



To: Prospective Bidders

Date: July 27, 2022

RE: Addendum No. 4
Valley Native Primary Care Center
(VNPCC) Expansion - Design
RFP # SCF22-1078

Issue Date: July 27, 2022

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated June 29, 2022. Acknowledge receipt of this Addendum in the provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This Addendum consists of 3 pages.

1. Addition to Section 2.2 – Contract Period & Exhibit A: Scope of Work:

The schedule provided as part of Bidder's proposal will be considered under Section 6.3 Evaluation Criteria and Point Value – specifically under evaluation criteria #4 – "Resource availability to complete in a timely and responsive fashion."

2. Responses to Questions:

See attached responses to questions.



RFP SCF22-1078 VNPCC Expansion (Design) Comment Log

Item No.	Date Received	Comment or Question Provided by Bidder	SCF Response
1	6-Jul	When is the site visit planned? Some bidders are outside Anchorage and need to plan for travel.	Scheduled for 10AM on 7/15. Announced in Addendum 1
2	7-Jul	Please confirm if the proposer should include the following disciplines: geotechnical engineering, survey engineering, landscape architecture.	Under Exhibit A: Scope of Work - Proposers shall include landscape architecture to the listed services under architectural/engineering team professional services to be provided for the VNPCC Expansion. Existing Phase I ESA and Civil As-builts will be provided to the selected A/E Firm.
3	7-Jul	Please provide a list of likely departments affected by the renovations to the existing VNPCC, as well as an approximate area. (The scope of this remodel can have a large impact on the cost proposals.)	For the purpose of this RFP, Proposers to exclude any pricing information for the renovation work. Renovation work will be negotiated later with the successful Proposer.
4	7-Jul	Please confirm Exhibit C is intended for Professionals Services Consultants. (There are several references to contract / subcontractor.)	An updated Exhibit C has been provided as an attachment to Addendum #2
5	7-Jul	Please confirm Exhibit C is intended to be submitted by the Prime Consultant only.	Yes, only prime consultants are required to complete and submit Exhibit C.
6	21-Jul	Is the functional programming and operational phasing/moves already outlined and can it be shared?	SCF has not started any functional programming, but anticipates similar programs and services as currently provided.
7	21-Jul	What is the proposed program for the new space? Will it be outpatient clinic (B-occupancy) or will there be Institutional or B-Ambulatory spaces? Are any assembly or education spaces planned similar to facilities on the Anchorage campus?	SCF anticipates an outpatient clinic with similar services as offered by the current clinic.
8	21-Jul	Are the programs for the new addition existing departments or new departments or service sectors?	SCF anticipates an outpatient clinic with similar services as offered by the current clinic.
9	21-Jul	Are any dental spaces included?	Not included at this time. SCF will retain a specialty dental architect if the expansion project requires dental equipment layouts and interior elevations.
10	21-Jul	What specific owner contractor vendors are involved in the project?	SCF has only engaged a contractor to assist with the original RFP development.
11	21-Jul	Will the building be required to meet LEED or any other benchmark programs?	No, SCF does not anticipate these requirements.
12	21-Jul	Due to the significant changes in scope, management, and schedule of the project since the RFP release, can the deadline be extended two weeks to more appropriately respond to these changes?	No, SCF intends on executing a contract and beginning design in August 2022.
13	25-Jul	Should design fees be based on 85,000 SF or 100,000 SF?	100,000 SF
14	25-Jul	Is the senior housing a part of the 85,000 to 100,000 SF or will it be a separate building/facility?	Not included at this RFP.
15	25-Jul	What is the approximate construction budget for the expansion?	Will be determined based design, needs, and year of construction.

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16	25-Jul	Will there be a trauma area/urgent care space in this expansion?	SCF anticipates an outpatient clinic with similar services as offered by the current clinic.
17	25-Jul	Will there be a new on-site backup generator for the expansion?	Yes.
18	25-Jul	Will there be a pharmacy or lab?	SCF anticipates an outpatient clinic with similar services as offered by the current clinic.
19	25-Jul	What is building occupancy classification? B Ambulatory? R-3? I?	Building occupancy classification is B Ambulatory.
20	25-Jul	Will there be an X-Ray Room?	SCF anticipates an outpatient clinic with similar services as offered by the current clinic.
21	25-Jul	Will anesthesia used in the facility?	SCF anticipates an outpatient clinic with similar services as offered by the current clinic.
22	25-Jul	Do we have to tie the new expansion in with any other existing facility for anything else? (i.e. fiber link, fire alarm, communications)	Yes, full integration of services to the extent required/needed.
23	25-Jul	Addenda 2, Page 2 indicates Cost Estimates are to be provided at Concept, SD and DD phases only. Please confirm if 95% and/or 100% design estimates should also be included.	A 95% estimate should be included