

SCF Contracts Department
7033 East Tudor Road
Anchorage, AK 99507

To: Prospective Bidders

Date: November 14, 2023

RE: Addendum No. 2
Tudor and Elmore Development:
Progressive Design-Build
RFP # SCF23-1118

Issue Date: October 30, 2023

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated October 30, 2023. 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 thirteen (13) pages.

1. Changes to RFP Schedule:

The deadline are extended for questions related to “Exhibit D: SCF Modified AIA A141-2014 Sample Contract” and for Interactive Workshops to allow for more preparation:

RFP Release Date	October 30, 2023
Deadline for Registration	November 7, 2023
Site Visit (MANDATORY)	November 7, 2023 at 11:00AM
Deadline for Questions	November 16, 2023, by 10 am AKDT
Proposal Due Date	November 20, 2023, by 3 pm AKDT
Interactive Workshops with top 3 Shortlisted Teams	November 30 and December 1
Anticipated Notice of Award	December 4, 2023
Anticipated Groundbreaking	July 2024

2. Exhibit D: Sample Contract A141-2014:

See link to Exhibit D for RFP 23-1118 on the Current Bid Opportunities web page.

3. Change to Section 6.3 – Evaluation Criteria and Point Value:

Total point value is increased to 200 points:

- Technical Proposal/price 100 pts (see Table 2 in RFP)
- Interactive Workshop 100 pts (as outlined in Table 3 below)

Evaluation Criteria	Point Value
Ability to Relate to Owner	20
Ability to Listen to Owner	20
Ability to Capture the Owner's Scope	20
Ability to Define the Project Schedule	20
Ability to Innovate Design and Construction	20
Total Point Value - 100	

Table 3. Interactive Workshop Criteria and Point Value

4. Change to Section 6.4 – Interactive Workshops:

The top 3 teams selected for the Interactive Workshop should plan for the following key personnel to attend and participate in the interactive workshop:

- Design Project Manager
- Lead Architect
- Lead Construction Project Manager
- Superintendent
- Lead Mechanical Engineer
- Lead Electrical Engineer
- Leas Space Programmer/Planner

5. Change to Section 6.5 – Anticipated Contractual Arrangements:

First sentence in paragraph 1 is deleted in its entirety and replaced with: "Compensation for Pre-Construction Services will be based on a Time and Materials, Not to Exceed Contract based on the Proposer's price proposal."

6. Change to Section 7.5 – Insurance Requirements:

Updated insurance requirements are as follows:

Type of Insurance	Limits
Commercial General	\$1 million per occurrence; \$3 million aggregate
Commercial Auto	\$1 million per occurrence; \$1 million aggregate
Employers' Liability/WC	\$1 million
Professional Liability	\$1 million per occurrence; \$3 million aggregate
Cyber Liability	\$500,000 per occurrence; \$1 million aggregate
Builder Risk "all-risk"	sufficient to cover Contract sum plus all subsequent modifications

7. Responses to Bidder questions:

See responses to questions below.

Comment or Question Provided by Bidder	SCF Response
Proposal Section 3, paragraph B Insurance Certificates – Please clarify if this only applies to the Proposer or does it include the design team members insurance also.	Proposal Section 3 (Insurance Certificates) applies for prime contractor and Professional Liability for A/E firms in proposal submittal, but other Insurance certificates will be required prior to execution of the contract.
Summary Matrix of Cost Allocation indicates the Builders Risk Insurance is an Owner Cost. Please provide a sample policy.	Builder's Risk Insurance is the responsibility of the Builder. See item #9 updated "Summary Matrix of Cost Allocation" in this Addendum 2.
Exhibit B Preparation of Fee Proposals Part II states, "Costs for the Design-Builder's internal Project Manager for construction phase services shall be included in the Proposed DB Fee section, regardless of onsite or home office location." Summary Matrix of Cost Allocation, Contractor – Key Personnel including but not limited to, includes the Project Manager as a General Conditions cost. Please confirm the Project Manager for construction phase is a General Conditions cost.	All personnel costs during the construction phase are part of General Conditions. Sentence #4 in Exhibit B: Prepare of Fee Proposals - Part II is deleted in its entirety.

Section 6.5 Anticipated Contractual Agreement states, "Compensation for Pre-Construction Services will be based on a Firm Fixed Price Contract directly based on the Proposer's price proposal. Exhibit B Preparation of Fee Proposal, Part I-Phase 1 Costs is listed as a Guaranteed Maximum Price (page 26) and mentions T&M NTE on page 27. Please confirm if Phase 1 is a Firm Fixed Price Contract or T&M with GMP.	See items #5 (Anticipated Contractual Arrangements) and #8 (Revised Exhibit B) in this Addendum #2.
Please confirm offerors will be given the opportunity to ask questions about "Exhibit D Sample Contract" even if it is issued after the current question deadline of 3 pm 11/13	Questions for the "Exhibit D - Sample A141 Contract" will be accepted until 10AM on Thursday, 11/16. Otherwise, those will be dealt with during the negotiation process.
May the 1-page schedule be presented on a 11x17 page	Yes
In Addendum 1 the response to a question about the geotechnical costs and the cost matrix indicated that "Corrected cost matrix included in addenda" the Addendum we downloaded only contained 2 pages. Was a corrected cost matrix supposed to be included in addendum 1 or will it be issued in a future addendum?	Yes, see item #9 (Summary Matrix of Cost Allocation) in this Addendum #2.
What, if any, additional insights or context can be provided from the existing steering meetings?	The Steering Committee is made up of a group of SCF program leaders who will work with the Design-builder and Facility Planning and Construction Team to define the project scope.
Please clarify: will the original evaluation score of original responses be affected or modified as a result of the interactive workshops? If so, by how many points and what criteria has the potential of being affected?	See item #3 (Change to Section .3 - Evaluation Criteria and Point Value) in this Addendum 2.
Please confirm that the price proposal listed under the response criteria does not count against the page count, as mentioned in section 5.1.	Confirmed "separate pdf file"
In an effort to stay true to the goals of the project and promote physical, mental, emotional, and spiritual wellness, we would like to request that the interviews be moved to the week of December 4th so that our project teams do not have to work all of the holiday weekend in order to prepare for that interview. Would this be acceptable to the Owner?	Interactive workshops will be held Nov 30 and Dec 1 to allow for a few more days preparation.

<p>The RFP states that "Exhibit D: SCF Modified AIA A141-2014 Sample Contract" will be issued via addendum; when is Exhibit D expected to be available and published for review?</p>	<p>See item #2 in this Addendum.</p>
<p><u>Owner's Project Requirements (OPR):</u> "Design Approach" paragraph on page 23 of the RFP indicates that "enhanced" commissioning will be provided by the SCF's CxA. It further indicates that the Design-Builder is responsible to meet the requirements and coordinate with the CxA per 2022 IHS Sections 4.0 and 5.0. IHS paragraph 4.2.2 states that the original OPR will be prepared and updated by the A/E. We assume that since the SCF will be using a third party CxA (enhanced Cx), that the CxA will be preparing and maintaining the OPR. The A/E will prepare the basis of design (BOD) document which documents the Design-Builder's method to meet the intent of the OPR. Is this correct?</p>	<p>A/E will prepare Basis of Design. Owner/CxA will prepare OPR.</p>
<p><u>Life Cycle Cost Analysis:</u> "Design Approach" paragraph on page 23 of the RFP to paraphrase: A LCCA is required to identify and compare LCCE of building energy and water systems to provide SCF with choices in terms of performance, longevity, and total cost of owner ship. How should we interpret this such that it is an even playing field for all D/B teams? For example: a. Compare two (2) exterior building envelope systems for performance, longevity, and total cost of ownership using BLCC 5 3 23 for windows. b. Compare two (2) mechanical and electrical system design concepts for performance, longevity, and total cost of ownership using BLCC 5 3 23 for windows.</p>	<p>For sake of RFP response/fee and price proposal, assume LCCA to include (2) each: exterior building envelop options, mechanical systems, and electrical systems.</p>
<p>Due to long lead times for utility transformers, will SCF be engaging directly with CEA? If not, will the design team have authorization from SCF to engage directly with CEA for transformer procurement?</p>	<p>Yes, SCF will authorize the Design-Build team to directly engage CEA and SCF must be included in all meetings with CEA.</p>
<p>Section 6.5 indicates "Pre-Construction Services will be on a Firm Fixed Price Contract directly based on the Proposer's price proposal", while Exhibit B indicates T&M NTE for Pre-Construction Services. Please clarify.</p>	<p>See item #5 (change to Section 6.5) in this Addendum 2.</p>

On Page 24, bullet 1 under “Phase 1 Pre-Construction Services and Design Scope of Work” indicates the Design builder shall provide 10%, 35%, 65%, 95%, and 10% Drawings and outline, 65%, and 100% specifications.” No mention is made of the submittal requirements of a Conditional Use Permit. Based on Addendum 2, we understand that SCF will contract with a land use planner directly to prepare the Conditional Use Permit Application. However, a drawing package and other exhibits are required to be provided by the design team. Would SCF like these services included in the Phase 1 Scope of Work?	Addendum #1 clarified that SCF will cover cost of land use permitting (as well as building permit). Design-Builder is responsible for all trade permit costs. Please include land use planner on the Design-Build team to provide comprehensive services required for a potential Conditional Use Submittal process or other MOA-required land use submittals.
Per Addendum 1, a TIA may be required for the site. Should the design team include a TIA in their Phase 1 services or does SCF intend to solicit these services outside of the scope of this RFP?	Please include cost of TIA in Design-Build team Phase 1 services.
Will the building require an emergency generator?	Yes
Who will provide the land survey for design?	SCF will provide
Is there a hazmat report available?	No
How soon after proposal submissions will the shortlisted teams be notified? I.e. how much time will there be to prepare for the workshop?	No later than November 22, 2023
Does SCF have any information on an infiltration/absorption system at the existing car wash?	No, but SCF can request and possibly get from previous owner.
Will SCF be issuing a corrected cost matrix that was mentioned in addendum 1?	Yes
Please confirm that all Phase I Architect and Engineering fees are to be T&M with an NTE versus Fixed Fees.	See Items #5 (change to Section 6.5) and #8 (revised Exhibit B) in this Addendum 2.
Please clarify, the \$80 million design and construction cost is for 5 floors?	The \$80 million is merely targeted Cost of the Work to use in Exhibit B: Proposal Offer/calculating proposal fee calculation only. A project budget will be established and approved by Owner at the end of 35% design phase.

8. Revised Exhibit B:

See revised Exhibit B below.



EXHIBIT B: Proposal Offer and Signature

RFP Number: SCF23-1118

RFP Name: SCF Tudor and Elmore Development – Progressive Design-Build RFP

Proposal Due Date: November 20th, 2023

Proposer shall complete and return EXHIBIT B, Proposal Offer and Signature Page, with your submitted proposal, as a separate PDF file. Proposer shall initial each page and sign and date the last page.

Preparation of Fee Proposals

Part I – Phase I Costs: Part 1 – Phase 1 Costs: Time and Materials, Not to Exceed Contract for Pre-Construction and Design Services; Part A – Programming, and 100 % Design (Part 1B). This amount is based on projected hours for employees proposed to work on Pre-Construction Services multiplied by fully burdened hourly rates for each employee plus estimated reimbursable costs (Part IV below). Proposers shall complete EXHIBIT B, showing projected number of hours for each individual employee and the corresponding fully burdened hourly rate for that employee. This item will establish the initial contract value for Pre-Construction Services for the selected contractor.

Part II – Phase II DB Fee: Provide the fee on a percentage basis including profit and overhead that will be applied to the direct Cost of the Work during Phase II, the construction phase. SCF expects responsible proposals to fall within reasonable ranges. Contractors that propose fees or amounts below 3% shall provide specific, verifiable examples (within the past 5 years) where they have successfully provided Design-Build services on projects of similar size and complexity for the fee proposed. **Costs for the Design-Builder's internal Project Manager for construction phase services shall be included in the proposed DB Fee section, regardless of onsite or home office location.** For pricing comparison purposes an estimated Cost of the Work has been provided. This estimated number is for proposal comparison purposes only. The contractor will develop the actual Cost of the Work at completion of the 100% documents. The Proposed Design-Builder Fee percentage included in the price proposal shall be used to establish the actual profit and overhead Fee in the GMP.

Part III – Bonds and Insurance: Include costs for the required Bonds and Insurance as set forth in the RFP (see sample contract for requirements). Similar to the DB Fee above, state the percentage and multiply it by the target Guaranteed Maximum Price "GMP" Construction Costs provided to determine the single dollar amount for the Bonds and Insurance cost for the purpose of analysis of the Fee & Price Proposal.

Part IV – Staff Rates for Phase I: Includes dollar amounts for staff Member Classifications, Hourly Rates, and Estimated Hours.

Part V – Summary of Fee & Price Proposal: The dollar amount for the Phase I Costs will be added to the dollar amounts for the DB Fee, Bonds, and Insurance to determine a single amount that shall be the Proposer's Total Fee/ Price Proposal.

PROPOSERS MUST COMPLETE THE SECTION BELOW

A. **Part IA – Pre-Construction Services Fee** (T&M NTE Amount).

\$ _____

B. **Part IB – Programming and 100% Design Fee** (T&M NTE Amount).

\$ _____

Annual escalation percentage for Hourly Billing rates _____%

9. Change to “Summary Matrix of Cost Allocation” – Builders Risk Insurance:

See revised matrix below – builders risk insurance is the responsibility of the Design-Builder

NOTE: This Summary Matrix of Cost Allocation is a general guide provided for convenience that summarizes some of the costs associated with various DB cost categories. In addition to filling out the Proposal Offer and Signature Form, the **Proposer shall provide a detailed manpower loading document outlining proposed staffing including hourly rates for staffing for Phase 1- Pre-construction Services and Design staffing (Include with EXHIBIT B Proposal Offer and Signature form as an attachment). Phase 2 GMP amendment, Direct Cost of the work and General Conditions will be negotiated in good faith with the successful proposer after Phase 1 Pre-construction and Design are complete.**

Description of Services Cost Responsibility Matrix	DB - Percent Fee	Phase 1 Costs	General Conditions	Direct Cost of Work	Change Orders	GMP Contingency	Owner / Other Cost
"SOW" Services outlined in the RFP and supporting documents from conceptualization and programming through 100% Design phase		X					
Value Engineering, Cost Estimating & Target Value Design		X					
Programming and Validation of Basis of Design - scope of work and target cost		X					
Schedule and logistics and planning		X					
Constructability reviews		X					
BIM management plan support and coordination with A/E		X					
Subcontractor planning and procurement development		X					
All Precon Services leading up to contract amendment at the end of Phase I.		X					
Meetings during planning and design phases		X					
Professional Services by A/E thru 100% Design		X					
Contractor - Key Personnel including but not limited to:							
Senior Project Manager / Project Director			X				
Project Executive (for project specific time only)			X				
Project Manager			X				
Superintendence/Coordination			X				
Project Engineer(s)			X				
Field Engineer(s)			X				
MEP & CxA Coordinator(s)			X				
Project Coordinator(s)			X				
BIM Coordinator			X				
Project Administrative support and project assistance			X				
Intern(s)			X				
Scheduler during construction			X				
Labor burden and Payroll taxes and fringes			X				
Cost Engineer / Jobsite Accounting			X				
Project Document control coordinator			X				
Other costs for the Contractor's key personnel as identified in the DB Contract			X				
Meetings and Tours			X				
Planning and Layout coordination			X				
Contractor personnel Computers / software			X				
Coordination for obtaining AHJ, and Owner approvals and permits			X				
Partnering Sessions during Construction as part a Collaborative Project			X				

Delivery							
Schedule Development and coordination			X				
Electronic documentation			X				
Development and implementation of BIM management plan "BMP"			X				
Development of Operation and Maintenance Manuals and BIM turn over package			X				
Development of Warranty Manuals			X				
Operating Instructions and Facilities Training			X				
Subcontracting process costs			X				
Coordinate and obtain permits			X				
Trade permit application forms and arranging for inspections			X				
Commissioning Coordination for MEP and Building Envelope			X				
Traffic control plan and site logistics planning			X				
Construction Contingency (Coordination of Construction Documents and Work)						X	
Items covered by Fee Percentage: Bonds and Insurance (Refer to Part III of EXHIBIT B, Proposal Offer and Signature)							
Performance & Payment Bond, Insurance	X						
Acceptance of Bonds & Insurance	X						
Premium adjustment for bonds	X						
Builders Risk Insurance	X						
Items covered by Fee Percentage: DB Fee: Contractor's Home Office Overhead and Profit (Refer to Part II of EXHIBIT B, Proposal Offer and Signature)							
Principal in Charge	X						
Corporate Accounting	X						
Corporate Software	X						
Corporate Safety office and safety program	X						
Main Office Administration	X						
Corporate IT Director and Corporate IT support & Enterprise PMIS, Scheduling and Accounting Software	X						
Legal	X						
Main Office Payroll processing costs	X						
Main Office Fringe/ Bonus Costs	X						
Corporate Overhead and profit	X						
Percent fee on changes	X						
Contractor Markup - Home office Overhead and Profit	X						
Other costs as outlined in the Contact	X						
Miscellaneous Costs and Items covered by Phase II Costs							
Other Costs							
Changes in Laws					X		
Underground Facilities / Differing Site Conditions not shown or indicated					X		
Authorized changes in the Work					X	X	
Allowance reduction					X		
Changes to subcontractor costs					X	X	
Actual cost of building permit							X
Coordination of Owner contracts							X
Owner Consultants							X
Soils Report, Geotechnical Engineering		X					
Owner's Responsibilities							X
Phase II: Architect's Responsibilities: DB - Phase II - A/E services							
Independent testing laboratory & Special							X

Inspections							
3rd party Building Envelope Commissioning Agent							X
3rd party Commissioning Agent: (Mechanical, Electrical, Plumbing, Low Voltage							X
Construction Administration				X			
Negotiated Support Services DB "incidental pick up work"				X			
Subcontractor work & Trade partners				X			
Self-Performance by DB				X			
Bid Package Allowances				X			
Bid Document Reproduction Costs				X			
Advertising for Subcontract Bid Packages				X			
Subcontractor Bonding				X			
Description of Services Cost Responsibility Matrix	DB - Percent Fee	Phase 1 Costs	General Conditions	Direct Cost of the Work	Change Orders	GMP Contingency	Owner/ Other Cost
Copies of documents & blueprints				X			
Reference Points				X			
Builders Risk Insurance Deductible				X			
Survey and layout labor				X			
Licensed Survey				X			
Services, Materials, and Equipment				X			
Patent fees and royalties				X			
Actual cost of trade permits				X			
Charges and inspection fees related to the permits necessary for the prosecution of the Work				X			
Removal of debris during performance of work				X			
Site Safety and protection				X			
Safety equipment, first aid supplies				X			
Temporary provisions				X			
Safety representative and site safety staff				X			
Extended equipment warranties				X			
Delegation of professional design services to Design Build Trade Partners				X			
Cutting, fitting, and patching				X			
Actual rental costs				X			
Transportation, loading, unloading, assembly, dismantling, and removal				X			
Allowances				X			
Tests and inspection by contractor				X			
Uncovering work				X			
Correction or removal of defective work due to Contractor Negligence	X						
Additional copies of the Contract Documents, blueprints, shop drawings, etc.				X			
Project Photographs				X			
Additional staging space				X			
Insurance and bond for stored materials				X			
General cleaning / housekeeping				X			
Cleaning required for specific trades				X			
Final cleaning				X			
Street sweeping				X			
Protect building products				X			
Security barriers				X			
Construction waste / recycling program				X			
Restoration of Project site related to removal of temporary facilities				X			
Pickup truck rental, fuel and maintenance				X			
Construction wages and benefits for trade labor				X			
Material & Equipment Related to Craft Labor & Site Logistics				X			
Rental-Contractor Owned equip				X			

Small Tools and equipment rental				X			
Flatbed Truck Rental/operations				X			
Flatbed Truck Fuel/maintenance				X			
Generator fuel				X			
Provide and maintain construction lighting				X			
Temporary heat (equipment and materials)				X			
Temporary heat (fuel)				X			
Water temporary piping				X			
Drinking water				X			
Weather Protection				X			
Parking and Shuttles				X			
Toilet and handwashing facilities				X			
Mobile communications / Cell Phones	X						
Cranes and Hoisting equipment and material handling				X			
DB field office during construction				X			
Field office supplies and consumables				X			
Postage and Handling / shipping				X			
Project Signage				X			
Field office furniture & equipment				X			
Temporary facilities & enclosures				X			
Temporary site fences and barricades				X			
Dewatering				X			