	1,921.2					
---------	---------	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	1 921 2					
TOTAL	1 921 2					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

7 / 2 / 2 0 2 6

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

APPROVED BY: _____ DATE: _____

S i g n e d b y : C h e y e n n e H e i n d e l

Monday, June 15, 2026

Detailed Bid Analysis 26-180B Iditarod Elementary School Cladding Replacement				
		Vendor Name	YH Constructors	MAK3 Construction
Item No.	Work Description	Unit	Total Base Bid Amount	Total Base Bid Amount
1	Furnish all labor, equipment, materials, supervision, and incidentals necessary to complete cladding replacement for Iditarod Elementary School, in accordance with the provided designed construction plans and specifications.	LUMP SUM	\$ 1,698,314.00	\$ 2,530,445.00
Item No.	Work Description	Unit	Total Add. Alt. No. 1	Unit Price
1	Remove existing windows, install new windows with matching profile and configuration, and dispose of existing windows.	LUMP SUM	\$ 222,860.00	186,000.00
Total Base Bid & Add. Alt. Bid No. 1:			\$ 1,921,174.00	\$ 2,716,445.00

 =low bidder

**SCOPE OF WORK
BID 26-180B**

IDITAROD ELEMENTARY SCHOOL CLADDING REPLACEMENT

General

- A. The Matanuska-Susitna Borough (MSB) is requesting bids from qualified contractors to provide all labor, equipment, materials, supervision, and incidentals necessary for the construction of Iditarod Elementary School Cladding Replacement located at 455 East Carpenter Cir, Wasilla, AK 99654.
- B. Time is of the essence in the performance of this Contract.
- C. The Work shall be performed in accordance with the Contract Documents, which include this ITB and Scope of Work, the General Conditions and any Special Conditions, the Drawings and Specifications, and any addenda issued by the Borough. This Scope of Work contains project specific requirements.

Project Description

- A. Iditarod Elementary School's cladding has experienced adhesion failure due to issues with the wall assembly, and the current tile cladding is delaminating from the building and falling to the ground. The first section of the siding that failed catastrophically has been replaced with metal siding. The remaining tile on the facility is experiencing similar adhesion failure and requires replacement.
- B. The facility is approximately 50,387 square feet, 2 stories.

Project Schedule

The Contractor shall plan and execute the Work to meet the following key milestones:

Milestone	Target Date
Pre-Bid Site Visit	May 28, 2026 @ 10:00 AM onsite
Substantial Completion	September 30, 2026
Final Completion	October 20, 2026

Substantial Completion is defined as the stage at which the Work is sufficiently complete, in accordance with the Contract Documents, so that the Borough can occupy or utilize the facility for its intended use.

Final Completion is defined as the stage at which all Work, including punch list items, is complete; all systems and components are fully operational and compliant; and all closeout submittals required herein have been accepted by the Borough.

SCOPE OF WORK

Project Scope

The Contractor shall furnish all labor, equipment, materials, supervision, and incidentals necessary to complete the Work, including but not limited to complete cladding replacement for Iditarod Elementary School, in accordance with the provided designed construction plans and specifications.

Hours of Work

Unless otherwise approved in writing by the Borough Project Manager, work shall be performed between 7:00 AM and 7:00 PM, Monday through Friday.

Coordination with Other Contracts

The Contractor shall coordinate the Work with other contractors, utilities, and Borough personnel as required. Utility coordination is not anticipated for this project's scope of work.

WORK RESTRICTIONS

Access to Site

Use only Owner-designated access routes and staging areas. Maintain clear access for occupants, emergency services, and the public at all times. Do not block entrances, roadways, or egress paths without approval. Repair any damage caused by construction activities.

It would be desirable to have entrances and student areas completed prior to the start of school August 15, 2026.

Coordination with Occupants

Coordinate Work with the Owner to minimize disruption to occupied areas. Schedule disruptive activities in advance and provide at least 48 hours' notice. Perform work outside normal hours if required. Maintain safe separation between construction and occupied spaces.

Use of Site

Limit site use to areas necessary for the Work. Keep the site clean, orderly, and safe. Protect existing facilities and adjacent property. Store materials in approved areas and maintain site security. Restore disturbed areas upon completion.

Desired contractor lay down and equipment area to be determined with awarded contractor.

PRICE AND PAYMENT PROCEDURES

Schedule of Values

Within fourteen (14) calendar days of Notice to Proceed, the Contractor shall submit a Schedule of Values (SOV) for review and approval by the Borough Project Manager. The SOV shall:

Allocate the entire Contract Sum among the various portions of the Work.

Be supported by data sufficient to substantiate its accuracy.

Include a separate Closeout Pay Item of not less than five percent (5%) of the Contract Sum, payable only after acceptance of all closeout submittals.

Progress Payments

The Contractor may submit a Pay Application no more frequently than once per calendar month, based on the percentage of Work completed against the approved Schedule of Values.

Each Pay Application shall be accompanied by certified payroll records as required by AS 36.05 (Alaska Wages and Hours Act) for all Work subject to prevailing wage.

Invoice Requirements

- Each invoice shall include, at minimum:
- Project name and ITB number.
- Borough Purchase Order (PO) number.
- Contractor name, address, and remittance information.
- Invoice number and invoice date.
- Billing period covered.
- Approved Schedule of Values with current and previous billing amounts and percent complete by line item.
- Total contract amount, total billed to date, and balance to complete.
- Brief narrative summary of work effort during the billing period.
- Certification of payment to subcontractors and suppliers for the previous payment period.

Closeout Pay Item and Final Payment

Final payment of the Closeout Pay Item shall be released only after all the following have been completed:

All closeout submittals required have been delivered and accepted by the Borough.

All punch list items have been verified complete by the Borough Project Manager.

Final Completion has been declared in writing by the Borough Project Manager.

The Contractor has executed and delivered a notarized Contractor's Release and Affidavit of Payment of Debts and Claims, as required by the General Conditions.

Where applicable, a Consent of Surety to Final Payment.

CONTRACT MODIFICATIONS

General

All modifications to the scope, price, or time of this Contract shall be made in accordance with the General Conditions.

ADMINISTRATIVE REQUIREMENTS

Project Management and Coordination

A. Single Point of Contact (SPOC)

The Contractor shall designate, in writing, a Single Point of Contact (SPOC) who shall be authorized to act on behalf of the Contractor in all matters relating to this Contract. The SPOC shall be available during normal business hours and reachable by phone and email.

B. Project Management

The Contractor shall provide project management for the Work, including planning, coordination, scheduling, and administration, and shall coordinate all subcontractors, suppliers, and related activities. All Work shall comply with the Contract Documents and maintain the project schedule.

B. Projectmates – Official Project Management System

The Contractor is required to use Projectmates, the Borough's designated project management software, as the official system of record for this Contract. The Borough will provide the Contractor with one (1) user license at no cost. All project documentation including submittals, RFIs, daily reports, change orders, pay applications, meeting minutes, and closeout documents shall be transmitted, logged, and stored in Projectmates.

C. Notice to Proceed (NTP)

The Contractor shall not perform services or incur billable expenses until a written Notice to Proceed (NTP) is issued by the Borough Project Manager.

D. Department of Labor (DOL) Filing

For projects with a contract value of \$25,000 or more, the Contractor shall file an Alaska Department of Labor and Workforce Development Notice of Work, at the Contractor's expense, no later than five (5) calendar days before the start of construction. The Contractor shall provide a copy of the filed Notice and DOL confirmation to the Borough Project Manager.

Project Meetings

A. Pre-Construction Conference

Prior to the start of Work, the Contractor shall attend a pre-construction conference with the Borough Project Manager and key project stakeholders. Topics shall include schedule, submittal procedures, payment procedures, safety, site logistics, and lines of communication.

B. Periodic Progress Meetings

Progress meetings shall be held at the project site or via teleconference at intervals established at the pre-construction conference and worked out with the awarded contractor. The Contractor shall produce and distribute meeting minutes within seven (7) calendar days of each meeting.

C. Pre-Final Inspection Meeting

Upon the Contractor's notification of Substantial Completion, a pre-final inspection meeting shall be held on site to develop the punch list.

Construction Progress Documentation

The Contractor shall develop, maintain, and update a detailed project schedule that identifies all major activities, milestones, sequencing, and durations necessary to complete the Work. The schedule shall be submitted to the MSB Project Manager for review and shall serve as the basis for monitoring project progress and performance. The Contractor shall update the schedule at regular intervals, or as directed, to reflect actual progress and any changes to the Work.

The Contractor shall provide brief written progress updates at intervals directed by the MSB Project Manager, summarizing work completed, work in progress, and planned upcoming activities. Updates shall identify any issues affecting schedule, cost, or coordination, along with proposed corrective actions.

Submittal Procedures

The Contractor shall maintain a Submittal Register listing all required shop drawings, product data, samples, certifications, and other submittals. Submittals and all construction communications shall be transmitted and tracked through Projectmates. The A/E for the project will provide review comments within fourteen (14) calendar days of receipt of a complete submittal. The MSB project manager will observe the submittal process and will make determinations concerning substitution requests.

An electronic copy (PDF) of all submittals shall be entered into Projectmates software, and the Borough Project Manager will review submittal traffic on Projectmates. The A/E and their sub consultants will review submittals, RFIs, Field Memos, and all other construction communications on the Projectmates application on behalf of the MSB project manager.

QUALITY REQUIREMENTS

Codes and Standards

In addition to the laws, ordinances, and regulations referenced in the General Conditions, all Work shall comply with the following codes and standards in effect at the time of bid:

- International Building Code (IBC), as adopted by the State of Alaska.
- International Existing Building Code (IEBC)
- National Electrical Code (NEC).
- Uniform Plumbing Code (UPC).
- International Mechanical Code (IMC).
- International Fire Code (IFC).

Permits and Plan Review

The Contractor shall obtain and maintain all permits, licenses, and approvals required for the Work and is required to verify all required permits.

City of Wasilla construction permit is not required for the project.

Field Verification

The Contractor is responsible for field verification of all existing conditions, dimensions, and utilities prior to the start of construction and prior to the fabrication or ordering of any materials. The Contractor shall promptly notify the Borough Project Manager in writing of any conditions that differ from those shown in the Contract Documents.

Special Inspections and Third-Party Quality Control

The Contractor shall coordinate access and provide reasonable assistance to the Borough Project Manager, Architect/Engineer, or inspector.

PRODUCT REQUIREMENTS

Material Quality

All materials and products incorporated into the Work shall be new, of the specified quality, and free of defects, unless otherwise approved in writing by the Borough Project Manager.

Delivery, Storage, and Handling

The Contractor shall be responsible for the safe and secure delivery, storage, and handling of all materials, equipment, and tools at the project site. The Borough shall not be responsible for loss, theft, or damage to Contractor materials or equipment.

Materials shall be stored in a manner that protects them from weather, damage, and contamination, and that does not interfere with Borough operations or public access.

EXECUTION AND CLOSEOUT REQUIREMENTS

Execution

The Contractor shall execute the Work in a manner consistent with industry standards and in compliance with the Contract Documents. The Contractor is responsible for all means, methods, techniques, sequences, and procedures of construction, and for the safety of the work site.

Cleaning and Waste Management

The Contractor shall maintain the project site, building, and surrounding areas in a clean and orderly condition throughout construction. At the end of each workday, all debris, packaging, and waste shall be removed from work areas. Final cleaning shall be performed prior to Substantial Completion.

All construction waste shall be lawfully disposed of by the Contractor at the Contractor's expense.

CLOSEOUT SUBMITTALS

Submittal Format

All closeout documentation shall be submitted in electronic PDF format. Electronic copies shall be uploaded to Projectmates. A SOV line item for Close out is required.

Required Closeout Submittals

The Contractor shall deliver the following closeout submittals prior to release of final payment:

Item	Description
Record Drawings (As-Built)	Marked-up drawings reflecting the actual installed conditions of all Work, including any field changes.
Operations & Maintenance Manuals	O&M manuals for all installed equipment, systems, and finishes, organized by CSI division and indexed.
Manufacturer Warranties	Original manufacturer warranty documents for all installed products requiring warranty coverage.
Keys, Access Cards, and Codes	All keys, access cards, codes, and combinations transferred to the Borough.
Contractor Warranty	Written warranty per Section 01 78 36.
Alaska DOL Notice of Completion	Filed and stamped Notice of Completion from the Alaska Department of Labor.
Certificate of Authority	Signature authority if Corporation.
Lien Releases	Final, unconditional lien releases from the Contractor and from all subcontractors and material suppliers.
Affidavit of Payments	Contractor's release and affidavit of payments of debts and claims

WARRANTIES

Contractor Warranty

The Contractor shall provide warranty for all Work, materials, and components in accordance with the General Conditions, for a minimum period of one (1) year from the date of Final Completion accepted by the Borough. During the warranty period the Contractor shall, at no additional cost to the Borough, promptly correct any defects or failures in materials or workmanship and any incidental damage to other Work caused by such defects.

Manufacturer Warranties

The Contractor shall transfer to the Borough all manufacturer warranties for installed equipment, products, and systems. Manufacturer warranty periods longer than one (1) year shall remain in effect for their full term and run concurrently with, and in addition to, the Contractor's warranty.