

ADDENDUM NO.2, March 23, 2022

RE: Primary Care Clinic – PCC II West Expansion & Renovation
Project No.

FROM: KPB Architects
500 L Street, Suite 400
Anchorage, Alaska 99501

TO: Prospective Bidders

ISSUE DATE: March 23, 2022

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated March 23, 2022. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This addendum consists of **10 page(s)**

QUESTIONS/COMMENTS AND MODIFICATIONS TO CONTRACT DOCUMENTS:

See PCC II Bidding Addenda 02 Log

ATTACHMENTS:


- PCC II Bidding Addenda 02 Log
- Specification Section 00 2113 Instruction to Bidders
- Pre-Bid Conference Sign-In Sheets
- Pre-Bid Conference Agenda

Other than the changes contained in the Addendum and any previous addenda, all other terms and conditions of the ITB remain unchanged and valid

END OF ADDENDUM

PCC II Bidding Addenda 02 Log



| Item No. | Question/ Description | Response | Reference Documents | Attachment(s) |
|----------|---|---|---------------------|---|
| 1 | _SCF Dashboard | - | | |
| 2 | ADDENDUM 02 | - | | |
| 3 | PCC II West - Expansion & Renovation | ITB No. SCF22-1068 (issued 3/11/22) | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 |  Questions | Responses | | |
| 001 | Updates to Instruction to Bidders | HIGHLIGHTED SECTIONS HAVE CHANGED. SEE REVISED SPECIFICATION SECTION 01 2113 INSTRUCTIONS TO BIDDERS. SOUTH CENTRAL PROJECT MANAGER TO BE BILL PAULSBERG. ALL BIDDER QUESTIONS TO BE SENT TO KORYNN APPLGATE AT KP&B ARCHITECTS EMAIL: kapplegate@kp&barchitects.com | | Specification Section 01 2113 Instructions to Bidders |
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PART 1 - GENERAL

1.01 PROJECT GENERAL DESCRIPTION

The SCF Primary Care Clinic – PCC II West Expansion and Renovation is a three-phase tenant improvement project on the SCF main campus in Anchorage, Alaska. The scope includes approximately 25,000 SF of comprehensive renovation of the first floor of the Primary Care Clinic, some renovation to the second floor and an approximately 6,300 SF building addition. The renovation will occur in a partially occupied building with a limited lay-down area. Renovation work is adjacent to active medical service providers; thus, noise mitigation, disruption planning and compliance with Southcentral Foundation's Clean Construction Procedures is required. The Owner will continue to occupy and operate the building and all other areas of the building not covered by this contract. Due to the occupied nature of the building, non-disruptive work may commence Monday – Friday from 6:00 AM to 7:00 PM. Any disruptive work must be completed outside the hours indicated above. Any utility shutdowns must be scheduled a minimum of two weeks in advance with the Director of Facilities.

Project Site

The SCF Primary Care Center – PCC II West is located at 4320 Diplomacy Drive on Southcentral Foundation's main campus in Anchorage, Alaska.

Project Schedule

Construction is anticipated to begin in the Spring of 2022 with Substantial Completion in the Fall of 2023.

Budget/Funding

The construction budget for the Primary Care Clinic – PCC II West Expansion and Renovation is \$13,700,000.00.

Alaska Native/American Indian Preference

Alaska Native/American Indian "AN/AI" preference in contracting is applicable and bidders stating native preference must provide a completed statement with the bid. AN/AI owned firms will be awarded a 2.5% preference. Award of a firm, fixed-price contract for the specified work will be made in accordance with Southcentral Foundation's procurement policies. No bid shall be withdrawn for a period of thirty (30) days subsequent to the submission date without the written consent of Southcentral Foundation.

Owner Background

Southcentral Foundation (SCF) is an Alaska Native-owned healthcare organization serving an estimated 56,146 Alaska Native and American Indian people living in Anchorage, the Matanuska-Susitna Valley, and 60 rural villages in the Anchorage Service Unit (ASU). SCF's first P.L. 638 contract with the Alaska Area Native Health Service began in 1984 to provide dentistry, optometry, community health representatives and injury control services. Substance abuse treatment was added in 1987.

In 1998, SCF assumed ownership and management of the Anchorage Native Primary Care Center, which serves the entire Native population of the state - an estimated 130,682 people. In January 1999, SCF and the Alaska Native Tribal Health Consortium signed an agreement to take over management of the Alaska Native Medical Center from the Indian Health Service. With this transition, Alaska became the first state in the nation to have all its health facilities for Native Americans managed by Native organizations.

Project Team Members

SCF will hold the design and construction contracts for the project. SCF has contracted with KPB Architects to provide A/E design and construction phase administration services.

The project scope includes coordination with SCF's Staff and contractor selected for FF&E installation. The Contractor is also responsible for project closeout including training, and the provisions of Operations and Maintenance Manuals and assignment of written warranties and guarantees.

The Construction Manager will issue and evaluate all proposals under this Bid, negotiate a contract with the successful Bidder and administer the planning and construction of the project.

This Invitation to Bid (ITB) invites Bidders to respond to a fixed set of criteria for the project and a Stipulated Price contract form. Within the framework of this ITB, the Construction Manager will review bids to assess each Bidder's submitted price and capabilities to deliver a quality and efficient project that is the most advantageous to the owner. This set of qualifications described in detail in this ITB, will be considered a baseline by which submitted bids will be evaluated.

1.02 PHASED CONSTRUCTION

Phase 1 – Pharmacy Area:

This will commence immediately following a fully executed contract with the successful Bidder. The entire area shown within the work limits of Phase 1 will be available to the Contractor. Phase 1 also includes renovation of a stairwell leading to Level 2. The remainder of Level 2 and portions of Level 1 will be occupied and will need to remain functional and accessible to staff and Customer-Owners during construction activities. All required means of egress and life safety components must remain fully functional to occupied areas during construction activities.

Phase 2 – Building Addition and Adjacent Areas (Traditional Healing and Pediatrics ICT area):

Phase 2 shall not commence until Phase 1 is accepted as Substantially Complete by the Owner. The entire area shown within the work limits of Phase 2 will be available to the Contractor. Areas outside of the Phase 2 work limits on both Level 1 and Level 2 will be occupied and will need to remain functional and accessible to Staff and Customer-Owners during construction activities. All required means of egress and life safety components must remain fully functional to occupied areas during construction activities.

Phase 3 – Audiology and Existing Traditional Healing:

Phase 3 shall not commence until Phase 2 is accepted as Substantially Complete by the Owner. The entire area shown within the work limits of Phase 3 will be available to the

Contractor. The Contractor will have limited access to Level 2 during Phase 3. Areas outside of the Phase 3 work limits on both Level 1 and Level 2 will be occupied and will need to remain functional and accessible to Staff and Customer-Owners during construction activities. All required means of egress and life safety components must remain fully functional to occupied areas during construction activities.

1.03 SPECIFIED DATES

| | |
|--|-----------------|
| Public Advertisement | March 11, 2022 |
| Pre-bid Conference | March 18, 2022 |
| Bids Due | April 25, 2022 |
| Anticipated Notice of Award | May 6, 2022 |
| Anticipated Preconstruction Conference and NTP | May 13, 2022 |
| Estimated Substantial Completion | August 25, 2023 |

1.04 COST AND SIZE LIMITS

The total project cost is limited to \$15,000,000. No proposal submitted in excess of this amount will be considered for award.

1.05 RECEIPT AND OPENING OF PROPOSALS

A. Envelope Format

All envelopes shall be clearly marked with the following:

Attn: Bill Paulsberg
SEALED BIDS: PCC II West Expansion and Renovation Project
4155 Tudor Centre Drive
Anchorage, Alaska 99508

B. Electronic Submission of Bids

In addition to the hard copy of the bid package submitted in 1.05, A. above, bidders shall also submit an electronic copy by email to Bill Paulsberg bpaulsberg@SouthcentralFoundation.com before the deadline.

C. Time and Opening:

Bids must be submitted prior to the time specified in the ITB, and the exact date and time of receipt will be recorded. Late submittals will not be considered but will be held unopened until the time of award and then returned to the sender unless other methods of disposition are requested or agreed to by the sender.

D. Facsimile/telegraphic/telephonic Bids

Facsimile/telegraphic/telephonic bids will not be considered.

E. Officer's Responsibility

No responsibility will attach to an officer or agent of Southcentral Foundation for the premature opening of, or the failure to open a proposal not properly addressed and identified.

1.06 WITHDRAWAL OF BIDS

Bids may be withdrawn on written requests received from a Bidder prior to the time specified for submittal. Bids not withdrawn prior to the specified time may not be withdrawn for a period of thirty (30) days following the date specified for submittal.

1.07 EXAMINATION OF PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS

- A. The Bidder shall review the proposed contract documents to ascertain all of the requirements of the work.
- B. In addition to the Pre-bid Conference, Bidders may schedule time to examine the site with **Bill Paulsberg**, SCF Project Manager. During the site examination, Bidders or their subcontractors may perform non-destructive investigation to mitigate unknown or covered work scope. Any non-destructive investigation on the part of the Bidder must not interrupt service in the rest of the building or phase.
- C. The Bidder shall examine carefully this ITB and contract forms before submitting a bid. The submission of a bid shall be an admission that the Bidder has made such examination and is satisfied as to the conditions to be encountered in performing the work and as to the requirements and terms of the contract, and Southcentral Foundation will rely on such admissions.
- D. For the convenience of interested prospective Bidders, complete sets of the proposal documents are on file at the following locations.

www.southcentralfoundation.com/about-us/procurement/.
- E. Southcentral Foundation will not issue sets of proposal documents.

1.08 METHOD FOR CLARIFICATION

- A. Any Bidder in doubt as to the true meaning of any part of the documents may submit to **KPB Architects Construction Phase Administrator**, a written request for an interpretation thereof. The Bidder submitting the request will be responsible for its prompt delivery not less than seven (7) working days prior to the date set for opening of proposals. Questions can be emailed to:
kapplegate@kpbarchitects.com
- B. Questions, which in the opinion of the Project Manager require a reply, will be answered by issuing an addendum to all Bidders prior to the bid opening. Southcentral Foundation will not be responsible for any other explanation or interpretation of the specifications or other documents made or given prior to opening the proposal.

1.09 PREPARATION AND SUBMISSION OF BIDS

- A. Preparation and Submission:

Bids must be submitted on the forms furnished or copies thereof, and in accordance with the instructions to Bidders and must be manually signed. To secure consideration, the proposal must be submitted as outlined in section 1.05 of this Instructions To Bidders. The proposal forms are provided in the documents.

March 18th, 2022 @ 11:00am
V.2

Southcentral Foundation (SCF)
PCC II West – Expansion and Renovation
4320 Diplomacy Drive
Anchorage, AK 99508
ITB # - SCF22-1068

Pre-bid conference

QR code and link for bidder sign-in sheet



Introductions:

- Southcentral Foundation:
 - Peggy Brower, PCC II Project Manager; Facilities, pbrower@southcentralfoundation.com
 - Bill Paulsberg, Project Manager, Facilities, bpaulsberg@southcentralfoundation.com
- KPB Architects:
 - Korynn Applegate, Construction Phase Administrator, kapplegate@kpbarchitects.com
 - Jae Shin, Project Manager, jshin@kpbarchitects.com
 - Andrew Weiss, Project Architect, aweiss@kpbarchitects.com
 - Ryann Swalling, Medical Planner, rswalling@kpbarchitects.com
 - Leslie Thomas, Interior Designer, lthomas@kpbarchitects.com
 - Tamas Deak, Landscape Architect, tdeak@kpbarchitects.com
- R&M Consultants (civil engineers):
 - Nicole Knox, Civil Engineer, nknox@rmconsult.com
- Reid Middleton Structural Engineers:
 - David Stierwalt, Structural Engineer, dstierwalt@reidmiddleton.com
- RSA Engineering (MEP):
 - Ralph DeStefano, Mechanical Engineer of Record, rdestefano@rsa-ak.com
 - Channing Lillio, Electrical Engineer, clillo@rsa-ak.com
 - Xuan Ta, Electrical Engineer of Record, xta@rsa-ak.com

Project Description and Overview:

The SCF Primary Care Clinic – PCC II West Expansion and Renovation is a three-phase tenant improvement project on the SCF main campus in Anchorage, Alaska. The scope includes approximately 25,000 SF of comprehensive renovation of the first floor of the Primary Care Clinic, some renovation to the second floor and an approximately 6,300 SF building addition. The renovation will occur in a partially occupied building with a limited lay-down area. Renovation work is adjacent to active medical service providers; thus, noise mitigation, disruption planning and compliance with Southcentral Foundation's Clean Construction Procedures is required. The Owner will continue to occupy and operate the building and all other areas of the building not covered by this contract. Due to the occupied nature of the building, non-disruptive work may commence Monday – Friday from 6:00 AM to 7:00 PM. Any disruptive work must be completed outside the hours indicated above. Any utility shutdowns must be scheduled a minimum of two weeks in advance with the Director of Facilities.

Alternates:

- No. 1 – In-wall illuminous panel (LightGlass)
- No. 2 – Pharmacy Conveyor System

Drawings, Specifications, & supplemental information to the bidders are available via this QR code and link. Addenda will be posted to the same site.



Deadlines:

ITB issued - March 11, 2022

Pre-Bid Conference – March 18, 2022

Last day for questions – March 31, 2022

Bids due – April 11, 2022 @ 4:00 PM

Procedural:

Comments and questions stated verbally during the pre-bid conference shall not be considered legally binding. All questions must be sent in writing to Peggy Brower (PM for SCF) at: pbrower@southcentralfoundation.com or posted to via the QR code form below:

QR code and link to submit questions:



PCC II Sign-in Sheet

Southcentral Foundation
PCC II West - Expansion & Renovation
(SCF22-1068)



QR code for
on-line form



Pre-Bid Conference

| Name | Company/ Firm | email | phone # |
|------|---------------|-------|---------|
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PCC II Sign-in Sheet



| | Name | Organization/ Company | Title/ Position | Email | Phone No. | Mobile/ Direct |
|----|--|------------------------|---------------------------|------------------------------|--------------|----------------|
| 1 | for the pre-bid conference | | | | | |
| 2 | | | | | | |
| 3 | Jae Shin | KPB architects | Project manager | jshin@kpbarchitects.com | 907 244-4153 | |
| 4 | Ryann Swalling | KPB Architects | Architect/Medical Planner | Rswalling@kpbarchitects.com | 9072747443 | |
| 5 | Korynn Applegate | KPB Architects | Project Designer | kapplegate@kpbarchitects.com | +14802989887 | +14802989887 |
| 6 | Mike Hammer | Statewide Door & Glass | President | hammer.statewide@gmail.com | 562-2074 | 727-5315 |
| 7 | Andrew Weiss | KPB Architects | Project Architect | Aweiss@kpbarchitects.com | 9072747443 | 9067275989 |
| 8 | David O'Donnell | Watterson Construction | PM / Estimator | dodonnell@wccak.com | 907-229-1030 | |
| 9 | Shane Saloka | Saloka Inc | President | salokainc@gci.net | 9073176488 | |
| 10 | kurt spencer | Alaska Demolition | Vice President | Kurt@akdemo.com | 9074400198 | |
| 11 | | | | | | |
| 12 | hard copies of sign-in sheets by others (attached to the left) | | | | | |

PCC II Sign-in Sheet

Southcentral Foundation
PCC II West - Expansion & Renovation
(SCF22-1068)



QR code for
on-line form



Pre-Bid Conference

| Name | Company/ Firm | email | phone # |
|----------------|-----------------|------------------------------|--------------|
| Jeremy Maus | Roger Hickel | jmaus@rhcaak.com | 907-360-5962 |
| Scott Dunlap | Roger Hickel | sdunlap@rhcaak.com | 907-279-1400 |
| Sean Hickel | Roger Hickel | shickel@rhcaak.com | 907-279-1400 |
| SCOTT ANDERSON | ENCORE ELECTRIC | SANDERSON@ENCOREELECTRIC.COM | 907-229-5968 |
| Andrew Spindt | Encore Electric | aspindt@encoreek.com | 907-727-3859 |
| Nolan Youngman | Roger Hickel | nyoungman@rhcaak.com | 907-602-6348 |
| Jassen Michael | Bauer | jmichael@bauerak.com | 907-841-5750 |
| Levi Alexander | Bauer | Levia@bauerak.com | 907-715-1274 |
| CARL HALL | R&M | challe@rmCONSULT.COM | 907-310-9583 |
| MIKE WARNER | ACEEL FIRE | MIKE@ACEELFIRE.COM | 907-349-1498 |
| Matt Petaruk | Frauer Corp | MATTP@FrauerCorp.com | 561-4044 |
| Channing Lillo | RSA | clillo@rsa-ak.com | 907-276-0521 |
| Mike Hammer | Statewide | hammar.statewide@gmail.com | 727-5315 |
| Sean Rawls | HAARSON Elec | SRAWLS@HAARSONElec.com | 907-229-2925 |
| DAVE O'DONNELL | WATTERSON | dodonnell@wcaak.com | 907-229-1030 |

PCC II Sign-in Sheet

Southcentral Foundation
PCC II West - Expansion & Renovation
(SCF22-1068)

Pre-Bid Conference



QR code for
on-line form



| Name | Company/ Firm | email | phone # |
|----------------|------------------------|-------------------------------|----------|
| Kyle Blomquist | Metal Creek Mechanical | kyle@metalcreekmechanical.com | 8417601 |
| AUGIE PAONE | AMES 1 LLC | APAONE@Ames1.net | 244-1913 |
| Greg Roods | Samson Electric | gr@sei-ak.com | 336-1258 |
| T.J. FRANK | WIRED AK | TJFRANK@WIREDAK.com | 715-4651 |
| Isaac Williams | RSA | iwilliams@rsa-ak.com | |
| ED HARRIS | MEGAWATT | EHARRIS@MEGAWATTELECTRIC.COM | 229-0247 |
| RYAN NEESE | MEGAWATT | RNEESE@MEGAWATTELECTRIC.COM | 720-7445 |
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