



To: Prospective Bidders
Date: November 7, 2024
RE: Addendum No. 4
Valley Native Primary Care Center
Expansion Construction
Manager/General Contractor Services
RFP # SCF25-1149

Issue Date: October 16, 2024

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated October 16, 2024. 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 three (3) pages.

1. Change to Section 5.1.3.A:

Proposal Section 3. A. Response to Criteria – Relevant Project Experience is deleted in its entirety and replaced with.

A. Relevant Project Experience (20 points) *[Modifications]*

Include similar healthcare and large scale ~~(\$50-100M+)~~, construction projects within the last 10 years, and any large-scale projects constructed in Alaska. For each project, list the project name, construction cost, construction period, project delivery method (i.e., CM/GC, Design-Build, Design-Bid-Build), the role Proposer's company played in the project, brief project description, and lead project manager. Include specific data/information related to schedule, performance, change orders, and savings that accrued to the Owner. For each project, provide an Owner reference with contact name, title, organization, phone, and email address.

Share proposing team's prior experience working on a CM/GC or Design-Build project with Owners, program managers, architects, and other consultants to achieve the best outcome possible within the established time frame and budget.

Minimum Qualifications for Proposers: (previously updated in Addendum #3)

- Contractor must have completed at least one large scale project (\$30M+) in Alaska in the last 10 years.
- Contractor must have completed one healthcare-related project (\$30M+) in the last 10 years.
- Contractor must have completed at least one alternative delivery project (Design Build or CM/GC) project within the last 10 years.
- Contractor must confirm its ability to secure performance and payment bonds for a minimum of \$150 million.

2. Additional Project Data - VNPCC Existing Structure Scans:

Matterport scans of the existing VNPCC:

- First Floor: <https://my.matterport.com/show/?m=8RAyXW52M84>
- Second Floor: <https://my.matterport.com/show/?m=bC8vBbxsovZ>

Password: **SCF3D!**

3. Responses to bidder questions:

Comment or Question Provided by Bidder	SCF Response
<p>Section 5.1.3 - Proposal Section Response to Criteria , Para A Relevant project experience states “ share proposing team’s prior experience working on a CM/GC project with owners, program managers, architects and other consultants to achieve the best outcome possible within the established time frame and budget”</p> <p>Question- is prior experience with the project team member will be acceptable on a design build projects?</p>	<p>See updates to section 5.1.3. Relevant Project Experience and Minimum Qualifications in Addendum #4</p>
<p>3.1 Schedule – Deadline for proposal Registration was Oct 31st 4 PM. There were Contractors that showed up at the November 1, 2024, Mandatory per-proposal meeting and site visit who were not registered on the plan holders list published around 6 PM on October 31, 2024.</p> <p>Question – Please confirm the proposals will only be acceptable from the contractors that were listed on the plan holder list.</p>	<p>SCF will accept bids from General Contractors according to the criteria in the Bid documents. Several potential subcontractors attended the site visit to offer their services, but are not plans holders.</p> <p>A name error was discovered and corrected on the revised Plan Holders list.</p>

Comment or Question Provided by Bidder	SCF Response
<p>In review of the revised minimum criteria we would request consideration be given to the fact that based on ENR's cost index construction cost escalated 50% between 2013 and 2023. At least one of the published cost indexes for Seattle which is the geographically closest one we found indicate an increase of 90%. We suggest that to take inflation into account the second bullet of the minimum criteria be revised to read:</p> <p>Contractor must have completed one healthcare related project (50,000 SF+) in the last 10 years.</p> <p>10 years ago 50,000 SF was significantly less than it is today so basing the criteria on dollar value significantly penalizes older projects.</p>	<p>See updates to section 5.1.3. Relevant Project Experience and Minimum Qualifications in Addendum #4</p>
<p>Which version of the G702 pay app will be used for this project?</p>	<p>AIA G702 GMP-2021 will be used as the pay app for this GMP project.</p>