



SCF Purchasing
7033 East Tudor Road
Anchorage, AK 99507

To: Prospective Bidders
Date: May 29th, 2025

RE: Addendum No. 3
RFP SCF25-1167- Quayana
Clubhouse Replacement
Project Management
Support

Issue Date: May 29th, 2025

This document forms a part of the purchasing Documents and modifies the original Procurement Documents dated May 6th, 2025. 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 Two (2) pages. Zero (0) documents

1) RFP SCF25-1167-Questions, Answers and Comments

	Date Received	Comment or Question Provided by Bidder	SCF Response	RFP Reference (If Applicable)
1	5/7/25	<p>I do have one question regarding Section 3.9, which references a bid bond requirement. This stood out to us, as it is uncommon to see bid bonds required for professional services RFPs. Additionally, there do not appear to be any references elsewhere in the RFP to performance and payment bonds.</p> <p>Could you please confirm whether this requirement was included intentionally, or if it may have been carried over inadvertently from a prior solicitation?</p>	No bid bonds are necessary.	
2	5/7/25	<p>Could you also clarify whether the AIA A310-2010 form is required? This form typically includes language that assumes subsequent performance and payment bonds will be necessary:</p> <p>"...and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof."</p> <p>Securing a bid bond without the expectation of follow-on performance and payment bonds may present challenges in obtaining surety support. Additionally, the current wording appears to require both a cashier's check and a bid bond. Would you please confirm if this is a typographical error and if one or the other is acceptable?</p>	AIA 310-2010 is not required. No bonding is required.	

3	5/20/25	In Section 3(B) of the RFP, it asks proposers to address "how will the data gathering and compilation process be managed?" Could you please clarify what this is in reference to?	Strike out bullet point 3B. Data gathering and compilation is not necessary.	
4	5/20/25	Is this project pursuing a LEED certification?	This project is not pursuing LEED certification	
5	5/20/25	Please confirm the Initial Contract Period. Section 2.2 of the RFP states June 2025-December 2025. Addendum 2 says initial contract will be for work performed through 35% design (which ends September 2025). Does SCF wish for us to provide fees for PM support through 35% design and 35% cost estimate review (estimate completion in October 2025 based on when we receive cost estimate from Spark)?	Proposer is to provide fees associated with full project (through construction). Initial contract will be awarded for 35% design phase only. SCF is to receive full board approval funding in November 2025. A contract amendment will be executed for the full project balance of successful proposer.	
6	5/20/25	Please define the phases (or months) SCF would like us to price for the remaining scope of work since the design, permitting and construction phases will overlap some due to CMAR project delivery. Does SCF wish the T&M fee proposal to be organized by month or by task (by each phase)?	Please provide a price proposal for the following: 35%, 65%, 95%, 100% design, permitting, and construction. The Proposer is to organize by task line item per phase.	
7	5/20/25	May we include the project schedule as an exhibit (not within the 5 page requirement) to increase legibility?	Proposer is welcome to include project schedule as exhibit, and not count towards 5 page requirement/limit.	
8	5/20/25	Does SCF wish for the Project Management firm to attend the weekly Contractor led OAC meetings?	PM support will attend weekly contractor led OAC meetings.	
9	5/16/25	Is project funding in-hand or is it pending? Will the PM be interfacing with any funding agencies, government or private?	Southcentral Foundation is self-funding, with full funding approval in November 2025. PM support will not be expected to interface with funding agencies.	
10	5/16/25	Will the project manager be required to provide a full-time onsite observer during the construction phase? If so, what is the contractor's anticipated work schedule (e.g. 6-10s, 5-8s, etc.)? If not full-time, please provide the desired number of hours per week so SCF can get apples-to-apples fee proposals.	PM is not to provide full time, onsite, observer during construction phase. Proposer is to provide fees for monthly site observation with field report. PM support may be requested for other onsite duties as negotiated, for additional services.	
11	5/16/25	What will the PM's scope of work be with respect to the procurement and coordination of FF&E?	PM's scope of work will not cover procurement/coordination FFE.	
12	5/16/25	Who is Spark Design's subconsultants for this project?	SCF will to share all project partners with winning proposer.	
13	5/16/25	Has a project management software platform been identified for this project (e.g. Procore, etc.)?	Identified PMIS is Autodesk Construction Cloud, owner provided.	
14	5/16/25	Are any early sitework packages anticipated for 2025?	No early sitework identified in 2025 at this time.	
15	5/16/25	Can the bid bond in Section 3.9 of the RFP be waived? This is not common for professional services solicitations that are awarded primarily on qualifications and experience. It will also be a challenge when proposals are being emailed, but checks cannot be emailed.	Bid bond is not required. Please omit 3.9.	
16	5/16/25	In order for SCF to receive apples-to-apples fee proposals, there are several open-ended scope requirements in the RFP that need to be quantified so firms don't underestimate or overestimate these costs: a. Construction Site Meetings: RFP says the PM will "attend construction site meetings as requested by owner project manager." Please define the number, and/or frequency of construction phase meetings and duration (e.g. 1-hour) for bidding purposes. b. Commissioning Meetings: RFP refers to design and construction phase. Please define the number and/or frequency and duration for bidding purposes. c. Several other scope line items in the RFP are listed as "as requested" by owner, including invoices and pay applications; transition planning; and closeout phase services. For bidding purposes, please provide an estimated number of hours for these tasks to use in the fee proposal since estimates can widely vary.	PM support will attend weekly construction OAC meetings. All other construction phase responsibilities to be proposed by bidder, as an estimate. Proposal of time should be based on project scope, scale, and complexity.	
17	5/16/25	The RFP asks for perceived primary challenges/risks. In this regard, is it possible to get a copy of the CM-GC's modified contract (AIA A133 & A201) to see the specific changes in processes, responsibilities, etc. from the boilerplate? Costs can be redacted.	Southcentral Foundation cannot release any contractor's executed contracts.	
18	5/16/25	Per 5.1 of the RFP, it says, "Please limit proposal response for Response to Criteria [Section 3] and Key Personnel Resumes [Section 4] to 5 pages total." Please clarify if the intent was to be five pages "each" instead of "total." Also, Section 3 requires proposal responses to a lot of criteria, but this section is limited to only five pages (assuming the intent was "each"). Can the page limit of Section 3 be increased to 10 pages to allow for more robust responses to the RFP criteria, including photos?	5-page limit applies to response criteria only. Resumes are excluded from 5-page limit.	
19	5/16/25	Section 6.1(d) of the RFP refers to submitting hourly rates in a separate email from the technical proposal, but this is not mentioned in Section 5, and Section 4.4 says only one pdf file is to be submitted. Please advise whether the fee and rates should be included with the technical proposal in one pdf file, or as a separate pdf file in a separate email per 6.1(d).	Hourly rates should be a separate pdf and submitted at same time per proposal deadline.	
20	5/16/25	Is there a file size limit to the .pdf file being submitted in Section 4.4?	Please review, Anything over the fill limit as an email attachment: can be zip filled or physically sent to SCF Purchasing on a portable thumb drive. SCF recommends 10mb or less.	
21	5/16/25	Were any major subcontractors selected along with Davis Constructors (e.g., mechanical/electrical/sitework)?	No major subconsultants are selected at this time	
21	5/16/25	The 10% design package was dated 10-21-24 and referenced a pending geotechnical report that would help determine whether pilings or raft foundation would be needed. Has the geotech report been completed and the foundation type finalized?	Final geotechnical report will be shared with winning proposer.	