



Assembly Finance Committee Meeting Agenda

September 17, 2026 at 5:30 p.m.
Mona Lisa Drexler Assembly Chambers
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, AK

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CITIZENS' COMMENTS - Each person's comments limited to 3 minutes**
Limited to Contract/Bid Awards on the agenda only.

4. MEMORANDA/REPORTS/PRESENTATIONS

None

5. CONTRACTS/BID AWARDS

- 5.a. IFB Award: IFB Number 27001
Cabin 22 & 23 Improvements

Approval of Base Bid, as submitted by Rhino Construction, LLC in the amount of \$449,000.00.

- 5.b. Change Order for a Contract issued as a result of RFP Number 26034
Pioneer Park Train Trestle Replacement
HDR Engineering, Inc.

Approval of a Change Order to this contract in the amount of \$299,393.00. The resulting total contract amount, after approval of this change order, will be \$537,264.00.

6. ADVANCED ORDINANCES AND RESOLUTIONS

None

7. OTHER COMMITTEE BUSINESS/DISCUSSION ITEMS

None

8. MAYOR/ASSEMBLY COMMENTS

9. ADJOURNMENT



Fairbanks North Star Borough

General Services Department

Procurement
procurement@fnsb.gov
Main: (907) 459-1293
Fax: (907) 459-1100

MEMORANDUM

TO: Kristan Kelly
Finance Committee Chair
Fairbanks North Star Borough Assembly

THROUGH: Grier Hopkins, Borough Mayor

FROM: Cory T. Beal
Chief Procurement Officer
General Services Department

DATE: September 17, 2026

SUBJECT: RECOMMENDATION TO APPROVE AWARD
IFB Number 27001
Cabin 22 & 23 Improvements

CONTRACTOR: Rhino Construction LLC

CONTRACT AMOUNT: \$449,000.00

The Department of Public Works recommends Assembly Finance Committee approval of Base Bid, as submitted by Rhino Construction LLC in the amount of \$449,000.00.

The project consists of structural repairs, ceiling insulation, electric and plumbing upgrades, boardwalk replacement, new roofs, and heaters for Cabins 22 and 23.

Funding for this project has been made available by Ordinance Number 2026-20.

The competitive process was conducted in compliance with Title 16. Rhino Construction LLC's bid is the lowest responsible, responsive bid.

Please place this recommendation to award on the Assembly Finance Committee agenda for the meeting to be held September 17, 2026. Bids were opened on August 25, 2026 at 2:00 pm for the subject project. Results of this solicitation are included in the attached bid tabulation. The appeal period expired on September 1, 2026 at 5:00 pm.

Attached is the documentation package provided by the Department of Public Works.





Fairbanks North Star Borough

DEPARTMENT OF PUBLIC WORKS DESIGN & CONSTRUCTION

Chad.Carroll@fnsb.gov
Main: (907)459-1345

MEMORANDUM

TO: Cory Beal, Chief Procurement Officer
Department of General Services

THROUGH: David Bredlie, Director *DB*
Frank Thompson, Architect/Engineer *FST*
Department of Public Works

FROM: Chad Carroll, Project Manager *CC*
Department of Public Works

DATE: August 26, 2026

PROJECT: Project Name: Cabin 22 & 23 Improvements
IFB No.: 27001
Project No.: 26-ASLPRJ-3

SUBJECT: Recommendation to Award

Action Requested: The Department of Public Works recommends award of the Base Bid to Rhino Construction LLC, for a total contract amount of \$ 449,000.00.

Project Description: Structural repairs, ceiling insulation, electric and plumbing upgrades, boardwalk replacement, new roofs, and heaters to allow use during the shoulder season.

Alternate(s): None

Funding: Ordinance # 2026-20 CIP & MR

Attachments: Fund Verification
Recommendation to Award from Dept. of Parks & Recreation

RCVD 126 JUL 30 9:10

FUND VERIFICATION

*to be completed by originating department*DEPARTMENT / DIVISION: Public Works / Design & Construction IFB / RFP NO.: 27001PURPOSE / PROJECT NAME: Cabin 22 & 23 ImprovementsDESCRIPTION: Structural repairs, ceiling insulation, electric and plumbing upgrades, boardwalk replacement, new roofs, and heaters to allow use during the shoulder season.Est. Cost: \$451,398 Est. Contingency: \$45,140 Total Cost: \$496,538

SOURCE OF FUNDS:

Account No: FMRPSF-72005 / 26-ASLPRJ-3 Amount: \$496,538.00

Account No: _____ Amount: _____

Account No: _____ Amount: _____

Total: \$496,538.00*Match ?
[☒ if Yes]

<i>to be completed by Accounting</i>		
**Grant or Match ? [☒ if Yes]	Ordinance Number	Accounting Verification
	<u>2020-20</u>	<u>ne</u>

Date: 7/30/2020

*If the source of funds above will be used to meet the matching requirements of a grant, please indicate with a ☒.**If the source of funds is a Grant OR a Match to a grant, be sure the preparer has attached a copy of the grant agreement.Chad Carroll
Chad Carroll, Project Manager7/29/26
DateFrank Thompson
Frank Thompson, Supervising A/E7/29/26
DateDavid Bredlie
David Bredlie, Director Public Works7/29/26
Date*to be completed by Accounting*

On the date signed above by Accounting, fund sources shown above are sufficient to pay the costs of the requested action and may legally be used for this purpose.

Local bidder preference (FNSB 16.16.050) is prohibited.

***Local bidder preference (FNSB 16.16.050) is allowed. ☒

- ☐ Funding Source U.S. DOT - FTA
- ☐ Funding Source U.S. DOT - all other
- ☐ Funding Source Federal Common Rule
- ☐ Funding Source Other _____ (Note the agency)
- ☐ Funding Source N/A

Handwritten Signature
Chief Accountant or Grants Accountant7/30/26
Date

*** NOTE: If local bidder preference is allowed, a change in funding source, which impacts this determination, is not permissible after the opening date and time of an Invitation for bid (IFB).



Fairbanks North Star Borough

DEPARTMENT OF PUBLIC WORKS DESIGN & CONSTRUCTION

Chad.Carroll@fnsb.gov
Main: (907) 459-1345

MEMORANDUM

TO: Matthew Boyer, Director
Department of Parks & Recreation

FROM: Chad Carroll, Project Manager *CC*
Department of Public Works

DATE: August 26, 2026

PROJECT: Cabin 22 & 23 Improvements
Project No.: 26-ASLPRJ-3
IFB No.: 27001

SUBJECT: USER RECOMMENDATION TO AWARD

Construction bids for the above referenced project were opened at 2:00 PM on August 25, 2026. A copy of the Bid Tabulation & Review, recorded by the FNSB General Services Department, is attached for your review.

The Department of Public Works recommends a contract award of the Base Bid to the apparent low bidder, Rhino Construction LLC, for a total bid amount of \$449,000.00.

If you concur with our recommendation, please sign below and return as soon as possible.

CC:kp

Attachments

Matthew Boyer

Matthew Boyer, Director

08/27/2026

Date



**Fairbanks North Star Borough
Purchasing Division
Bid Tabulation - Corrected**

IFB NO.: 27001

DATE: 8/26/2026

PROJECT Cabin 22 & 23 Improvements

VENDOR	Rhino Construction LLC	Alcan Builders Inc	Engineers Estimate
Base Bid	\$449,000.00	\$618,674.00	\$451,398.00

The above tabulation is for informational purposes only and is not the official record.
The low bid is the apparent low. All bids will receive administrative review for accuracy
and to determine if the low bid is responsive and responsible.

Bids opened in Bidnet by David Bates



Fairbanks North Star Borough

GENERAL SERVICES

Procurement

procurement@fnsb.gov

Main: (907) 459-1293

Fax: (907) 459-1100

NOTICE OF INTENT TO AWARD

SUBJECT:	Cabin 22 & 23 Improvements	DATE OF NOTICE:	August 27, 2026
BID NUMBER:	27001	OPENING DATE:	August 25, 2026
CHIEF PROCUREMENT OFFICER: Cory T. Beal <i>Michelle Rittell</i>	PROCUREMENT TECHNICIAN: Aaron Lairamore <i>Aaron Lairamore</i>		

It is the intent of the Fairbanks North Star Borough to award a contract to the low responsive, responsible bidder, in accordance with the specifications and requirements described in the IFB. Award may be made no sooner than five (5) days from the date of this notice. This serves solely as notice of the Borough's intent to award a contract and should not be construed as a notice to proceed with delivery of goods or services.

NOTE: ★ = AWARD TO BIDDER Y = RESPONSIVE BIDDER N = NON-RESPONSIVE BIDDER
• = BID NOT EVALUATED BECAUSE THERE WAS A LOWER RESPONSIVE BID
Ø = BID EXCEEDED AVAILABLE FUNDS

BIDS OVER \$ 200,000 WILL BE FORWARDED TO THE ASSEMBLY FOR APPROVAL

ITEM	PRICE	AWARD	COMMENTS	RESPONSIVE Y / N	BIDDER
Base Bid	\$449,000.00	★	Low Responsive Bidder	Y	Rhino Construction LLC
Base Bid	\$618,674.00	•			Alcan Builders Inc

This is the FNSB Notice of Intent to Award (NOIA) Base Bid of IFB #27001 to **Rhino Construction LLC**. The appeal period for this NOIA will expire on September 1, 2026 at 5:00 pm.





Fairbanks North Star Borough

General Services Department

Procurement
procurement@fnsb.gov
Main: (907) 459-1293
Fax: (907) 459-1100

MEMORANDUM

TO: Kristan Kelly
Presiding Officer
Fairbanks North Star Borough Assembly

THROUGH: Grier Hopkins, Borough Mayor

FROM: Cory T. Beal
Chief Procurement Officer
General Services Department

DATE: September 17, 2026

SUBJECT: RECOMMENDATION TO APPROVE CHANGE ORDER
FOR CONTRACT ISSUED AS A RESULT OF RFP NO.
26034
Pioneer Park Train Trestle Replacement

CONTRACTOR: HDR Engineering, Inc.

**CHANGE ORDER
AMOUNT:** \$299,393.00

The Department of Public Works recommends Assembly approval of a Change Order to this contract in the amount of \$299,393.00. The resulting total contract amount, after approval of this change order, will be \$537,264.00.

This Change Order is necessary to cover advancing from 35% schematic design to 100% final design, and bid assistance.

- In accordance with FNSB Code 16.12.090, "every borough contract, contract modification, or change order is subject to the prior approval of the borough assembly or finance committee of the borough assembly, when the amount exceeds \$200,000."

Your approval is requested.

Attached is the documentation packet provided by the Department of Public Works.





Fairbanks North Star Borough

DEPARTMENT OF PUBLIC WORKS
DESIGN & CONSTRUCTION

Chad.Carroll@fnsb.gov
Main: (907) 459-1345

MEMORANDUM

TO: Cory Beal, Director, General Services

THROUGH: David Bredlie, Director, Public Works *DB*
Frank Thompson, Architect/Engineer Structural, Public Works *FST*

FROM: Chad Carroll, Project Manager, Public Works *CC*

DATE: September 1, 2026

PROJECT: Pioneer Park Train Trestle Replacement
Project No.: 25-ARRPRJ-1

SUBJECT: Recommendation to Approve Professional Services Agreement
Amendment to HDR Engineering, Inc. contract issued as a result of RFP
No. 26034

Action Requested: The Department of Public Works recommends Assembly approval of a Professional Services Agreement Amendment to HDR Engineering, Inc., for an amount not to exceed \$299,393.00, for a total contract amount of \$537,264.00.

Project Description: Replace two train bridges at Main Entrance and Mining Valley, to include planters, signage, electrical/lighting, flagpole, and guardrails.

Project History: The initial Professional Services Agreement covered work through 35% schematic design. This Amendment will cover advancing from 35% schematic design to 100% final design, and bid assistance.

Project Funding: Ordinance 2025-20 CIP & MR
Ordinance 2026-20 CIP & MR

Attachment: Fund Verification

c: Jonathan Shambare, Design & Construction Manager, Department of Public Works
Project File 202b



RCUD 125 NOV 20 1:03

FUND VERIFICATION

to be completed by originating department

DEPARTMENT / DIVISION: Public Works / Design & ConstructionIFB / RFP NO.: 26034PURPOSE / PROJECT NAME: Pioneer Park Train Trestle ReplacementDESCRIPTION: Replace two train bridges at Main Entrance and Mining Valley, to include planters, signage, electrical/lighting, flagpole, and guardrails.Est. Cost: 312,600.00 Est. Contingency: 34,728.00Total Cost: 347,328.00

SOURCE OF FUNDS:

Account No: FMRPIT-61510/25-ARRPRJ-01 Amount: 347,328.00

Account No: _____ Amount: _____

Account No: _____ Amount: _____

Total: 347,328.00

*Match ?
[☒ if Yes]

**Grant or
Match ?
[☒ if Yes]

Ordinance
Number

Accounting
Verification

to be completed by Accounting

2025-2012Date: 11/20/2025*If the source of funds above will be used to meet the matching requirements of a grant, please indicate with a ☒.

**If the source of funds is a Grant OR a Match to a grant, be sure the preparer has attached a copy of the grant agreement.

Cindy Jacobson, Project Manager

Frank Thompson, Supervising A/E

David Bredt, Director Public Works

Date

Date

Date

to be completed by Accounting

On the date signed above by Accounting, fund sources shown above are sufficient to pay the costs of the requested action and may legally be used for this purpose.

Local bidder preference (FNSB 16.16.050) is prohibited.

***Local bidder preference (FNSB 16.16.050) is allowed. ☒

- ☐ Funding Source U.S. DOT - FTA
- ☐ Funding Source U.S. DOT - all other
- ☐ Funding Source Federal Common Rule
- ☐ Funding Source Other _____ (Note the agency)
- ☐ Funding Source N/A

RECEIVED

NOV 19 2025

FINANCIAL SERVICES ACCOUNTING

Chief Accountant or Grants Accountant

Date

*** NOTE: If local bidder preference is allowed, a change in funding source, which impacts this determination, is not permissible after the opening date and time of an Invitation for bid (IFB).

FUND VERIFICATION

to be completed by originating department

DEPARTMENT / DIVISION: Public Works / Design & Construction IFB / RFP NO.: 26034

PURPOSE / PROJECT NAME: Pioneer Park Train Trestle Replacement

DESCRIPTION: Replace two train bridges at Main Entrance and Mining Valley, to include planters, signage, electrical/lighting, flagpole, and guardrails.

Est. Cost: \$180,891.00 Est. Contingency: \$9,045.00 Total Cost: \$189,936.00

SOURCE OF FUNDS:

Account No: FMRPIT-61510/25-ARRPRJ-01 Amount: \$189,936.00

Account No: _____ Amount: _____

Account No: _____ Amount: _____

Total: \$189,936.00

*Match ?
[☒ if Yes]

to be completed by Accounting		
**Grant or Match ? [☒ if Yes]	Ordinance Number	Accounting Verification
	<u>2005-20</u>	<u>me</u>
Date: <u>9/8/20</u>		

*If the source of funds above will be used to meet the matching requirements of a grant, please indicate with a ☒.

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Chad Carroll
Chad Carroll, Project Manager

Frank Thompson
Frank Thompson, Supervising A/E

David Bredlie
David Bredlie, Director Public Works

Date 9/1/26

Date 9/1/26

Date 9/1/26

to be completed by Accounting

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- ☐ Funding Source U.S. DOT - FTA
- ☐ Funding Source U.S. DOT - all other
- ☐ Funding Source Federal Common Rule
- ☐ Funding Source Other _____ (Note the agency)
- ☐ Funding Source N/A

Chief Accountant or Grants Accountant

Date 9/8/2026

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