



SCF Contracts Department
7033 East Tudor Road
Anchorage, AK 99507

To: Prospective Bidders

Date: July 10, 2025

RE: Addendum No. 2
ANPCC I, II, III Roof Renovation CxA
Services
RFP # SCF25-1171

Issue Date: June 13, 2025

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated June 13, 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 eight (8) pages.

1. Responses to Bidder questions below:

SCF25-1171- ANPCC I, II, III Roof Renovation CxA Services Q/A

	Date Received	Comment or Question Provided by Bidder	SCF Response
1	6/25/25	2.1: Can SCF provide the scope description for the current ANPCC construction project listed in 2.1, with any known changes annotated?	See Attached File: Exhibit A SCF RFP25-1150.
2	6/25/25	2.2: Please clarify the Contract Period end date, the construction schedule indicates work continues through 2026.	July 2025 to December 2026.
3	6/25/25	3.1: Is there a specific time the proposal is due on the 17th? 3.1 lists the date but not the time; Exhibit B indicates 3pm AST, is that correct?	Yes, 3pm AST.
4	6/25/25	3.9 requires a bid bond, this is not typical for professional services contracts, can this requirement be removed?	Yes.
5	6/25/25	5.1: Are résumés required to be in size 11 font?	Yes.
6	6/25/25	5.1: Are résumés included in the 5-page limit?	No change. 5.1 to read: Please limit proposal for Response to Criteria to 5 pages. Key Personnel, Title Page, Cover Letter, Licenses/Certificates and Forms are not included in page limit.
7	6/25/25	5.1 Proposal Section 3A: Similar Commissioning Project Experience: Is there a limit to how many projects we can include in the proposal, and are they constrained by time? (i.e., projects completed in the last 5 years or 10 years)	Need to be included in 5 page Response to Criteria. Projects completed in the last 5 years preferred.
8	6/25/25	5.1 Proposal Section 3A: Similar Commissioning Project Experience: The first two sentences appear incomplete and refer to studies not mentioned elsewhere. Please clarify what is desired to be provided.	Change RFP wording 5.1.A to read: Provide a summary of recent work involving projects of similar scope and outcomes and benefits resulting from those studies. For each project, include information on the firm's/individual's role on the project, the scope, size and cost of the project.
9	6/25/25	5.1 Proposal Section 3F: Cost Proposal: 5.1-F seems to require a cost breakout per task on a separate page, in addition to hourly rates. However, Exhibit B has a task breakout built into it, plus it asks for a fee itemization, and does not mention hourly rates. Please clarify what cost breakout / fee proposal itemization is desired, and how to include the itemization in our response.	Provide a cost breakout detail per task/phase (on a separate sheet) for each of the items, A., B., C., and D. in Exhibit B. Remove the word 'might' and replace with 'shall' in Exhibit B wording under Total Price Proposal. Provide labor costs, hourly rates, fixed fees per task and materials on a separate sheet.
10	6/25/25	6.1-d: RFP Compliance states some information is to be delivered under separate email, please clarify whether this is correct and if so, which specific information should be sent separately.	SCF Purchasing to respond.
11	6/25/25	Exhibit A: Scope of Work a. Has the Pre-Design/Sustainability Charette already taken place? (see bullet two under "Meetings" on p. 17 of the RFP) b. Please provide a copy of SCF's standard OPR template (see first sentence on p. 18 of the RFP) c. Cx Plan p. 18-19 includes direction on which systems are to be commissioned or re-commissioned,	No Template will be provided to successful proposer. Scope is still being determined. Building pressure testing and others still to be determined, recommendations to be discussed with successful proposer. Yes, phasing is still being determined.

SCF25-1171- ANPCC I, II, III Roof Renovation CxA Services Q/A

		<p>and Exhibit B requires cost proposals broken down by system. The table of Systems and Assemblies to be Commissioned has a generalized list. Please provide a specific breakdown of the actual extent and quantity of new/existing systems in the ANPCC project so costs can be determined.</p> <p>d. Building Envelope (Parapets and roofs) is listed as to be Commissioned. Please clarify extent of desired Cx; e.g., mock-up testing, building pressure testing, etc.</p> <p>e. Will building be occupied during construction and commissioning? If so, please provide anticipated phasing of scope of work along with the breakdown of new/existing systems to explain the expected sequence of available systems for Commissioning.</p>	
12	6/25/25	<p>Exhibit E includes a Commissioning Specification titled 01 9100 (but shows in Contents and in the specification footer as 01 8100).</p> <p>a. Which is the correct number?</p> <p>b. Will SCF be requiring use of the Specification as provided, or will the successful proposer be writing the Cx specifications as described in the RFP? (see three bullets under Exhibit A Owner's Project Requirements on p. 18)</p>	<p>These numbers are still being refined and may be represented in 019113 – General Commissioning Requirements and 019119.43 – Exterior Enclosure Commissioning.</p> <p>Specification provided is General. Successful proposer will be writing project specific Cx Specifications.</p>

EXHIBIT A: Scope of Work

SCF is soliciting detailed proposals from qualified Progressive Design-Build Teams for the design, supply, and construction of the roof replacement and renovations to the Anchorage Native Primary Care Center (ANPCC) I, II, III. Project scope will also include boiler room upgrades and new stairwell roof access. The buildings are currently occupied and SCF wishes to see the design commence Spring of 2025 and work completed by Fall of 2026. See Section 3.1. Schedule for more information.

Design Approach

Sustainability and Total Cost of Ownership

SCF will follow an “as the budget allows” approach to sustainability features and a life cycle cost analysis (LCCA) is required. The purpose of the LCCA is to identify and compare life-cycle cost-effective (LCCE) building energy systems to provide SCF with choices in terms of performance, longevity, and total cost of ownership. SCF encourages innovative solutions that yield the most cost-effective, high performance, low-maintenance facility for SCF’s building portfolio to-date.

2025 SCF Design Standards

Southcentral Foundation’s (SCF) design standards for construction projects version 1 (working draft) (Exhibit L) provide a clear framework to guide building development. These standards establish specific guidelines, requirements, and best practices to ensure quality, consistency, and alignment with SCF’s mission and values. SCF ensures that all facilities are functional, durable, cost-effective, and environmentally responsible, while meeting the needs of customer-owners and supporting the organization’s long-term vision. Design-Builder should review and incorporate SCF’s 2025 Design Standards version 1 (working draft) during the design process.

Project Site

The project site is located at 4320 Diplomacy Drive Anchorage, Alaska 99508, Tudor Centre BLK 2 LT 3BA on the Alaska Native Health Center Campus. Proposers should note the facility must remain operational with minimum disruptions of entrances, traffic patterns and parking until the completion of the project. The facility clinical hours are Monday-Friday, 8am-6pm and Saturday, 8am-5pm.

Management Software

Autodesk Construction Cloud’s Autodesk Build Software (SCF-provided) shall be utilized as the Project Management Information System (PM/Design management software) for all collaboration, storage of documents, meeting minutes, submittals, rfis, photos, schedules, etc. throughout the duration of the project (including Phase 2, if awarded).

Phase 1 Pre-Construction Services and Design Scope of Work

Design-Builder shall:

- Note that timely, organized SCF stakeholder engagement is a requirement for scope development. SCF will assist the Design-Builder in determining a pertinent stakeholder list, an engagement work plan, and stakeholder engagement schedule.
- Organize and lead weekly coordination and planning meetings (1 hour) with the Project Team, throughout Phase 1. These meeting will be regularly held “in-person” with SCF stakeholders in an SCF Anchorage building on the Alaska Native Health Center campus. Virtual meetings can be scheduled as needed.
- Holistically verify building pressures PCC I, II, III pre-construction.
- Conduct remaining heat loss camera studies all roofs – pre-construction.
- Perform a Level I Energy Audit in PCC I, II, and III to establish an Energy Use Baseline.
- Assess existing equipment and conditions. Become familiar with any reports, drawings, O&M information, and as-built drawings/models pertaining to roof design, roof mounted equipment and construction of PCC I, PCC II, and PCC III.
 - Careful consideration for existing conditions, technical criteria requirements, detailing and operational continuity of the building is critical.
 - Review the existing conditions for impact changes relating to roof thickness changes: equipment curbs, parapet, plumbing, vents, structures, boiler rooms, access, and additional items not listed.
 - Perform an assessment and abatement plan of hazardous materials that the Proposer may disturb in the process of roofing replacement.
 - Perform destructive testing where deemed necessary.
 - Perform and coordinate facility condition assessments of mechanical equipment related to the roofs. All information to be available to SCF Facilities and SCF Facility Planning and Construction for inclusion into work order and management and planning database. Air handling units, roof top fan units, relief fan hoods, and other mechanical equipment will be observed, and recommendations made whether to leave in place, remove/replace or demo for roof replacement. Design-Builder shall alert SCF of any observed issues with any component on each roof section that may need to be addressed at time of this project (AHUs, VTRs, exhaust fans, cooling equipment, etc.).
 - Verify with SCF if and when equipment replacement is warranted.
- Provide design development services (10%, 35%, 65%, 95%, and 100% Drawings and cost estimates and outline, 65%, 95% and 100% Specifications) for Phase 1 with the goal of negotiating a firm contract price (GMP) for Phase 2 (Construction). Final GMP will be negotiated at 100% design phase completion, however a GMP proposal may be requested prior to 100% design completion. Identify milestones and proposed schedule.
 - Provide technical specifications describing material quality and workmanship as required for Divisions 2 through 49.
 - Deliverables will be organized per SCF Division 1.
 - Cost estimates shall be in SCF approved format.

- Provide SCF electronic copies, .doc, .pdf, .rvt, .dwg, of the final drawings, equipment data and specifications.
 - Drawings to be sealed by an Architect or Engineer registered in the State of Alaska.
- Organize and lead stakeholder workshops to collect and incorporate SCF feedback at the schematic (35%), design development (65%) and 95% phases of the design. Organize and manage this process to obtain timely decisions needed to progress the project. Understanding the short and long-term cost implications for all new systems and equipment will aid in the decision-making process.
- Design a roofing assembly appropriate for each specific roof section to be replaced.
 - Travel restraint systems.
 - Minimize roof penetrations.
 - Increase slope to drain. Might increase parapet heights.
 - Document all existing equipment on all roofs.
- PCC I Roof
 - Reroof all sections
 - Eliminate membrane failures around PCC III air handling unit #3 relief air and Solstice feature roof snow shedding area.
 - Consider roof penthouse or interior space for new heating plant/mechanical equipment.
 - Provide stair and/or elevator access to roof (similar to PCCII addition stairwell extension). Consider within new roof penthouse.
 - Relocate heating plant module equipment into interior space. Consider combining with PCC III.
 - Note that new boilers must accommodate recent snowmelt loads.
 - New snowmelt equipment and piping upstream of tubing manifolds is to be designed and provided.
 - Existing air handling unit to remain on roof.
- PCC II Roof
 - Reroof all sections except over 2022 addition.
- PCC III Roof
 - Verify replacement of ANPCC III Roof in entirety.
 - Initial destructive testing to confirm why roof failure on PCC III
 - Provide stair and/or elevator access to PCC III roof (similar to PCCII addition stairwell extension).
- Atrium Roof
 - Reroof the Atrium section of roof between PCCI and PCCII.
 - Mitigate snow sliding off roof. See completed design Exhibit.
 - Provide for snow removal of dumped snow. See Reid Middleton report exhibit.

- Apply Lean Construction practices to actively seek and suggest innovative Value Engineering solutions that will provide value to the owner by means of reduced costs or schedule, increased energy efficiency, operability, or life cycle, and other considerations that will help to align the project costs within SCF's budget.
- Investigate options for design packages that would allow for expedited procurement or phases of work to begin, that would benefit the overall project schedule and present to SCF for discussion and direction. Some early work packages may be removed from Phase 2 and added to Phase 1, if beneficial to SCF.
- Provide recommendations on project phasing to deliver roof sequence as soon as feasible—this portion of the project is the driver of the schedule.
- Submit plans to Authority Having Jurisdiction (AHJ) for review, approval, and permit. SCF will pay for any plan review/ permit fees, etc. Not expecting expedited plan review.
- Coordinate permitting. Submit the documents to Building Safety and resolve their technical review comments to obtain a Building Permit.
- Maintain proposed project team for the duration of the project unless otherwise approved by SCF within 21 days of written notice.

Phase 2 Construction Services Scope of Work

Design-Builder shall:

- Attend a pre-bid conference at the project site with SCF and interested subcontractors/bidders.
- Provide GMP presentation in SCF approved format.
- Assist in the bid opening and evaluation of subcontractor selection.
- Assist SCF by answering technical questions and RFIs during construction.
- Review the submittals.
- Perform the necessary site reviews/inspections.
- Attend weekly meetings with SCF and Design-Build Team during construction.
- Review and certify the Request for Payment
- Holistically verify building pressures PCC I, II, III post-construction.
- Enhanced Re-commission all HVAC systems and correct all issues.
- Conduct heat loss camera studies all roofs – post construction.
- Review the project at Substantial Completion and note deficiencies to be resolved by Proposer.
- Issue a Certificate of Substantial Completion when the project is deemed substantially complete and usable for the Owner's intended use.
- Provide Record Drawings based on the Proposer's redlines of the Project Drawings in electronic formats .doc .pdf, Autodesk .dwg, and Revit.
- Provide all Facilities Assets data field updates into SCF's choice of Asset Management System.
- Provide O&M data in formats that can be uploaded to SCF's choice of Asset Management and Work Order Systems.

Schedule

Phase 1 Pre-Construction Services and Design Scope

Contract Award	April 2025
Pre-Design/Planning	April 2025 – June 2025
Design	June 2025 – January 2026
** Boiler room design packages may be directed to complete Fall 2025.	
Reconciliation	February 2026
Permitting	March 2026 – April 2026

Phase 2 Construction Services Scope of Work

** Depending on design early release construction packages may be negotiated for boiler room winter 2025-2026.

Construction	May 2026 – October 2026
--------------	-------------------------