



Request for Proposals (RFP): # SCF25-1179

McGrath K-House Structural Improvement project

RFP Release Date: September 26, 2025

*SCF Finance
7033 East Tudor Road
Anchorage, AK 99507*

*Point of Contact:
Venus Coffey
Phone: 907-729-5264*

E-Mail: SCFPurchasing@southcentralfoundation.com

Important Notice: See Section 2.3.

You must email the SCF Purchasing Agents at SCFPurchasing@southcentralfoundation.com to register.
Failure to do so may result in the rejection of your proposal.

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EXHIBITS:

EXHIBIT A: Scope of Work

EXHIBIT B: Proposal Offer and Signature Page

EXHIBIT C: Form of Non-Collusive Affidavit

EXHIBIT D: SCF sample Professional Services Contract

EXHIBIT E: SCF McGrath K-House Design Drawings and Spec

Section 1. Background and History

1.1 SCF History

Southcentral Foundation (SCF) is an Alaska Native-owned, nonprofit health care organization serving nearly 70,000 Alaska Native and American Indian people living in Anchorage, Matanuska-Susitna Valley and nearby villages in the Anchorage Service Unit. Incorporated in 1982 under the tribal authority of Cook Inlet Region, Inc. (CIRI), SCF is the largest of the CIRI nonprofits, employing more than 2,700 people in more than 80 programs.

1.2 Vision and Mission Statement

SCF's vision is a Native Community that enjoys physical, mental, emotional, and spiritual wellness; its mission is to work together with the Native Community to achieve wellness through health and related services. The organization has developed and implemented comprehensive health-related services to meet the changing needs of the Native Community to enhance culture and empower individuals and families to take charge of their lives.

1.3 SCF Facilities

SCF offers a wide range of health and wellness services for Alaska Native and American Indian people living in Anchorage and the Matanuska-Susitna Borough, and nearby villages. They also provide regional support to residents of 55 rural villages in the Anchorage Service Unit, a geographical area stretching 107,400 square miles across Southcentral Alaska – extending from the Canadian border on the east to the Aleutian Chain and Pribilof Islands on the west.

Section 2. General Information

2.1 Purpose of the Request for Proposal (RFP)

SCF is soliciting proposals from qualified firms interested in providing structural improvements on the Southcentral Foundation K-House in McGrath, Alaska.

This Project includes structural improvements to existing two-bedroom house. Exterior finish work after completion of structural upgrades. Please see EXHIBIT A: Scope of Work.

2.2 Contract Period

The contract term shall begin with the selection of a winning Proposer in November/December 2025. The targeted timeframe for the construction scope of work to be completed is between June 2026 and September 2026 with construction lasting 2 months.

The project schedule will be further refined with selected Proposer.

2.3 Proposer Registration

Proposers must register with the SCF Contract Administrator by emailing SCFPurchasing@southcentralfoundation.com **no later than October 9, 2025**. Include the RFP Number and title in the subject line of the email when you register. Send Proposer contact name, title, email, phone, and address. Failure to register with the SCF Purchasing Agent by the above deadline may result in the rejection of your Proposal. Please visit the SCF website frequently during the RFP process for up-to-date information, including revised RFPs, changes to the schedule, notices, and question/comment responses, etc. SCF will not be providing updated information via email.

2.4 SCF Public Bid Contact

Any questions regarding this RFP should be addressed and/or delivered to:

SCF Purchasing Department
7033 East Tudor Road
Anchorage, AK 99507
Attention: Venus Coffey
Email: SCFPurchasing@southcentralfoundation.com
Phone: 907-729-5264

Section 3. Request for Proposal Details

3.1 RFP Schedule

This RFP will follow the schedule in Table 1, RFP Schedule, below; SCF reserves the right to modify this schedule.

RFP Release Date	September 26, 2025
Deadline for Registration	October 9, 2025
Mandatory Site Visit and Pre-Bid meeting	October 17, 2025, See charter info below
Deadline to Submit Questions	November 6, 2025, at 5PM
Deadline for SCF to Respond to Questions	November 12, 2025
Proposal Due Date	December 2, 2025 @ 2PM
Anticipated Notice of Award	December 9, 2025
Anticipated Service Start Date	December 30, 2025

Table 1. RFP Schedule

Mandatory site visit and pre-bid meeting and Charter information:

8 AM Check-in at Merrill Field based Alaska Air Transit.

Departing Anchorage at 9 AM, landing in McGrath at 10 AM.

6 hours of ground time in McGrath.

Departing McGrath at 4 PM, Arriving in Anchorage at 5 PM.

3.2 Deadline for Receipt of Proposals

Proposals must be submitted no later than the proposal due date and time. Proposers are fully responsible for timely delivery of proposals. Any proposal received after the stated closing time will be returned. The Proposer is responsible for assuring actual delivery of the proposal to the email address referenced in Section 2.4, before the advertised date and hour located in Section 3.1.

3.3 Other Licenses and Registrations Requirements

All Proposers must hold a valid Alaska Business License.

All Proposers are required to hold all necessary applicable professional licenses and registrations required by Federal, State, Municipality or Borough law and proof of such shall be submitted with each proposal. Obtaining and ensuring compliance to all licensing and registration requirements is the responsibility of the Proposer.

3.4 Conflict of Interest and Restrictions

If Proposer, Proposer's employee, subcontractor, or any individual providing services under contract to SCF has a perceived or material conflict of interest affecting the objectivity, analysis, and/or performance under contract, the Proposer is required to submit details in writing to SCF within ten (10) days of issuance of this RFP. SCF will determine if the conflict is significant and material and if so, may notify the Proposer in writing of elimination from the RFP process.

3.5 Addendum to the RFP and Right to Award

SCF reserves the right to issue written addendums to revise or clarify the RFP, respond to questions, and/or extend or shorten the due date of the proposals.

SCF reserves the right to not award or cancel the award of the contract to a Proposer who will not agree to all provisions, terms, and conditions as contained within this RFP.

3.6 Liquidated Damages, Retainage, & Contingency

Liquidated damages in the amount of \$350.00 per calendar day beyond Substantial Completion shall be assessed against the Proposer and the Proposers' surety until the Work is substantially complete as determined by the Owner's Representative.

Retainage in the amount of 10 percent (10%) of the cost of work shall be withheld from progress payments according to the terms in the SCF sample contract provided in Exhibit D.

3.7. Cancellation of the RFP

SCF retains the right to cancel the RFP process if it is in SCF's best interest. SCF will not be responsible for costs incurred by Proposers for proposal preparation.

3.8. Contract Negotiations

This RFP does not obligate SCF or the selected Proposer until a contract is signed and approved by both parties. Upon completion of the evaluation process, contract negotiations may commence. If the selected Proposer fails to provide necessary information for negotiations in a timely manner and/or negotiate in good faith, SCF may terminate the award of the contract. SCF will not be responsible for costs incurred by the Proposer resulting from contract negotiations.

SCF reserves the right to include additional terms and conditions during contract negotiations. However, these terms and conditions must be within the scope of the original RFP and will be limited to price, clarification, definition, administrative, and legal requirements.

3.9. Performance Bonds and Surety Deposits

Project Bonding Requirements:

All proposers shall submit a cashier's check for a bid bond, using form AIA A310-2010, in the amount of five percent (5%) of the bid amount listed for item A on Exhibit B:

Section 4. Instructions for Proposers

4.1 Proposer's Review and Substantive Questions

Proposers should carefully review this RFP for errors, questionable or objectionable materials, and items requiring clarification. Proposers may submit these comments and/or questions in writing to SCF's Contract Administrator as directed in Section 2.4 of this RFP. This will allow time for written response, clarification, or an addendum to the RFP to be issued, if required, to all Proposers.

Proposers may not rely upon verbal responses made by any SCF employees or any representatives of SCF.

Proposers who contact any other SCF employee regarding this RFP may be disqualified. Proposers have no claim against SCF for failure to obtain information made available by SCF and are solely responsible for conducting their own research, due diligence, or other work necessary for the preparation of proposals, negotiation of agreements, or delivery of services pursuant to any agreement.

4.2 Filing a Protest

A Proposer may protest the award of a contract or the proposed award of a contract. The protest must be filed in writing, addressed to the SCF Contract Administrator, and include the following information:

- The name, address, and telephone number of the protester.
- Signature of the protester or the protester's representative.
- Identification of the RFP.
- Detailed statement of the legal and factual grounds of the protest, including copies of relevant documents; and
- Form of relief requested.

Protests must be submitted to SCF Contract Administrator within (5) five business days of Notice of Award date, as provided in Section 3.1 of this RFP. Only Proposers that submitted a valid proposal may file a protest.

4.3 Proposal Requirements

- A. SCF requests Proposers submit (1) one proposal consisting of Proposer's detailed plan for provision of services.
- B. Proposers may not submit more than (1) one proposal.
- C. A proposal's content will not be disclosed to other Proposers.
- D. All proposals and other material submitted become the property of SCF.
- E. SCF assumes no responsibility or liability for the transmission, delay, or delivery of proposals by either public or private carriers.
- F. SCF discourages excessive or costly proposals. All costs incurred by Proposers in preparing and submitting a proposal are the Proposer's responsibility and shall not be charged to SCF or reflected as an expense of the resulting contract.
- G. It is the responsibility of the Proposer to indicate within their proposal the applicability and compliance required of any other Federal, state, municipal, or other governmental statutes, regulations, ordinances, acts, and/or requirements.
- H. In the event that only one proposal is received, SCF reserves the right to restructure the RFP and/or extend the due date of proposals.

4.4 Proposal Submission

Proposers are required to submit one (1) PDF electronic copy of their proposal. The Proposer is responsible for assuring actual delivery of the proposal by email to SCFPurchasing@southcentralfoundation.com before the advertised date and hour specified in Section 3.1.

The subject line should read, "SCF25-1179 RFP McGrath K-House Structural Improvement Project Proposal".

4.5 Proposal Withdrawal and Correction

A proposal may be either corrected or withdrawn by submitting a written request to the SCF Contract Administrator prior to the Proposal Due Date and time in Section 3.1, Table 1. In the case of a request to correct a proposal the revised proposal must be submitted at the time of request and receipt confirmed by a non-system generated response from the SCF Contract Administrator.

Section 5. Format for Proposals

5.1 Proposal Content and Format

The proposals should be compiled in a professional manner, organized exactly in accordance with this section, with page numbers in bottom righthand corner of footer. Proposers should respond directly to the evaluation criteria for this project; generic marketing information is not acceptable. Additional material (other than that requested below) is not required or desired. Clarity and brevity are encouraged. 11pt minimum font, Arial – all pages; document should be “portrait” orientation format.

Please limit proposal response for Response to Criteria and Key Personnel Resumes to 5 pages total. Title page, Cover Letter, Licenses/Certificates and Forms are not included in page limit.

Section 1, Title page.....	1 page, maximum
Section 2, Cover Letter.....	1 page, maximum
Section 3, Response to Criteria.....	Comply with overall page limit
Section 4, Key Personnel Resumes.....	1 page, maximum (each)
Section 5, Licenses/Insurance Certificates.....	not included in page limit
Section 6, Form of Non-Collusive Affidavit (notarized).....	not included in page limit
Section 7, Proposal Offer and Signature Page.....	not included in page limit

Proposal Section 1. Title Page

The title page (cover) should contain the following:

- RFP Name and Identification Number
- Name, title, company, mailing address, phone number, and email address of the person authorized to commit the Proposer to contractual arrangement with SCF. This person will be the Proposer’s authorized contact for all communication. Proposer may also identify an alternate Contract Administrator in case the authorized contact is unavailable.

Proposal Section 2. Cover Letter

Include a cover letter on Proposer letterhead stating your team’s understanding of the services to be performed and why your team is the best qualified. Describe the team makeup and organizational relationships. Letter shall be signed by the Proposer’s authorized contact.

Proposal Section 3. Response to Criteria

Proposers shall carefully review Exhibit A, Scope of Services, in preparing their proposal.

A. Similar Project Experience (20 points)

Provide a summary of recent work involving for projects of similar scope and. Provide examples of remote construction projects performed 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.

B. Project Approach and Ability to Manage the Project Successfully (30 points)

Provide a work plan demonstrating your approach to this project. The following should be addressed:

- How will communications be handled within the team and with SCF?
- Describe staff involvement and how input will be solicited, evaluated, and implemented.
- How will the data gathering and compilation process be managed?

Provide a preliminary schedule showing Owner and Staff involvement and decision-point milestones.

Outline Scope of Services intended to be accomplished via subcontract vs. your firm's own resources.

Discuss what you see to be the primary challenge(s) of this project and your approach to meeting that challenge.

C. Capacity of Resources (20 points)

Specifically address availability of key personnel to this project for construction duration. Explain how continuity of staff assignments will be maintained. Indicate location of offices, current staffing, and available technology. Include a statement indicating that all information in the proposal is accurate, truthful, and factual; certifying that personnel and resources proposed will be made available to fulfill duties and obligations of the contract, if awarded.

D. Alaska Native/ American Indian Preference (5 points)

Describe the nature of any Alaska Native/ American Indian Ownership of the prime firm. Also describe the extent of active professional participation by Alaska Natives and/or Native Americans on the work to be performed under this contract. Reference AN/AI Preference statement in Section 7.12

E. Cost Proposal (25 points)

Complete and sign Exhibit B Proposal Offer and Signature Form with a time and materials not to exceed price for this scope of work. On a separate sheet provide fully burdened hourly rates for the proposed key personnel from the firm.

Proposal Section 4. Key Personnel Resumes

Provide resumes for key personnel who will be assigned to this project.

Proposal Section 5. License / Insurance Certificates

Provide the following certifications and licenses in this section:

- A. Alaska Business license or any other professional licenses, certifications, and/or registrations as required by this RFP in Section 3.3.
- B. Insurance certificate; include proof of insurance. Limits included in Section 7.5.

Proposal Section 6: Form of Non-Collusive Affidavit

Complete and notarize the Form of Non-Collusive Affidavit, attached to this RFP as Exhibit C.

Section 6. Selection Process

6.1 RFP Compliance

Prior to evaluation, each proposal will be reviewed to determine whether it is compliant with RFP requirements. Noncompliant proposals will not be evaluated. Factors that may result in a proposal being declared noncompliant include, but are not limited to:

- a. Not providing evidence of meeting minimum requirements.
- b. Substantial and material conflicts of interest that were not declared.
- c. Substantial and material noncompliance to formatting requirements of RFPs.
- d. Insufficient information regarding Scope of Services or hourly rates (delivered under separate email).

6.2 Evaluation Process

An evaluation committee consisting of three (3) or more individuals will independently evaluate proposal compliance and content.

6.3 Evaluation Criteria and Point Value

Proposal evaluation will be based on Table 2 criteria and point values and will be documented by recording a final score calculated as the average score of the committee members' individual point value totals.

Evaluation Criteria	Point Value
Similar Project Experience	20
Project Approach and Ability to Manage Project Successfully	30
Capacity of Resources	20
AN/AI Preference	5
Cost Proposal	25
Total Point Value - 100	

Table 2. Evaluation Criteria and Point Value

6.4 Discussions

As determined by the evaluation process, Proposers may be offered the opportunity to respond to written questions or discuss their proposal with appropriate SCF personnel or evaluation committee and the proposal may be adjusted as a result of that discussion. Proposers may also be allowed to submit a best and final proposal as a result of any discussion.

6.5 Presentations

SCF reserves the right to require formal oral presentation of proposals. If a presentation is requested, Proposers will be notified in writing of the request, date, time, location, and amount of time allowed for the presentation and/or questions and answer period. Time frames will be strictly enforced.

The entire evaluation committee will be present for oral presentations. All costs associated with oral presentation will be the Proposer's responsibility.

6.6 Notice of Award

A notice of contract award will be provided to all Proposers.

Section 7. Standard Contract Terms

7.1 Introduction

SCF is providing the following standard provisions for Proposers to review and consider in advance of a submitted proposal. These and other standard provisions will be presented to a successful Proposer at the time of contract award.

The Agreement between the two parties will be the SCF Professional Services Contract, which SCF will provide when ready to enter into an agreement with the winning Proposer. See Exhibit D for a draft agreement to review.

7.2 Conflict of Interest

Proposer shall not refer work to itself or to any prohibited entity in violation of the Stark anti-kickback provisions of Federal law. During the term of this Agreement, at any time and from time to time, Proposer agrees to immediately notify Owner's Contract Administrator in writing of all situations that may fall within the scope of these provisions. If any conflicts exist at the time of the execution of this Agreement, Proposer agrees to submit a separate written attachment to this Agreement for SCF review. SCF will determine if the conflict is significant and material, and if so, will notify the Proposer in writing that said conflicts are a material breach and grounds for termination of the Proposer's services.

7.3 Status of Independent Contractor

The Parties intend that Proposer must provide the work described in an Agreement as an independent contractor. As an independent Contractor, Proposer is not an employee of SCF. Therefore, payments made to Proposer by SCF will not be eligible for unemployment compensation or other similar benefits. Proposer is responsible for paying all employment, income and any other taxes with respect to such payments. Neither Proposer nor any Party employed by the Proposer will be deemed for any purpose to be an employee, agent, servant or representative of SCF. Furthermore, Proposer shall not assert in any legal proceedings arising out of this Agreement that Proposer or any Party employed by Proposer is an employee, agent, servant, or representative of SCF.

7.4 Americans with Disabilities Act

All SCF owned and/or operated facilities must comply as required with the Americans with Disabilities Act, Public Law 101-336, and with the Uniform Federal Accessibility Standards ("UFAS").

7.5 Insurance Requirements

Proposer shall purchase and maintain in force at all times during the performance of services under an Agreement the following policies of insurance, unless expressly waived below by SCF in writing. Where specific limits are shown, it is understood they will be the minimum acceptable limits. If the Proposer's policy contains higher limits, SCF will be entitled coverage to the extent of such higher limits. Certificates of Insurance and the attachments of Additional Insured Endorsements and Transfer of the Waiver of Rights Endorsements must be furnished to the SCF Contract Administrator prior to performing any services. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach and grounds for termination of the Proposer's services.

1. **Commercial General Liability Insurance:** Proposer shall provide Commercial General Liability Insurance with coverage limits not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage per occurrence and \$2,000,000 Combined Single Limit of Bodily Injury and Property Damage Aggregate. Commercial General Liability insurance shall be written on ISO occurrence form CG 0001, or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). Proposer shall name SCF as an insured under the CGL, using ISO additional insured endorsements CG 20 10 and CG 20 37 or their equivalent, including coverage for SCF with respect to liability arising out of

Proposer's services provided under this Agreement. Additional insured coverage, as required in this subparagraph, will apply as primary insurance with respect to any other insurance or self-insurance programs afforded to SCF.

2. **Workers' Compensation Insurance:** Proposer shall maintain Workers Compensation and Employers Liability Insurance for his own employees in the amount required under Statutory Limits for those states in which employees are working and Employers Liability Insurance as required by state and Federal statutes. The employer's Liability Insurance shall not be less than \$1,000,000 per bodily Injury per accident, \$1,000,000 bodily injury by disease per employee and \$1,000,000 bodily injury by disease policy limit. Proposer will also be responsible for ensuring that any subcontractors who directly or indirectly provide services under this contract maintain Workers' Compensation Insurance in the amount required under Statutory Limits. Proposer waives all rights against SCF and its agents, officers, directors, and employees for recovery of damages to the extent these damages are covered by the workers compensation and employers' liability, or any commercial umbrella liability insurance obtained by Proposer pursuant to this Agreement. Proposer, pursuant to this agreement, shall obtain an endorsement equivalent to WC 00 03 13 to affect this waiver.

3. **Professional Liability Insurance:** Contractor will carry Professional Liability coverage at a limit of \$1,000,000 Per Claim and \$2,000,000 Aggregate. The policy will be endorsed to include sexual abuse coverage with a minimum separate limit of \$1,000,000 per claim. If the professional liability policy is written on a claims made form, Contractor shall provide insurance for a period of two years after final payment of this agreement.
4. **Commercial Auto Liability Insurance:** Proposer shall maintain a commercial automobile liability insurance policy covering all owned, hired, and non-owned vehicles to be used or in connection with Proposer, with coverage limits not less than \$1,000,000 per accident combined single limit bodily injury and property damage.
5. **Subcontracting Requirements:** Proposer is required to have prior written approval by SCF before using any subcontractor. SCF may, in its sole discretion, withhold its approval for any reason or for no reason. Additionally, Proposer will be responsible for ensuring that its subcontractors are bound by the same insurance provisions as required herein as required by Alaska law during the course of its subcontractors' operations. Proposer shall provide written copies of all subcontractors' certificates of insurance and endorsements to SCF prior to any subcontractor commencing work.
6. **Builder's Risk:** The Contractor shall purchase and maintain in a company or companies lawfully authorized to do business in Alaska property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus the value of subsequent Modifications and cost of materials supplied or installed by others.

7.6 Compliance with Legal Obligations and SCF Code of Conduct

Proposer agrees to comply with all Federal, state and local laws; SCF clean construction procedures; ethical, environmental or safety business standards; and any underlying agreement or grant provisions to which SCF is subject. Proposer shall ensure that the provision of services and/or expenditure of funds under this Agreement do not violate any laws, business standards, or underlying agreement or grants. Proposer shall be responsible for any damage or injury not caused by SCF as a result of Proposer's, or any subcontractor's or their employees', servants,' or agents' failure to comply with any law, applicable business standard or underlying agreement or grant. Furthermore, Proposer has been supplied with a copy of SCF's Code of Conduct and agrees to comply with its provisions and to complete SCF compliance training if necessary. The link to SCF's Ethics & Compliance page containing the Code of Conduct and Ethics can be found at: <https://www.southcentralfoundation.com/about-us/ethics-and-compliance/>

7.7 Monitoring

SCF may establish a schedule for periodic review of Proposer's performance. Review may be at least once a year, or as frequently as SCF determines necessary.

7.8 Lobbying

The undersigned representative of Proposer certifies, to the best of his/her knowledge and belief, that:

- A. No Federal appropriated funds have been paid or will be paid, by or on behalf of Proposer, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract; the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Proposer shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. Proposer shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, or cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

7.9 Exclusion and Debarment

Each party represents and warrants that no adverse action by the Federal government that will or may result in mandatory or permissive exclusion from a Federal healthcare program pursuant to 42 U.S.C §1320a-7 has occurred or is pending or threatened against it, its principals, its affiliates, or to the best of its knowledge, against any of its employees, agents or subcontractors providing services under this Agreement. Each Party additionally represents and warrants that neither it, its principals, its affiliates, and to the best of its knowledge, its employees, its agents, nor its subcontractors providing services under this agreement are suspended, debarred, or otherwise determined to be ineligible for award of contract, grant, or cooperative agreement by any Federal, state, or other governmental body.

Each Party shall immediately provide written notice to the other Party of (1) its receipt of a notice of an adverse action by the Federal government against any of the individuals or entities specified above that will or may result in mandatory or permissive exclusion from a Federal healthcare program pursuant to 42 U.S.C. §1320a-7, (2) the date of any adjudication or determination that any of the individuals or entities specified above has committed any action that would subject it/them to mandatory or permissive exclusion under 42 U.S.C. §1320a-7, or (3) a notice of an adverse action by a governmental body against any of the individuals or entities specified above

that will or may result in a determination of ineligibility for award of contract, grant or cooperative agreement. In the event either Party fails to provide the other Party with such written notice, or it is discovered that either Party's representations contained herein are false, the other Party has the right to immediately terminate this Agreement.

7.10 Successors, Assignment or Delegation

This Agreement may not be assigned or subcontracted or otherwise transferred by Proposer without the prior written consent of SCF, which SCF may withhold for any reason or for no reason, in its sole and absolute discretion, and any assignment or other transfer in violation hereof shall be null and void and of no force or effect. If SCF consents to an assignment or subcontract of all or any portion of this Agreement, Proposer warrants to SCF that the assignee or subcontractor shall execute a written instrument agreeing to be bound by all of the terms and conditions of this Agreement, that Proposer shall provide SCF with a copy of the written agreement, and that any such assignment or subcontract shall not relieve the Proposer from any obligations hereunder. Proposer further agrees that Proposer shall guarantee the performance of any assignee or subcontractor hereunder. Without limiting the foregoing, this Agreement shall be binding upon, and inure to the benefit of, the parties hereto, and their successors and permitted assigns, if any.

7.11 Nondiscrimination

Proposer shall not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, marital status, or "qualified individual with a disability status."

7.12 Alaska Native/American Indian Preference in Employment and Training

Pursuant to Section 7(B) of P.L. 93-638, 25 U.S.C. §5307(b), the Indian Self-Determination and Education Assistance Act, Proposer shall give preference in all phases of employment and training for all work performed under this Agreement to qualified Alaska Natives and/or American Indians regardless of age, marital status, religion, sex, or “qualified individual disability status,” consistent with prevailing law.

7.13 Federal Tort Claims Act

To the extent that this Contract or any portion of it comes within the coverage of Public Law 101-512 and the Federal Tort Claims Act, 28 U.S.C. §§ 2671- 2680, as implemented (the “FTCA”), all claims for damages by any person alleged to have been caused while carrying out this Agreement by the employees of Owner and/or its subsidiaries, servants, agents, representatives, affiliates, or contractors, including without limitation personal service contractors, shall be governed by the terms and to the extent provided by the FTCA, and such claims shall be made in accordance with 28 C.F.R. Part 14 and related laws.

7.14 Media Contact

Proposer, its employees, agents, and subcontractors shall not contact any member of the print or electronic media as a representative of SCF without the prior written approval of the President/CEO of SCF. If any member of the print or electronic media contacts the Proposer asking for information, the Proposer will refuse to comment and will refer the inquiry to SCF’s Office of Public Relations and the SCF Contract Administrator. Further, Proposer will not use SCF’s name in any advertising, publications, promotional materials or publicity release concerning any Agreement or the services performed under it.

EXHIBIT A: Scope of Work

Southcentral Foundation wishes to contract with a professional services firm to provide structural improvements on the Southcentral Foundation K-House in McGrath, Alaska.

- DEMO OF EXISTING FOUNDATION, ROOFING AND ROOF SHEATHING, DECKS AND STAIRS.
- INSTALLATION OF NEW CONCRETE FOUNDATION, FOUNDATION INSULATION AND WATERPROOFING.
- INSTALLATION OF NEW ROOF TRUSSES. TRUSSES TO BE SISTERED ONTO EXISTING ROOF TRUSSES.
- NEW SIDING, SOFFIT, AND ROOFING.
- INTERIOR WORK TO INCLUDE INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH AND NEW WINDOWSILLS.
- NEW ATTIC R-60 ATTIC INSULATION.
- ADDITION OF NEW ATTIC ARCTIC VENT HOODS.
- REPLACEMENT OF WINDOWS AND EXTERIOR DOORS.
- NEW CRAWL SPACE VAPOR BARRIER.
- INCIDENTAL ELECTRICAL AND MECHANICAL WORK.

ALT 1: UPGRADE ASPHALT ROOFING TO METAL ROOFING, PERFORATED METAL SOFFIT, METAL FASCIA FLASHING, AND INTEGRATED SNOW GUARDS; SEE MATERIALS LIST

ALT 2: UPGRADE SIDING TO METAL SIDING; SEE MATERIALS LIST. SIDING TO INCLUDE COVERAGE FOR CONCRETE FOUNDATION WALL.

ALT 3: VARIOUS MAINTENANCE AND REPAIR ITEMS: REPLACE OUTLETS WITH GFCI OUTLETS IN BATHROOM, KITCHEN AND UTILITY ROOM, INSTALL NEW KITCHEN FAUCET. WORK MIGHT BE ADDED DURING CONTRACT WINDOW. BID PER ITEM. OWNER WILL ESTABLISH ORDER OF MAGNITUDE FOR THESE ITEMS.

This project is Federal Davis Bacon requiring weekly certified payroll.

EXHIBIT B: Proposal Offer and Signature Page (1 of 2)

RFP Number: SCF25-1179

RFP Name: McGrath K-House Structural Improvement project

Proposal Due Date: December 2, 2025 by 2PM AKST

PROPOSERS MUST COMPLETE THE SECTION BELOW

A. Lump sum/Fixed Fee Price Contract value \$_____

B. Fully burdened Hourly Rates of key personnel (on a separate sheet) _____

ALT 1 \$_____

ALT 2 \$_____

ALT 3 \$_____

AN/AI Preference:

Is an Alaska Native / American Indian Business Owner Preference being claimed? YES ☐ or NO ☐

(Must include proof of AN/AI Ownership in Section 3 of Proposal)

Company Name: _____

Contact Name: _____

Email: _____

Phone: _____

Address

City

State

Zip Code

EXHIBIT B: Proposal Offer and Signature Page (2 of 2)

Acknowledgement of receipt of Addenda:

Addendum No. _____ Date Received: _____ Signature: _____

Addendum No. _____ Date Received: _____ Signature: _____

Addendum No. _____ Date Received: _____ Signature: _____

Addendum No. _____ Date Received: _____ Signature: _____

Addendum No. _____ Date Received: _____ Signature: _____

By signing below Proposer agrees to all terms and conditions as listed within this Request for Proposal issued by SCF.

Authorized Signature: _____ Date: _____

EXHIBIT C: Form of Non-Collusive Affidavit

FORM OF NON-COLLUSIVE AFFIDAVIT

AFFIDAVIT

(PRIME PROPOSER)

State of: _____

_____, Judicial District

_____, being first duly sworn, deposes and says:

"That he/she is the Proposer, or a partner or officer of the firm, party, etc., making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or a sham; that said Proposer has not colluded, conspired, connived or agreed, directly or indirectly, with any Proposer or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communications or conference, with any person, to fix the bid price of affiant or any other Proposer, or to fix any overhead, profit or cost element or said bid price, or of that of any other Proposer, or to secure any advantage against the Southcentral Foundation or any person interested in the proposed contract; and that all statements in said proposal or bid are true."

Signature of: _____

Proposer's Representative

NOTARY

Subscribed and sworn to before me this _____ day of _____, 2025.

My Commission Expires:

EXHIBIT D: Sample SCF Agreement

See below.

**PROFESSIONAL SERVICES CONTRACT
BY AND BETWEEN
SOUTHCENTRAL FOUNDATION AND SUPPLIER NAME**

This Professional Services Contract (the "Agreement") is made and entered into on Contract Start Date (the "Effective Date"), by and between Supplier Name, Supplier Primary Address Street1, Supplier Primary Address City, Supplier Primary Address State Supplier Primary Address Postal Code (hereinafter referred to as "Contractor") and Southcentral Foundation, 4501 Diplomacy Drive, Anchorage, Alaska 99508 (hereinafter referred to as "SCF") the tribal organization designated by Cook Inlet Region, Inc. to provide healthcare services to Alaska Native and American Indian beneficiaries of the Indian Health Service pursuant to P.L. 93-638, as amended, the Indian Self Determination and Education Assistance Act, and Section 325 of P.L. 105-83.

The purpose of this Agreement is to Contract Purpose.

1. Scope of Services

- a. Contractor shall provide all labor, equipment, and materials needed to Description of Work, located at Address/Location of Work, as described in Contractor's quote dated Contractor's quote date, which is incorporated by reference into this Agreement as Exhibit A.
- b. SCF shall... [DELETE IF NOT NEEDED]

2. Term

The term of this Agreement shall commence on the Effective Date and shall continue Term of Agreement. This Agreement may be extended by mutual written agreement of both parties, contingent upon continued funding.

3. Compensation

- a. Payment to Contractor shall not exceed \$Contract Maximum Value.
- b. Additional services performed by Contractor that are not specifically provided for in this Agreement will be not compensated; nor may Contractor perform any services not covered by the Agreement unless the services are specifically approved in writing by the SCF Program Manager or another authorized SCF agent.
- c. All invoices should include a brief description of the work completed (e.g. dates, number of hours, location services performed, applicable SCF program) and **SCF Contract Number: Contract Number**.
- d. Contractor shall email invoice to: both the department contact email and SCFAPPillar@scf.cc or mail Southcentral Foundation, ATTN: Accounts Payable, 7033 E. Tudor Road, Anchorage, Alaska 99507.

4. Termination

- a. Either party may terminate this Agreement, in whole or in part, for cause, at any time by written notice of the terminating party to the other party. Either party may terminate this Agreement, in whole or in part, without cause, by 30 day written notice of the terminating party to the other party. Notice of termination will be sent by certified mail. If hand delivered, then the delivery of the notice of the termination shall be evidenced by a signed and dated receipt. The obligation to pay monies due under this Agreement for service provided prior to the termination if any, shall survive termination.
- b. Upon termination, Contractor shall immediately deliver to SCF all documentation including, without limitation, medical, dental or behavioral health charts; x-rays; drawings; specifications; calculations; notes; files; and computer data relating to the services performed hereunder. All such documents will be the exclusive property of SCF and SCF may use such documents as it may choose, including for completion of the work assigned hereunder by it or other contractors. Failure to deliver the above-referenced documents shall be cause for SCF to withhold all payments due Contractor.

5. Status of Independent Contractor

The parties intend that Contractor shall provide the work described in this Agreement as an independent contractor. As an independent contractor, Contractor is not an employee of SCF. Therefore, payments made to Contractor by SCF for this Agreement will not be eligible for unemployment compensation or other similar benefits. Contractor is responsible for paying all employment, income and any other taxes with respect to such payments. Neither Contractor nor any party employed by Contractor shall be deemed for any purpose to be an employee, agent, servant or representative of SCF. Further, Contractor shall not assert in any legal proceedings arising out of this Agreement that Contractor or any party employed by Contractor is an employee or loaned servant of SCF.

6. Liability

Contractor shall not do, nor permit anything to be done, which in any manner shall subject SCF to any liability as a result of this Agreement. Contractor shall be solely responsible for the supervision, acts and omissions of its employees, subcontractors, if any, and agents.

7. Federal Tort Claims Act

All claims for damages by any person alleged to have been caused while carrying out this Agreement shall be governed by the terms of and to the extent provided by Public Law 101-512 and the Federal Tort Claims Act, 28 U.S.C. 2671-2680, as implemented, and such claims will be made in accordance with 28 C.F.R. Part 14 and related law.

8. Indemnity

Notwithstanding Section 7, Federal Tort Claims Act, each party (as the "Indemnifying Party") will indemnify, hold harmless, and defend the other party (as the "Indemnified Party"), including its officers, directors, employees, agents, and subcontractors, if any, from and against any and all liability, including but not limited to fines, penalties, settlements, judgments, awards, attorney's fees, and costs and expenses, for all actions, claims, damages, losses, and expenses arising directly or indirectly as a result of

any strict liability, error, omission, or negligent act or willful misconduct of the Indemnifying Party, its assignee, subcontractor, or anyone directly or indirectly employed by it or them in the performance of this Agreement, except for any claims or damages caused solely as a result of the willful misconduct of the Indemnified Party. Any claims, damages, liability, losses and expenses arising out of or resulting from or sustained in connection with the performance of work, under this Agreement, that are the result of the negligence or willful misconduct of both parties, will be apportioned on a comparative fault basis. This provision shall survive the termination of this Agreement with respect to acts or omissions that occurred prior to termination and shall be in effect during all applicable statutes of limitations.

9. Insurance Requirements

See Appendix A attached hereto.

10. Compliance with Legal Obligations and SCF Code of Conduct

Contractor agrees to comply with all federal, state and local laws; ethical, environmental or safety business standards; and any underlying agreement or grant provisions to which SCF is subject. Contractor shall ensure that the provision of services and/or expenditure of funds under this Agreement do not violate any laws, business standards, or underlying agreement or grants. Contractor shall be responsible for any damage or injury not caused by SCF as a result of Contractor's, or any subcontractor's or their employees', servants', or agents' failure to comply with any law, applicable business standard, or underlying agreement or grant. Furthermore, Contractor has been supplied with a copy of SCF's Code of Conduct and agrees to comply with its provisions and to complete SCF compliance training if necessary.

11. Confidentiality

- a.** Contractor and SCF shall protect the Proprietary Information of the other and shall keep all such Proprietary Information confidential. Proprietary Information shall be disclosed only on a need-to-know basis. "Proprietary Information" means non-public information of competitive or commercial value to the Discloser; and personal or medical information regarding the Discloser's employees, customers, patients and staff, which either: (i) the Discloser has designated as confidential (by legend or other reasonable means); or (ii) a reasonable person would recognize as confidential or proprietary in nature. Any disclosures made by SCF to Contractor are made in reliance on this Section and Contractor's agreement to maintain confidentiality. Contractor acknowledges that certain information that may be disclosed to it by SCF may be subject to special disclosure limitations under federal, state or local law, and Contractor expressly agrees to comply in all respects with any such laws. Contractor shall be responsible for any breach by its employees or subcontractors of this Section.
- b.** All medical information and/or data concerning specific patients (including but not limited to, the identity of the patients), derived from or obtained during the course of the services under this Agreement, shall be treated by Contractor as confidential so as to comply with all applicable local, state and federal laws regarding the confidentiality of patient records and the privacy, security, and administration of health information. Such medical information and/or data shall not be released, disclosed or published to any party other than as required or permitted under applicable laws. Such applicable laws include, but are not limited to, the Federal Privacy Act, 5 U.S.C. §552a(b); the Public Health Service Act, 42 CFR Part 2; and the Health Insurance Portability and Accountability Act of 1996 as amended ("HIPAA"), 42 U.S.C. § 1171 et seq. and regulations issued under it. This provision shall survive the termination or expiration of this Agreement.

- c. All obligations of Contractor regarding confidentiality and disclosure of information contained in this Agreement shall survive the termination of this Agreement and remain binding upon Contractor and its successors and assigns.

12. HIPAA Compliance

- a. Contractor and SCF shall carry out their obligations under this Agreement so as to (i) ensure that the provision of services contemplated therein complies with all applicable laws and regulations, including privacy regulations now in effect pursuant to Public Law 104-191 of August 21, 1996, known as the Health Insurance Portability and Accountability Act of 1996, Subtitle F - Administrative Simplification, Sections 261, et seq., as amended ("HIPAA") to protect the privacy of any individually identifiable patient information ("Protected Health Information") that is learned as a result of the services provided pursuant to the Agreement, and (ii) implement any changes required during the term of the Agreement which are necessary to adapt the services to comply with any future applicable laws or regulations, including, without limitation, additional privacy and security requirements promulgated under HIPAA and other applicable State and Federal laws and regulations.
- b. Contractor and SCF agree that they will (i) not use or further disclose Protected Health Information obtained or accessible by it as a result of its performance under the Agreement other than as permitted or required thereunder or by law, (ii) use appropriate safeguards to prevent use or disclosure of such Protected Health Information except as permitted by the Agreement, (iii) report to the other party any use or disclosure of Protected Health Information not provided for in the Agreement of which it becomes aware and mitigate, to the extent practicable, any harmful effect of such use or disclosure, (iv) ensure that any agents, including subcontractors, to whom it provides Protected Health Information, or who have access to Protected Health Information, agree to the same restrictions and conditions that apply to Contractor with respect to such Protected Health Information, (v) make available Protected Health Information to the individual who has a right of access under State and/or Federal law or regulation, (vi) make available Protected Health Information for amendment and incorporate any amendments to Protected Health Information, (vii) make available the information required to provide an accounting of disclosures, (viii) make its internal practices, books and records relating to the use and disclosure of Protected Health Information received or obtained from the other party, or created or received by Contractor available to the Secretary of HHS for determining Provider's compliance with Federal regulations, and (ix) unless prohibited by law, at the termination of the Agreement, return or destroy all Protected Health Information received from, or created on behalf of, the other party to the Agreement.
- c. In the event that Contractor or SCF breaches any of the above provisions, or declines to implement any changes that are required or reasonably requested to ensure compliance with such laws and regulations, the non-breaching party may immediately terminate the Agreement with notice of termination to the breaching party.

13. Notices

All notices and other required communications ("Notices") shall be sent to the addresses set forth below. All Notices shall be given by (a) personal delivery with written acknowledgement of receipt, or (b) by registered or certified mail, return receipt requested, or (c) by courier service. All Notices shall be effective

and shall be deemed delivered on the next business day after actual receipt. Either party may change its address for Notice from time to time by so notifying the other in accordance with this provision. All Notices and other required communication to the parties shall be addressed respectively as follows:

Southcentral Foundation

Attn: Kate Lynch, MBA, Manager of Contracts
7033 E Tudor Road
Anchorage, Alaska 99507
Tel: (907) 729-3007

Supplier Name

Attn: Signing Authority's Name, Signing Authority's Title
Signing Authority's Address
Signing Authority's City State ZIP
Tel: Signing Authority's Phone Number

14. Amendment/Modification

This Agreement may be amended by mutual written consent of both parties to be attached hereto and incorporated herein, and executed by Contractor and the SCF President/CEO. SCF at its discretion may amend this Agreement to conform with federal, state, or local governmental guidelines, policies and available funding amounts, or for any other reason. If such amendments result in a change in the funding, the scope of service or schedule, or the activities to be undertaken as a part of this Agreement, such modification will be incorporated only by written amendment executed by both the SCF President/CEO and Contractor.

15. Monitoring

SCF may establish a schedule for periodic review of Contractor's performance. Review may be at least once a year, or as frequently as SCF determines necessary.

16. Lobbying

The undersigned representative of Contractor certifies, to the best of his/her knowledge and belief, that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of Contractor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract; the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

- c. Contractor shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, or cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

17. Exclusion and Debarment

Each party represents and warrants that no adverse action by the federal government that will or may result in mandatory or permissive exclusion from a federal healthcare program pursuant to 42 U.S.C. §1320a-7 has occurred or is pending or threatened against it, its principals, its affiliates, or to the best of its knowledge, against any of its employees, agents or subcontractors providing services under this Agreement. Each party additionally represents and warrants that neither it, its principals, its affiliates, and to the best of its knowledge, its employees, its agents, nor its subcontractors providing services under this Agreement are suspended, debarred, or otherwise determined to be ineligible for award of contract, grant or cooperative agreement by any federal, state, or other governmental body.

Each party shall immediately provide written notice to the other party of (1) its receipt of a notice of an adverse action by the federal government against any of the individuals or entities specified above that will or may result in mandatory or permissive exclusion from a federal healthcare program pursuant to 42 U.S.C. §1320a-7, (2) the date of any adjudication or determination that any of the individuals or entities specified above has committed any action that would subject it/them to mandatory or permissive exclusion under 42 U.S.C. §1320a-7, or (3) a notice of an adverse action by a governmental body against any of the individuals or entities specified above that will or may result in a determination of ineligibility for award of contract, grant or cooperative agreement. In the event either party fails to provide the other party with such written notice, or it is discovered that either party's representations contained herein are false, the other party has the right to immediately terminate this Agreement.

18. Nondiscrimination

Except as provided in Section 19, Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, marital status, or "qualified individual with a disability status".

19. Alaska Native/American Indian Preference In Employment and Training

Pursuant to Section 7(B) of P.L. 93-638, 25 U.S.C. §5307(b), the Indian Self-Determination and Education Assistance Act, Contractor shall give preference in all phases of employment and training for all work performed under this Agreement to qualified Alaska Natives and/or American Indians regardless of age, marital status, religion, sex, or "qualified individual disability status," to the extent authorized by prevailing law or SCF's Compact with the U.S. Indian Health Service.

20. Risk Management and Incident Reporting Cooperation

The parties agree to cooperate with each other's reasonable risk management and quality assurance activities, to the extent applicable to the services provided under this Agreement. Should a party become aware of an incident or claim which may give rise to a claim under any applicable professional liability policy of insurance; the party shall notify the other party within a reasonably prompt time after becoming aware of the incident or claim. The obligations of this provision shall survive termination of this Agreement.

21. Terms of Underlying Agreement or Grant

This Agreement may be subject to an underlying Agreement or Grant ("The Underlying Agreement or Grant"). The terms and conditions imposed upon SCF in an Underlying Agreement or Grant are applicable to and binding upon Contractor. A copy, if applicable, of the Underlying Agreement or Grant is available for Contractor's review at SCF's place of business. In the event of a conflict between the terms and conditions of this Agreement and an Underlying Agreement or Grant the terms of an Underlying Agreement or Grant shall control.

22. Criminal Background Investigation

Contractor and any individual employed by Contractor providing services under this Agreement shall be subject to SCF's background check policy and procedure. Contractor and any individual employed by Contractor providing services under this Agreement shall be screened for listing as an "Excluded Person/Party" on the Federal System for Award Management and shall also undergo a criminal history screen to ensure that they meet the criminal history standards set forth in all applicable local, state and federal laws including, but not limited to, the Social Security Act, 42 U.S.C § 1320a-7; the Indian Child Protection and Family Violence Prevention Act, 25 U.S.C. § 3201 et seq., the Crime Control Act of 1990, 42 U.S.C. Sec.13041 et seq.; and the Alaska Criminal History and Barrier Crimes Statutes and Regulations, AS 47.05.300 et seq.; 7 AAC 10.

Prior to providing services under this Agreement, Contractor and any individual employed by Contractor providing services under this Agreement shall submit to any necessary criminal background investigation. SCF may perform such investigation and may invoice Contractor for the costs of fingerprinting (if necessary) and applicable criminal history screening. If Contractor and/or any individual employed by Contractor providing services under this Agreement do not meet SCF's criminal history requirements, SCF will provide written notice to Contractor and this Agreement may be terminated immediately.

During the term of this Agreement, Contractor shall immediately provide to SCF written notice of any arrests, charges, convictions, or any other criminal legal action taken against Contractor and/or any individual employed by Contractor providing services under this Agreement. SCF may terminate this Agreement immediately if Contractor fails to provide to SCF written notice of such criminal legal action.

23. Health Requirements

Contractor shall comply with SCF's immunization requirements to include: MMR (documentation of 2 vaccines or proof of immunity via a titer), Varicella (documentation of 2 vaccines or proof of immunity via a titer), Hepatitis B series (documentation of 2 or 3 dose vaccine series or proof of immunity via a titer) , at least one Tdap on record and/or Tdap or TD within the last 10 years, COVID-19 (documentation of full vaccination – this means two weeks post second shot of Pfizer monovalent, Moderna monovalent, Novavax or two weeks post single shot of Johnson and Johnson, Pfizer bivalent or Moderna bivalent), documentation of PPD skin testing placement with reading or QuantiFERON lab for Tuberculosis within previous 12 months, and annual Influenza vaccine by October 30th of each year. Contractor shall comply with any SCF screening protocols that may be in place as part of SCF's emergency preparedness or response procedures, prior to coming onsite. Contractor shall maintain physical distancing of at least six (6) feet and wear a mask as required. **[DELETE THIS SECTION IF NOT APPLICABLE]**

24. General Provisions

- a. **Governing Law, Venue, and Jurisdiction.** This Agreement shall be governed, construed and enforced in accordance with the laws of the State of Alaska and the United States of America. All parties expressly agree that should litigation or any legal proceeding be necessary under this Agreement, the same shall be commenced exclusively in Alaska Superior Court, Third Judicial District at Anchorage or in the United States District Court for the District of Alaska.
- b. **Legal Construction/Severability.** This Agreement has been negotiated by the parties and their respective legal counsel, if any, and the parties intend and agree that the rule of construction that a document is construed against the drafting party shall not apply to this Agreement. In case any provision of this Agreement is found by a court of law to be invalid, unenforceable, or in violation of law, this Agreement shall be construed as if such invalid or unenforceable provision had never been contained herein and all remaining provisions of this Agreement shall continue to be valid and binding upon the parties.
- c. **Ownership of Materials.** All data, materials and documents developed or produced as deliverables under this Agreement (e.g., original computer disks, hard copies of information stored on computer disks, pamphlets, brochures, media releases, video including copyrights, etc.) will automatically become the property of SCF and remain the property of SCF without further compensation to Contractor. Any and all such materials and documents must be submitted to SCF upon expiration or termination of this Agreement. Contractor expressly agrees to ensure that this provision is included in any subcontract of services hereunder. If applicable, Contractor agrees to sign the copyright agreement attached hereto and incorporated herein. Notwithstanding anything else in this Section, Contractor shall retain ownership of templates used in the creation of the work product and components or modules of the work product which provide business or technical information or utility not unique to SCF's business. To the extent that Contractor's templates, skills, or knowledge are embedded in any work product or deliverable provided to SCF, Contractor grants SCF a perpetual, royalty-free, non-transferable limited license to use such templates, skills or knowledge in the ordinary course of its business as a provider of healthcare services.
- d. **Audit and Examination of Records.** Contractor agrees to maintain and make available for review by SCF all books, records, documents and other evidence pertaining to costs and expenses of this Agreement for examination and audit by SCF for a period of seven (7) years from and after the termination of this Contract. SCF shall have the right to make copies of documents audited and such copies will become the confidential property of SCF.
- e. **Media Contact.** Contractor, its employees, agents, and subcontractors shall not contact any member of the print or electronic media as a representative of SCF without the prior written approval of the President/CEO of SCF. If any member of the print or electronic media contacts Contractor asking for information, Contractor will refuse to comment and will refer the inquiry to SCF's Office of Corporate Communications. Further, Contractor will not use SCF's name in any advertising, publications, promotional materials or publicity release concerning this Agreement or the services performed under it.
- f. **Entire Agreement.** This Agreement represents the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior or contemporaneous, express or implied, written or oral agreements, representations and conditions

between the parties with respect thereto. [DELETE IF NOT APPLICABLE: Notwithstanding this provision, if applicable, the parties agree to comply with the terms of the HIPAA Business Associate Addendum attached to this Agreement as Appendix B.]

- g.** Captions. Titles or captions contained herein are inserted as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of the Agreement or any provision thereof.
- h.** Successors, Assignment or Delegation. This Agreement may not be assigned or subcontracted or otherwise transferred by Contractor without the prior written consent of SCF, which SCF may withhold for any reason or for no reason, in its sole and absolute discretion, and any assignment or other transfer in violation hereof shall be null and void and of no force or effect. If SCF consents to an assignment or subcontract of all or any portion of this Agreement, Contractor warrants to SCF that the assignee or subcontractor shall execute a written instrument agreeing to be bound by all of the terms and conditions of this Agreement, that Contractor shall provide SCF with a copy of the written agreement, and that any such assignment or subcontract shall not relieve Contractor from any obligations hereunder. Contractor further agrees that Contractor shall guarantee the performance of any assignee or subcontractor hereunder. Without limiting the foregoing, this Agreement shall be binding upon, and inure to the benefit of, the parties hereto, and their successors and permitted assigns, if any.
- i.** No Third Party Beneficiaries/Partnership. This Agreement does not create, and shall not be construed as creating, any rights enforceable by any person or entity not a party to this Agreement. Nothing in this Agreement shall be intended or deemed to create a partnership, joint venture, association, or other similar relationship between the parties hereto.
- j.** Waiver. No provision of this Agreement may be waived unless agreed to by SCF in writing. No delay on the part of SCF in the exercise of any right, power, or remedy shall operate as a waiver thereof; nor shall any single or partial exercise by SCF of any right, power, or remedy preclude other or further exercise thereof, or the exercise of any other right, power, or remedy. All rights, powers and remedies shall be cumulative.
- k.** Legal Expenses. If either party to this Agreement brings suit or otherwise becomes involved in any legal proceedings seeking to enforce the terms of this Agreement, or to recover damages for breach, the prevailing party shall be entitled to recover its full reasonable cost and expenses (including fees of attorneys, expert witnesses, accountants, court reporters and others) incurred in connection therewith including all such reasonable cost and expenses incurred in: (i) trial and appellate court proceeding, (ii) bankruptcy or other insolvency proceedings, and (iii) post-judgment collection proceedings.
- l.** Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which taken together shall constitute a single agreement.
- m.** Conflict of Interest. Contractor shall not refer work to himself/herself/itself or to any prohibited entity in violation of the Stark or anti-kickback provisions of federal law. No amount hereunder is intended to be, nor shall be, construed as an inducement or payment for referral of or recommending referral of patients of Contractor to SCF. Contractor agrees that, during the term of this Agreement, Contractor will not perform similar services for any other client in the same business as SCF unless SCF agrees in writing to such arrangements. Contractor agrees to

immediately notify SCF's Contracts Administrator of all situations that fall within the scope of this provision. If any conflicts exist at the time of the execution of this Agreement, Contractor agrees to submit a separate attachment to this Agreement for approval and Contractor acknowledges that this Agreement may be terminated immediately if such conflicts violate the Stark or anti-kickback provisions of federal law.

- n. Force Majeure. Each party shall not be liable for their respective failure to perform any of their obligations under this Agreement if prevented from performing such obligation by a cause beyond their respective reasonable control, which by the use of due diligence Contractor or SCF, as the case may be, shall not have been able to overcome, including, but not limited to, acts of God, natural disaster, civil commotion, quarantine, fire, labor disputes or any action or non-action by the United States government, including changes in existing legislation affecting the subject matter of this Agreement.
- o. Signatures. The undersigned individuals executing this Agreement represent and warrant that they are fully authorized to do so and bind the respective party for the purposes provided herein.

SOUTHCENTRAL FOUNDATION

SUPPLIER NAME

By: _____

By: _____

April Kyle, MBA

Signing Authority's Name

President/CEO

Signing Authority's Title

Date: _____

Date: _____

APPENDIX A – INSURANCE PROVISIONS

Notwithstanding Section 7, Federal Tort Claims Act, without limiting Contractor's indemnification pursuant to Section 8, Indemnity, it is agreed that Contractor shall purchase and maintain in force at all times during the performance of services under this Agreement the following policies of insurance, unless expressly waived below by SCF in writing. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If Contractor's policy contains higher limits, SCF shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance and the attachments of Additional Insured Endorsements and Transfer of the Waiver of Rights Endorsements must be furnished to SCF Contract Specialist prior to beginning work. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach and grounds for termination of Contractor's services.

- 1) Commercial General Liability Insurance: Contractor shall provide Commercial General Liability Insurance with coverage limits not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage per occurrence and \$2,000,000 Combined Single Limit of Bodily Injury and Property Damage Aggregate. Commercial General Liability insurance shall be written on ISO occurrence form CG 0001 or a substitute form providing equivalent coverage and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury and liability assumed under an insured contract (including the tort liability of another assumed in a business contract). Contractor shall name SCF as an insured under the CGL, using ISO additional insured endorsements CG 20 10 and CG 20 37 or their equivalent, including coverage for SCF with respect to liability arising out of Contractor's services provided under this Agreement. Additional insured coverage, as required in this subparagraph, will include completed operations and will apply as primary insurance with respect to any other insurance or self-insurance programs afforded to SCF.
- 2) Workers' Compensation Insurance: Contractor must maintain Workers Compensation and Employers Liability Insurance for its own employees in the amount required under Statutory Limits for those states in which employees are working and Employers Liability Insurance as required by state and federal statutes. The employer's Liability Insurance shall not be less than \$1,000,000 per bodily Injury per accident, \$1,000,000 bodily injury by disease per employee and \$1,000,000 bodily injury by disease policy limit. Contractor will also be responsible for ensuring that any subcontractors who directly or indirectly provide services under this contract maintain Workers' Compensation Insurance in the amount required under Statutory Limits. Contractor waives all rights against SCF and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the workers compensation and employers liability or any commercial umbrella liability insurance obtained by Contractor pursuant to this Agreement. Contractor, pursuant to this agreement, shall obtain an endorsement equivalent to WC 00 03 13 to affect this waiver.
- 3) Professional Liability Insurance: Contractor will carry Professional Liability coverage at a limit of \$1,000,000 Per Claim and \$2,000,000 Aggregate. The policy will be endorsed to include sexual abuse coverage with a minimum separate limit of \$1,000,000 per claim. If the professional liability policy is written on a claims made form, Contractor shall provide insurance for a period of two years after final payment of this agreement.

- 4) Commercial Auto Liability Insurance: Contractor shall maintain a commercial automobile liability insurance policy covering all owned, hired, and non-owned vehicles to be used or in connection with Contractor, with coverage limits not less than \$1,000,000 per accident combined single limit bodily injury and property damage.
- 5) Subcontracting Requirements: Contractor is required to have prior approval by SCF before using any subcontractor. SCF may, in its sole discretion, withhold its approval for any reason or for no reason. Additionally, Contractor shall be responsible for ensuring that its subcontractors comply with the same insurance provision as required herein and as required by Alaska law during the course of its subcontractors' operations. Contractor shall provide copies of all subcontractors' certificates of insurance and endorsements to SCF prior to any subcontractor commencing work.

EXHIBIT A – CONTRACTOR'S QUOTE & WORK DETAIL DATED CONTRACTOR'S QUOTE DATE

EXHIBIT E SCF McGrath K-House Design Drawings and Spec

GENERAL NOTES

1.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED STATE OF ALASKA AMENDMENTS AND PROVISIONS OF THE INTERNATIONAL BUILDING CODE, NFPA, INTERNATIONAL MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, ALL LOCAL AND STATE OF ALASKA CODE REGULATIONS AND AMENDMENTS, AND TRADE STANDARDS.
2.

THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUB-CONTRACTORS. THE DIVISION OF THE WORK SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC, ENVIRONMENT AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DURING CONSTRUCTION.
4.

CONTRACTOR SHALL COORDINATE WORK SCHEDULE, LOCATION OF STORAGE AREAS, COLLECTION OF TRASH, AND DELIVERY OF MATERIALS WITH THE PROJECT MANAGER.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL RUBBISH AND DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION ACTIVITIES. DISPOSAL SHALL BE IN AN APPROVED SITE AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXISTING FACILITIES FOR HEAT, LIGHT AND POWER WITHIN THE PREMISES AND IN THE CONSTRUCTION AREA DURING THE ENTIRE CONSTRUCTION PERIOD. PROVIDE NECESSARY MATERIALS AND LABOR FOR TEMPORARY POWER CONNECTIONS FOR MACHINES, PORTABLE EQUIPMENT, TOOLS, ETC. AS USED BY TRADES, REGARDLESS OF SIZE.
7.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. IF A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, OR IF A DIMENSIONAL ERROR IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER BEFORE COMMENCING WITH THAT PORTION OF THE WORK.
8.

SHOULD AN ERROR APPEAR IN THE WORKING DETAILS OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER AT ONCE AND IN WRITING. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT HAVING GIVEN SUCH WRITTEN NOTICE AND WITHOUT RECEIVING THE NECESSARY APPROVAL, DECISIONS OR INSTRUCTION IN WRITING FROM THE OWNER, THE CONTRACTOR SHALL HAVE NO VALID CLAIM AGAINST THE OWNER, FOR THE COST OF SO PROCEEDING AND SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT. NO VERBAL APPROVAL, DECISION, OR INSTRUCTION SHALL BE VALID OR BE THE BASIS FOR ANY CLAIM AGAINST THE OWNER, ITS OFFICERS, EMPLOYEES OR AGENTS. THE FOREGOING INCLUDES TYPICAL ERRORS IN THE SPECIFICATIONS OR NOTATIONAL ERRORS IN THE WORKING DETAILS WHERE THE INTERPRETATIONS IS DOUBTFUL OR WHERE THE ERROR IS SUFFICIENTLY APPARENT AS TO PLACE A REASONABLY PRUDENT CONTRACTOR ON NOTICE THAT SHOULD IT BE ELECTED TO PROCEED, IT IS DONE SO AT THE CONTRACTOR'S OWN RISK.
9.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER WHERE A CONFLICT OR A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND ANY OTHER PORTION OF THE CONTRACT DOCUMENTS OR EXISTING FIELD CONDITIONS. SUCH NOTIFICATION SHALL BE GIVEN IN DUE TIME SO AS NOT TO AFFECT THE CONSTRUCTION SCHEDULE. IN CASE OF A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION SHALL TAKE PRECEDENCE UNLESS WRITTEN APPROVAL HAS BEEN GIVEN FOR THE LEAST RESTRICTIVE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE DRAWINGS PRIOR TO COMMENCING ANY WORK.
10.

IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF ALASKA LATEST EDITION, AND ALL OSHA REQUIREMENTS. THE OWNER AND THE ARCHITECT OR ENGINEER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING OR OTHER TEMPORARY CONSTRUCTION DESIGNS REQUIRED.
11.

WHERE NO SPECIFIC DETAILS IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT OR TO APPROPRIATE STANDARDS OF WORKMANSHIP OF CONTEMPORARY CONSTRUCTION PRACTICES. SHOULD THERE BE ANY QUESTIONS, CONTACT THE ARCHITECT OR ENGINEER PRIOR TO PROCEEDING.
12.

ANY SUBSTITUTIONS FOR MATERIALS, STRUCTURAL MEMBERS, HARDWARE, EQUIPMENT OR DETAILS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER. SUCH REVIEW MAY BE BILLED ON A TIME AND MATERIALS BASIS TO THE GENERAL CONTRACTOR UNDER APPROVED AGREEMENT WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
13.

ALL COMPONENTS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
14.

DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT OR ENGINEER FOR ANY DIMENSIONS NOT SHOWN.
15.

THESE DRAWINGS ARE NOT COMPLETE UNTIL REVIEWED AND ACCEPTED BY THE LOCAL BUILDING OFFICIALS AND SIGNED BY THE OWNER AND THE ARCHITECT AND/OR ENGINEER.
16.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND/OR ENGINEER AND ARE THE PROPERTY OF THE OWNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER AND FOR APPROVED COMPENSATION.
17.

ALL COLOR SELECTION SHALL BE PER THE COLOR SCHEDULE OR IF NOT ON THE COLOR SCHEDULE THEN SUBMIT TO THE ARCHITECT FOR APPROVAL.
18.

EXISTING CONDITIONS DERIVED FROM SITE VISIT OBSERVATIONS AND AVAILABLE HISTORICAL DESIGN DOCUMENTS. CONTRACTOR TO VERIFY HIDDEN CONDITIONS AS NECESSARY.
19.

THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE STABILITY OF THIS STRUCTURE DEPENDS ON THE DIAPHRAGM AND BRACING MEMBERS SHOWN. THE CONTRACTOR IS TO PROVIDE FOR THE DESIGN AND CONSTRUCTION OF SHORING FOR ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, AND CONSTRUCTION LOADS. SHORING SHALL REMAIN IN PLACE UNTIL ALL DIAPHRAGM AND LATERAL RESISTING ELEMENTS ARE IN PLACE IN THEIR ENTIRETY.
20.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE, FUNCTIONAL, AND WEATHERTIGHT BUILDING BASED ON THE DESIGN INTENT PUT FORTH IN THE DRAWINGS.
21.

PRE-BID SITE VISIT IS REQUIRED BY CONTRACTOR FOR COMPLETE UNDERSTANDING OF EXISTING CONDITIONS AND CONSTRUCTION SCOPE.
22.

SCOPE OF WORK CONTAINS SELECTIVE DEMOLITION AND RELYS ON INTERIOR FINISHES, MECHANICAL SYSTEMS, ETC. TO REMAIN UNDAMAGED AND IN WORKING ORDER. CONTRACTOR TO EXERCISE CAUTION AND PROTECT EXISTING INTERIOR FINISHES.

MCGRATH K HOUSE REPAIRS

SOUTHCENTRAL FOUNDATION

MCGRATH, ALASKA

BID DOCUMENTS

06/20/25

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	MFRD	MANUFACTURED
AB	ANCHOR BOLT	ME	MATCH EXISTING
AC	ASPHALTIC CONCRETE	MECH	MECHANICAL
ALT	ALTERNATE	MFG	MANUFACTURER
APPROX	APPROXIMATELY	MIN	MINIMUM
ARCH	ARCHITECTURAL	(N)	NEW
BLDG	BUILDING	NA	NOT APPLICABLE
BLKG	BLOCKING	NIC	NOT IN CONSTRUCTION
BN	BOUNDARY NAIL	NTS	NOT TO SCALE
BTM	BOTTOM	OC	ON CENTER
BTWN	BETWEEN	OH	OVERHEAD
CC	CENTER TO CENTER	PCC	PORTLAND CONCRETE CEMENT
☒	CENTER LINE	PERF	PERFORATED
CJ	CONSTRUCTION JOINT	PT	PRESSURE TREATED
CLR	CLEAR	REF	REFERENCE
COL	COLUMN	REINF	REINFORCING
CONC	CONCRETE	RE	RIM ELEVATION
CONT	CONTINUOUS	SC	SOLID CORE
CTJ	CONTROL JOINT	SHTG	SHEATHING
CTR	CENTER	SIM	SIMILAR
DEMO	DEMOLITION	STFNr	STIFFENER
DWG	DRAWING	STGGRD	STAGGERED
(E)	EXISTING	STL	STEEL
EA	EACH	STRUCT	STRUCTURAL
EN	EDGE NAIL	SYM	SYMMETRICAL
EL	ELEVATION	T & B	TOP AND BOTTOM
EQ	EQUAL	T & G	TONGUE AND GROVE
EXIST	EXISTING	TN	TOE NAIL
FD	FLOOR DRAIN	TOF	TOP OF FRAMING
FF	FINISH FLOOR	TYP	TYPICAL
FIN	FINISH	UNO	UNLESS OTHERWISE NOTED
FLR	FLOOR	VB	VAPOR BARRIER
FRMG	FRAMING	VERT	VERTICAL
FS	FACE OF STUD	VIF	VERIFY IN FIELD
FT	FOOT	W/	WITH
FTG	FOOTING	W/O	WITHOUT
GA	GAUGE	WD	WOOD
GALV	GALVANIZED	#	NUMBER OR POUNDS
GLB	GLU-LAM BEAM	ℓ	PLATE
GWB	GYPSUM WALL BOARD	ø	ROUND OR DIAMETER
HDR	HEADER	☐	SQUARE
HGR	HANGER	└	ANGLE
HORIZ	HORIZONTAL	┐	HAIRPIN
HM	HOLLOW METAL		
HT	HEIGHT		
LL	LIVE LOAD		
LT	LIGHT		
M	MEASURED		
MB	MACHINE BOLT		

DRAWING LIST

CIVIL DRAWINGS	
C1.0	EXISTING SITE PLAN
ARCHITECTURAL DRAWINGS	
A1	DEMOLITION PLANS
A2	RENOVATION PLANS AND DETAILS
A3	DETAILS
STRUCTURAL DRAWINGS	
S1	DESIGN CRITERIA AND STRUCTURAL NOTES
S2	FRAMING PLANS
S3	SECTIONS
S4	DETAILS
S5	DETAILS

PROJECT DESCRIPTION

STRUCTURAL IMPROVEMENTS TO EXISTING TWO BEDROOM HOUSE. EXTERIOR FINISH WORK AFTER COMPLETION OF STRUCTURAL UPGRADES. SCOPE OF WORK TO INCLUDE:

- DEMO OF EXISTING FOUNDATION, ROOFING AND ROOF SHEATHING, DECKS AND STAIRS.
- INSTALLATION OF NEW CONCRETE FOUNDATION, FOUNDATION INSULATION AND WATERPROOFING.
- INSTALLATION NEW ROOF TRUSSES. TRUSSES TO BE SISTERED ONTO EXISTING ROOF TRUSSES.
- NEW SIDING, SOFFIT, AND ROOFING.
- INTERIOR WORK TO INCLUDE INSTALLATION OF NEW CRAWL SPACE ACCESS HATCH AND NEW WINDOW SILLS.
- NEW ATTIC R-60 ATTIC INSULATION.
- ADDITION OF NEW ATTIC ARCTIC VENT HOODS.
- REPLACEMENT OF WINDOWS AND EXTERIOR DOORS.
- NEW CRAWL SPACE VAPOR BARRIER.
- INCIDENTAL ELECTRICAL AND MECHANICAL WORK.

ALT 1: UPGRADE ASPHALT ROOFING TO METAL ROOFING, PERFORATED METAL SOFFIT, METAL FASCIA FLASHING, AND INTEGRATED SNOW GUARDS; SEE MATERIALS LIST

ALT 2: UPGRADE SIDING TO METAL SIDING; SEE MATERIALS LIST.

SIDING TO INCLUDE COVERAGE FOR CONCRETE FOUNDATION WALL.

ALT 3: VARIOUS MAINTENANCE AND REPAIR ITEMS: REPLACE OUTLETS WITH GFCI OUTLETS IN BATHROOM, KITCHEN AND UTILITY ROOM, INSTALL NEW KITCHEN FAUCET. WORK MIGHT BE ADDED DURING CONTRACT WINDOW. BID PER ITEM. OWNER WILL ESTABLISH ORDER OF MAGNITUDE FOR THESE ITEMS.

PROJECT TEAM

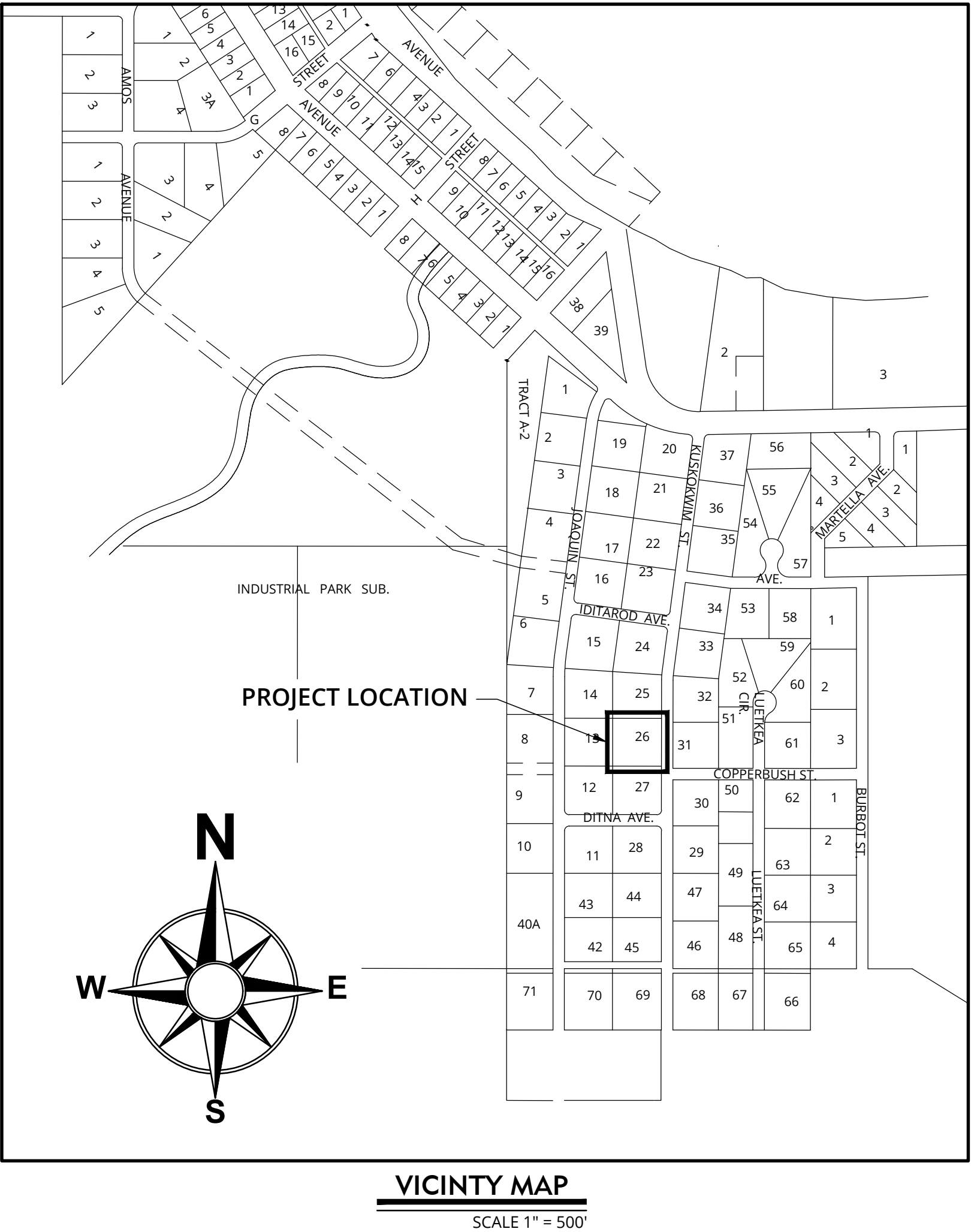
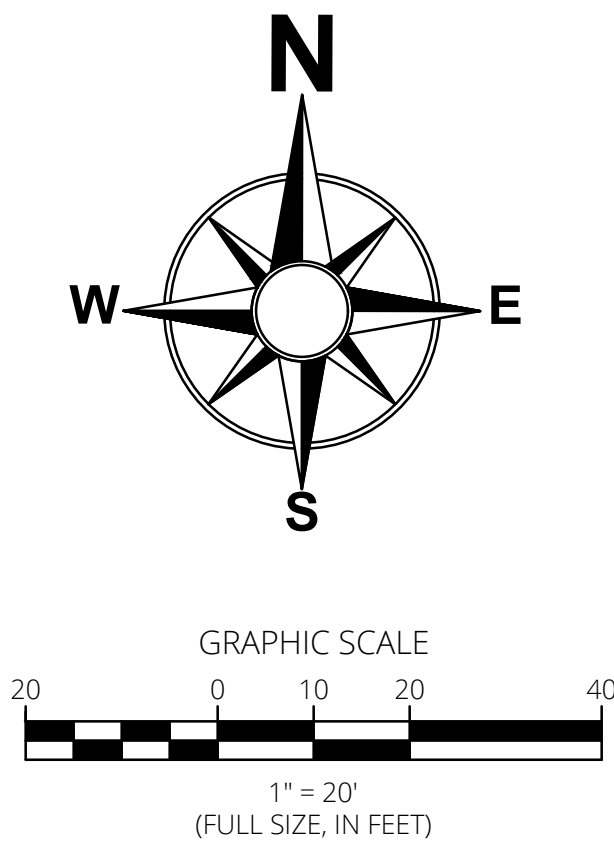
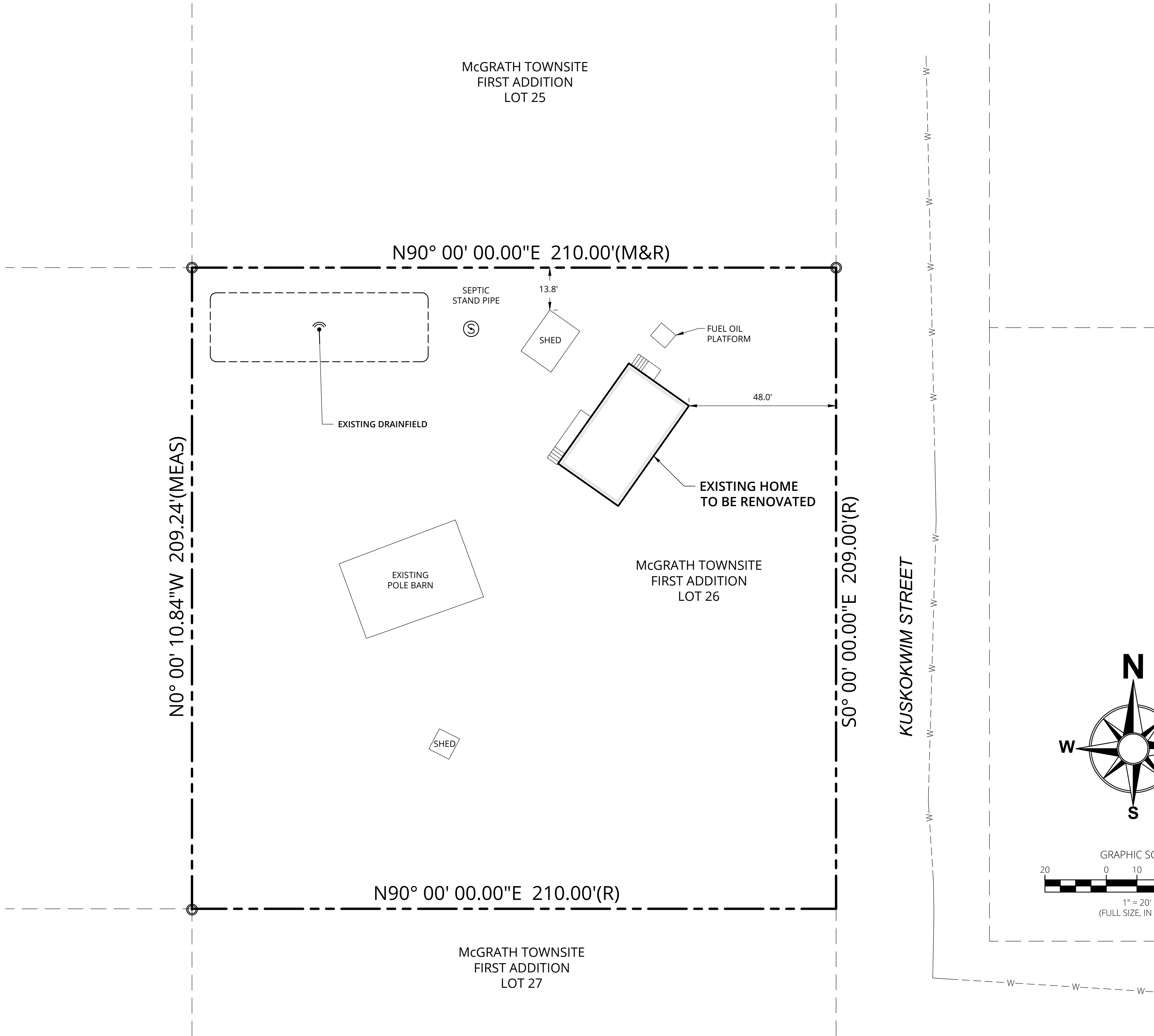
ARCHITECTURE, SURVEY, CIVIL AND STRUCTURAL ENGINEERING



250 H Street
Anchorage, AK 99501
P (907) 243-8985
F (907) 243-5629
www.icgak.com

1
C1

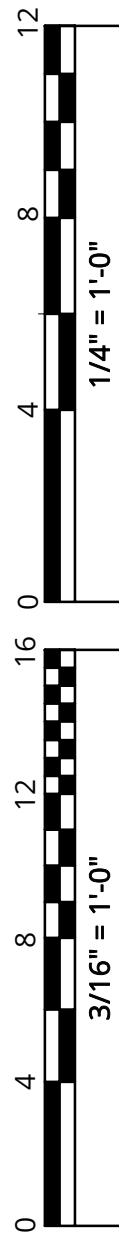
SITE PLAN



GENERAL CIVIL NOTES

- EXISTING SURVEY INFORMATION SHOWN IN THIS PLAN IS BASED ON THE AS-BUILT SURVEY PERFORMED BY SLANA SURVEYS INC. DATED NOVEMBER 20, 2023. LCG LANTECH DID NOT PERFORM A FIELD SURVEY AS PART OF THIS PROJECT. CONTACTOR SHALL VERIFY ALL SITE CONDITIONS AND CONTROL
- ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY TO PRE-CONSTRUCTION CONDITIONS.

1" = ONE INCH	
250 H Street Anchorage, AK 99501 P: (907) 243-8985 F: (907) 243-5629 W: LCGAK.com	
ICG Lantech Inc architecture • engineering • surveying	
SOUTHCENTRAL FOUNDATION	
MCGRATH K HOUSE	EXISTING SITE PLAN
SHEET SIZE: 34x22	
DESIGNED BY: CRS	
DRAWN BY: CRS	
CHECKED BY: WHS	
DATE: 06.23.2025	
FILE NO. 1285.09	
SHEET NUMBER	
C1.0	OF 1



SOUTH/WEST ELEVATION



NORTH/EAST ELEVATION



ATTIC



CRAWL SPACE



EXISTING SIDING CLOSE-UP



CRAWL SPACE

LEGEND (DEMO)

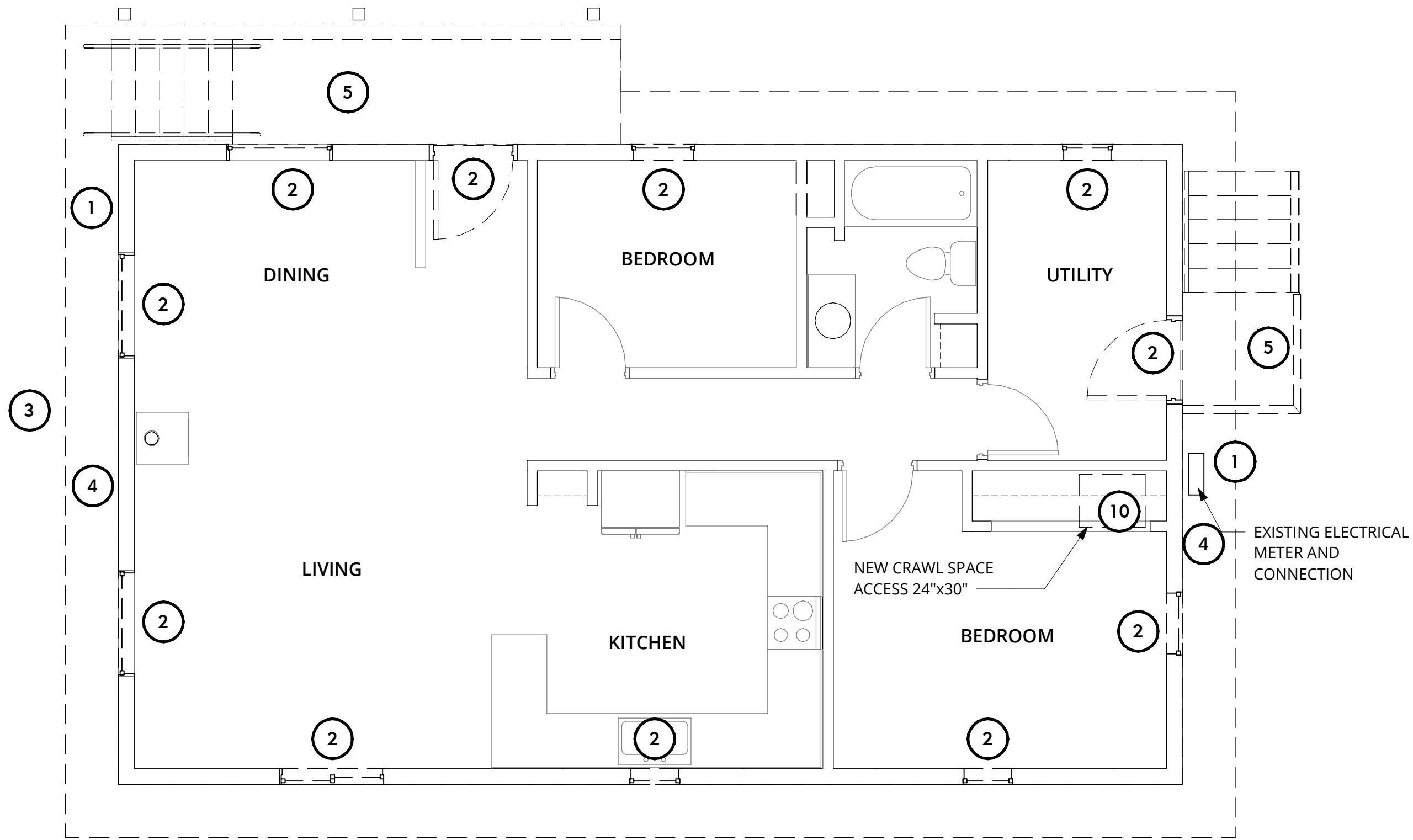
EXISTING TO REMAIN

EXISTING TO BE REMOVED

DEMOLITION NOTES

1. DETACH ALL ITEMS ATTACHED TO SIDING (ELECTRICAL METER AND ELECTRICAL CONNECTION, VENTS, LIGHTS) AND KEEP SAFE AND REINSTALL AFTER EXTERIOR WALL WORK.
2. DEMO WINDOWS AND EXTERIOR DOORS.
3. DEMO ROOFING AND ROOF SHEATHING, MECHANICAL ROOF PENETRATIONS TO BE BRACED TO REMAINING TRUSSES DURING DEMO.
4. DEMO GABLE END TRUSSES (SEE 3/54). ALL OTHER ROOF TRUSSES TO REMAIN. INTERIOR CEILING FINISH AND ELECTRICAL TO REMAIN.
5. DEMO EXTERIOR DECK, STAIRS, RAILING, AND CANOPY SUPPORT.
6. DEMO CRAWL SPACE WALLS. RELOCATE EXISTING HEATING LOOP TO INTERIOR FLOOR BEAMS.
7. DEMO FOUNDATION COLUMNS AT OUTSIDE WALLS.
8. DEMO ALL IN-GROUND CONCRETE FOOTINGS.
9. CUT EXISTING TRUSS TAILS.
10. CUT FLOOR JOISTS FOR INTERIOR CRAWL SPACE ACCESS, SEE STRUCTURAL.
11. REMOVE RIGID INSULATION FROM BOTTOM OF FLOOR JOISTS.
12. REMOVE EXISTING ATTIC INSULATION.

NOTE: DRAWINGS & DIMENSIONS ARE BASED ON FIELD MEASURE. EXISTING CONDITIONS MAY VARY. FIELD VERIFY PRIOR TO COMMENCEMENT OF WORK.



1 MAIN LEVEL DEMOLITION

1/4" = 1'-0"



NO	DATE	BY	REVISION

250 H Street
Anchorage, AK 99501
P: (907) 243-8985
F: (907) 243-5629
W: LCGAK.com

ICG Lantech Inc
architecture • engineering • surveying

SOUTHCENTRAL FOUNDATION

MCGRATH K HOUSE REPAIRS

DEMOLITION PLANS

SHEET SIZE:	34x22
DESIGNED BY:	UMD
DRAWN BY:	UMD
CHECKED BY:	UMD
DATE:	06/20/25
FILE NO.	1285.09
SHEET NUMBER	A1 OF 3

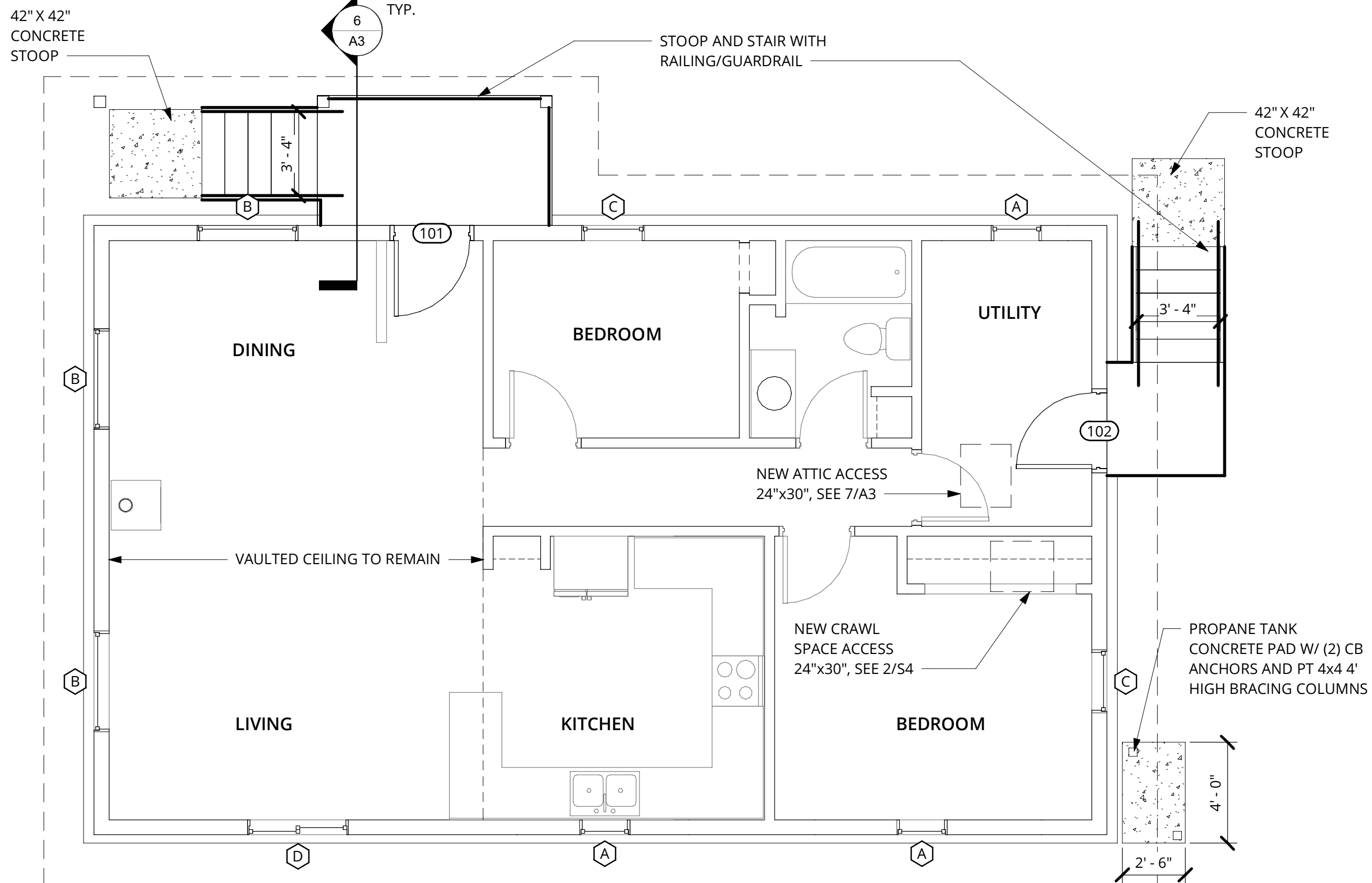


SOUTH/ WEST ELEVATION





- ## 4 TYPICAL WALL SECTION



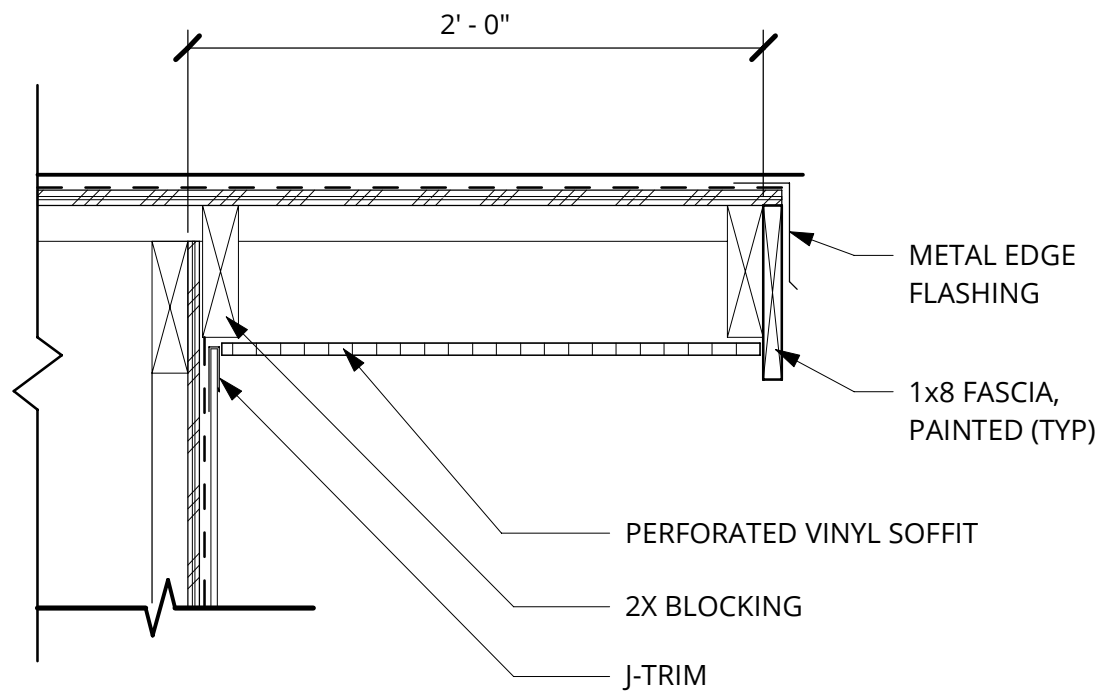
1 MAIN LEVEL
A2
1/4" = 1'-0"

1. INSTALL NEW ROOF UNDERLAYMENT AND ROOFING.	8. NEW R-60 ATTIC BATT INSULATION.
2. INSTALL NEW SIDING, AND VENTED SOFFIT.	9. INSTALL NEW DECKS, STAIRS, AND CANOPY SUPPORT FRAMING.
3. FRAME NEW OPENINGS FOR ATTIC VENT HOODS. ONE AT EACH GABLE END, 12" x 24". SEE DETAIL 3/A3 FOR HOOD SPECS	10. RELOCATED CRAWL SPACE FIN TUBE TO INSIDE FLOOR BEAMS AND MOVE CRAWL SPACE THERMOSTAT TO A LOCATION VISIBLE FROM NEW CRAWL SPACE ACCESS HATCH.
4. INSTALL NEW WINDOWS, INTERIOR SILLS, AND EXTERIOR DOORS.	11. INSTALL CONCRETE PADS AT BOTTOM OF STAIRS AND AT PROPANE TANK LOCATION.
5. INSTALL INTERIOR CRAWL SPACE ACCESS HATCH AND STEP LADDER AND ATTIC ACCESS HATCH, COORDINATE LOCATION WITH OWNER.	
6. INSTALL WATERPROOFING AND RIGID INSULATION AT OUTSIDE OF NEW FOOTING.	NOTE: REFER TO DETAILS FOR ALL OTHER WORK.
7. NEW CRAWL SPACE VAPOR BARRIER.	

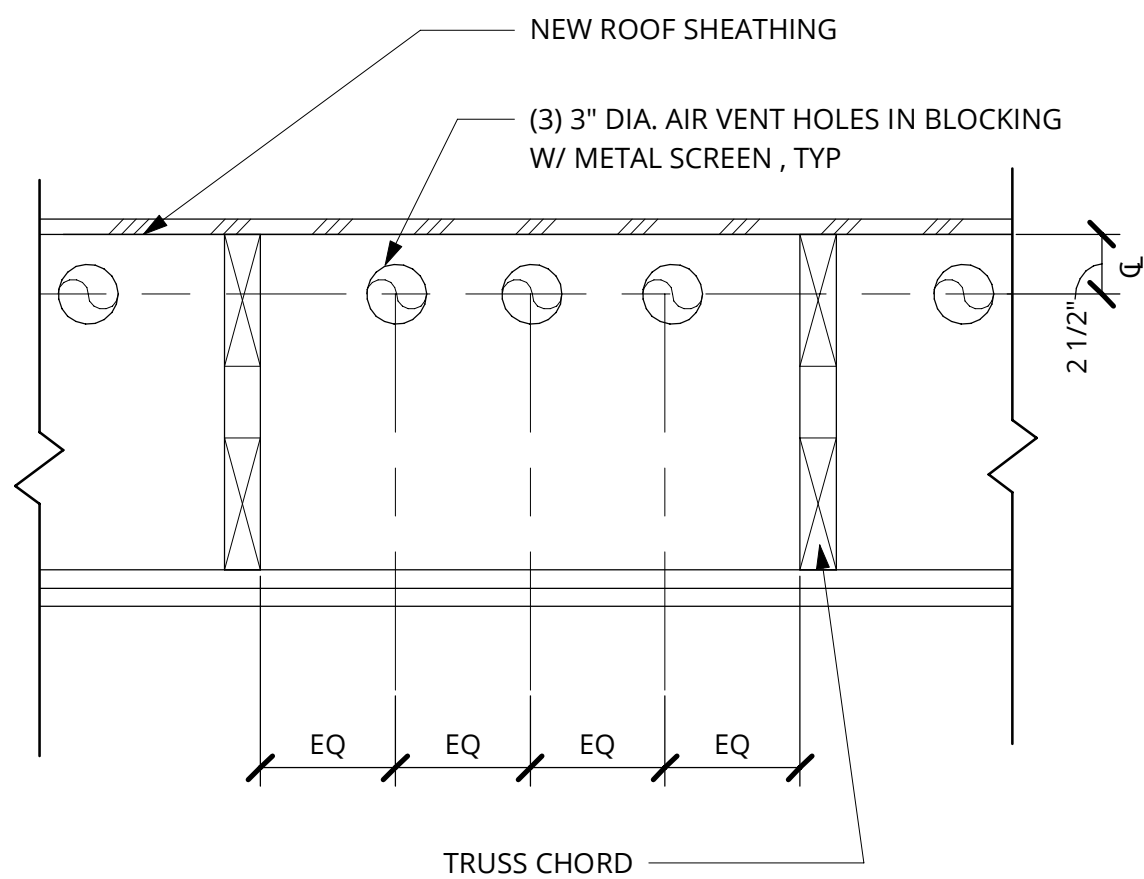
NOTE: PROVIDE WEATHER STRIPPING

DOOR #	WIDTH	HEIGHT	DOOR TYPE	MATERIAL	FRAME	HARDWARE
101	3' - 0"	6' - 8"	6 PANEL	INS FG	WD	ENTRANCE
102	3' - 0"	6' - 8"	6 PANEL	INS FG	WD	ENTRANCE

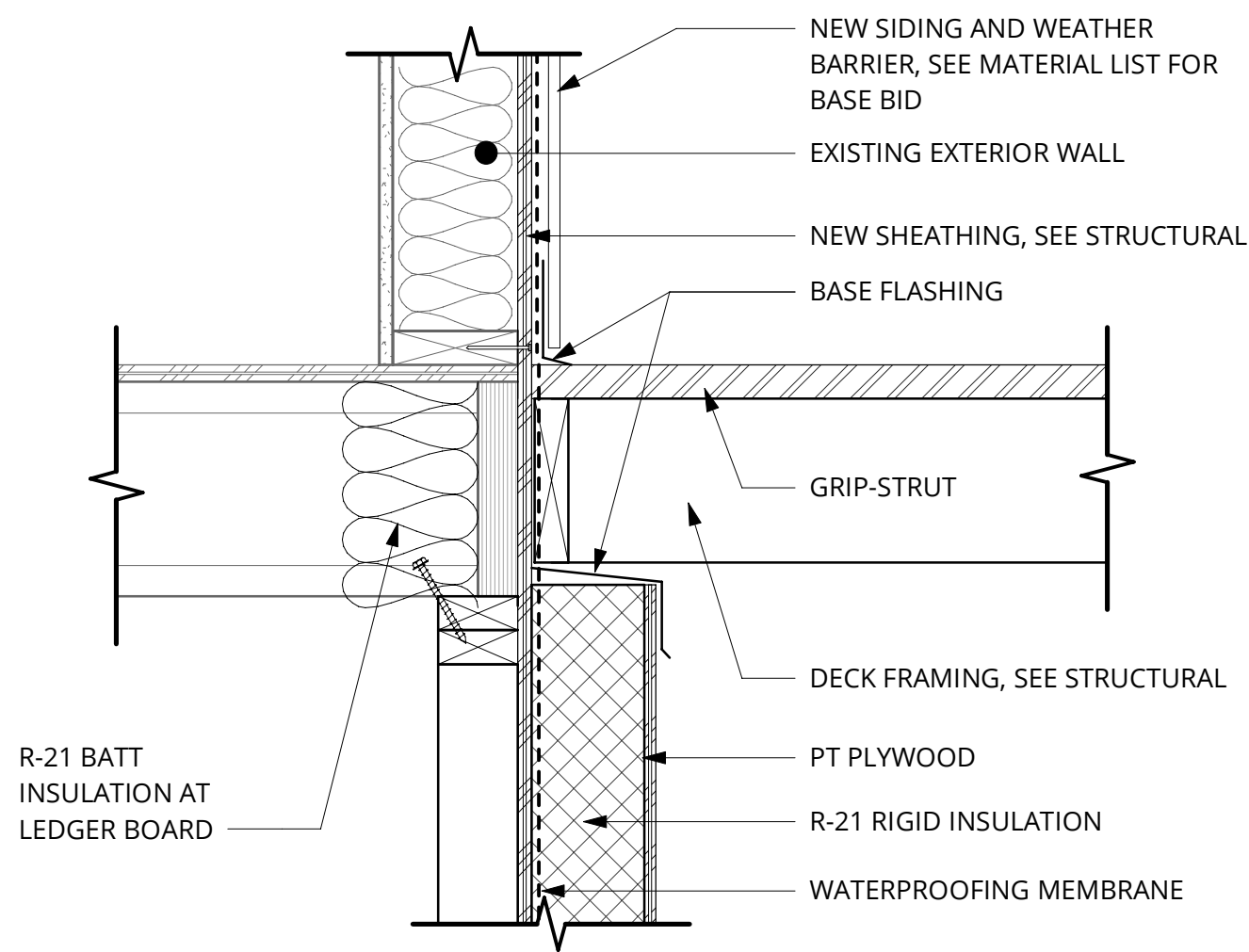
MATERIAL	MANUFACTURER	MODEL / STYLE
(ALT 1) METAL ROOF	AEP SPAN	24 GA STANDING SEAM 12" WIDE
(ALT 1) METAL SOFFIT	ALSIDE	12" T4 FULLY VENTED
(ALT 2) METAL SIDING	SATINWOOD ALSIDE	D5 CLAPBOARD
DOOR HARDWARE	SCHLAGE	LEVER ENTRY DOOR HARDWARE WITH DEADBOLT
DOORS (EXTERIOR)	THERMA-TRU	FIBERGLASS INSULATED 3 PANEL
INSULATION (BATT & BLANKET)	OWENS CORNING	UNFACED INSULATION
INSULATION (RIGID BOARD)	INSULFOAM	EXPANDED POLYSTYRENE, 25 PSI (ABOVE GROUND), 40 PSI (BELOW GROUND)
INSULATION (SPRAYED)	DAP	TOUCH-N-FOAM
INSULATION BAFFLE	ADO	PROVENT
PAINT (EXTERIOR)	SHERWIN WILLIAMS	MACROPOXY 646
PAINT (INTERIOR)	SHERWIN WILLIAMS	PROMAR 200
ROOF UNDERLAYMENT	MALARKEY	ARCTIC SEAL
ROOFING	MALARKEY	THE ALASKAN SHINGLE
SIDING	NORANDEX	POLAR WALL PLUS!
SNOW GUARDS	S-5!	DUALGARD
SOFFIT PANELS	NORANDEX	REMODELER DOUBLE 5" FULL VENT
VAPOR RETARDER (CRAWLSPACE)	HUSKY	10-MIL POLYTEHTYLENE
WATERPROOFING	W.R. MEDOWS	MEL-ROL
WEATHER BARREIR	DUPONT	TYVEK (HOME WRAP, PENETRATION WRAP, WINDOW AND DOOR FLASHING)
WINDOWS	PLYGEM	FIBERGLASS ULTRA SERIES LOW-E ARGON FILLED GLASS TRIPLE GLAZED



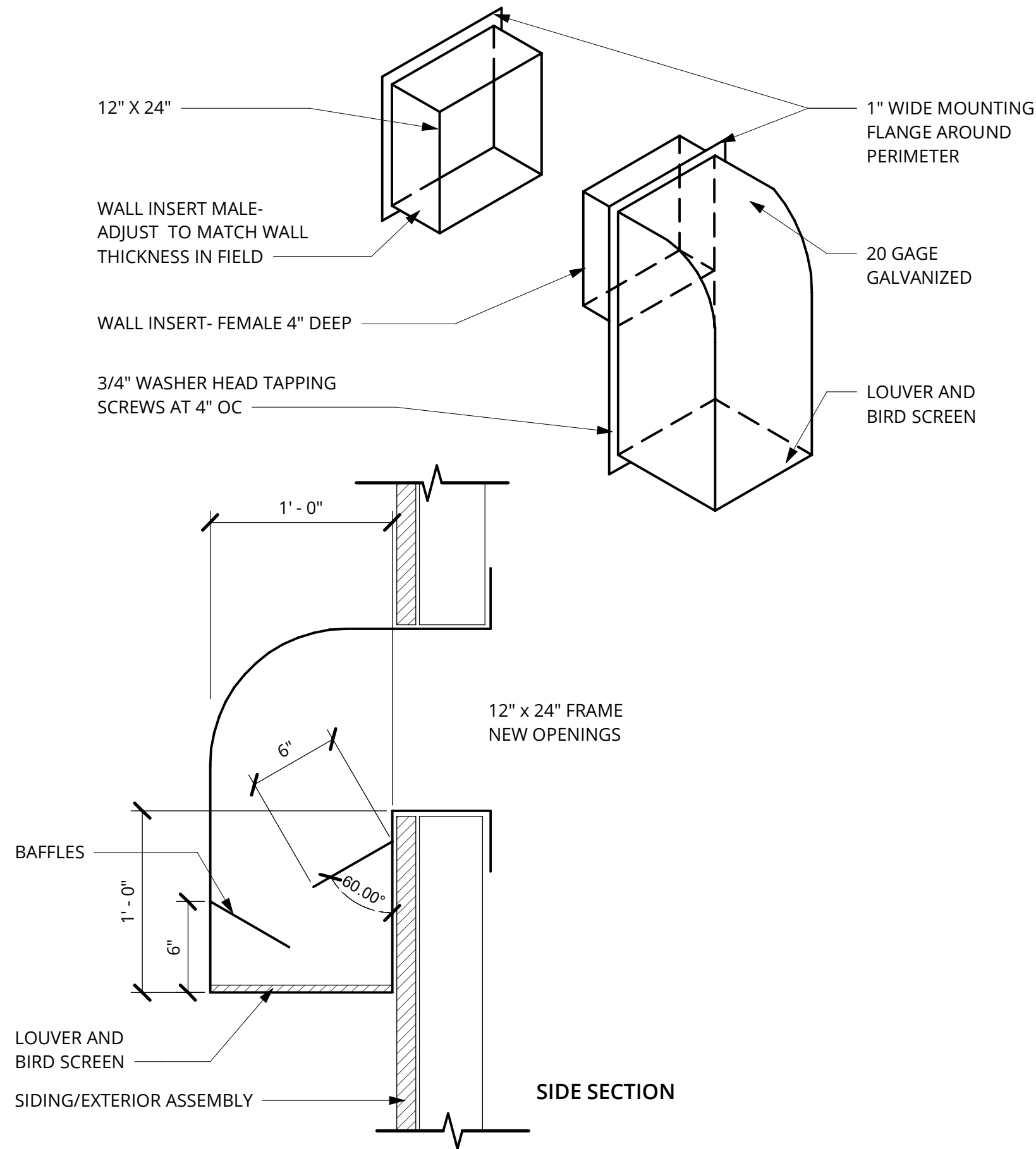
1 RAKE DETAIL
A3 1 1/2" = 1'-0"



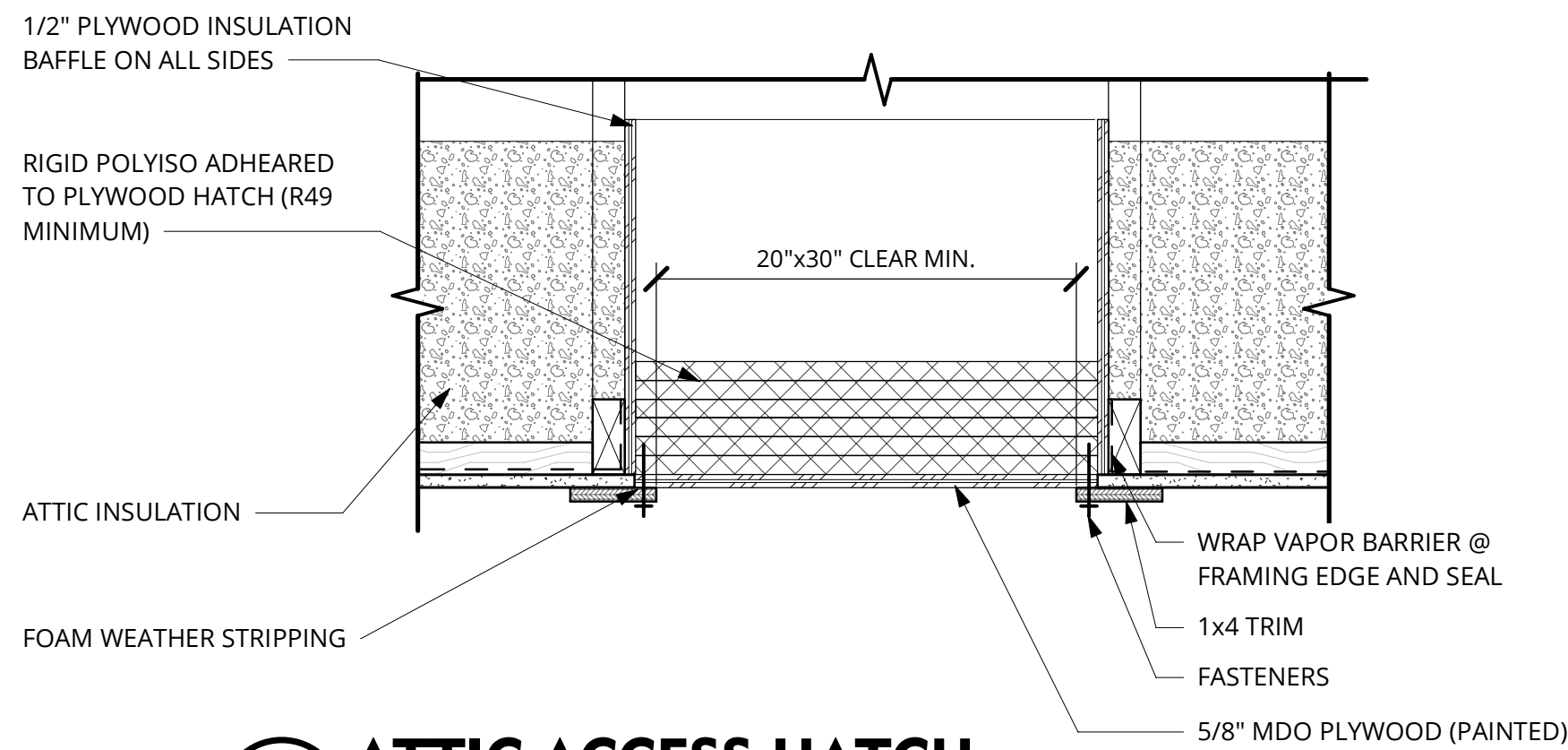
2 VENT HOLE DETAIL
A3 1 1/2" = 1'-0"



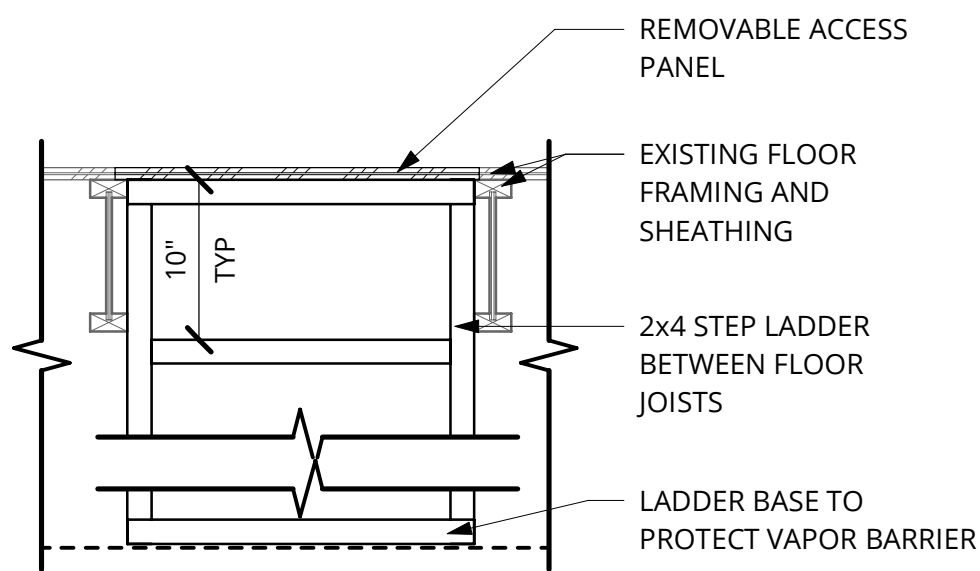
6 FLOOR FRAMING AT DECK
A3 1 1/2" = 1'-0"



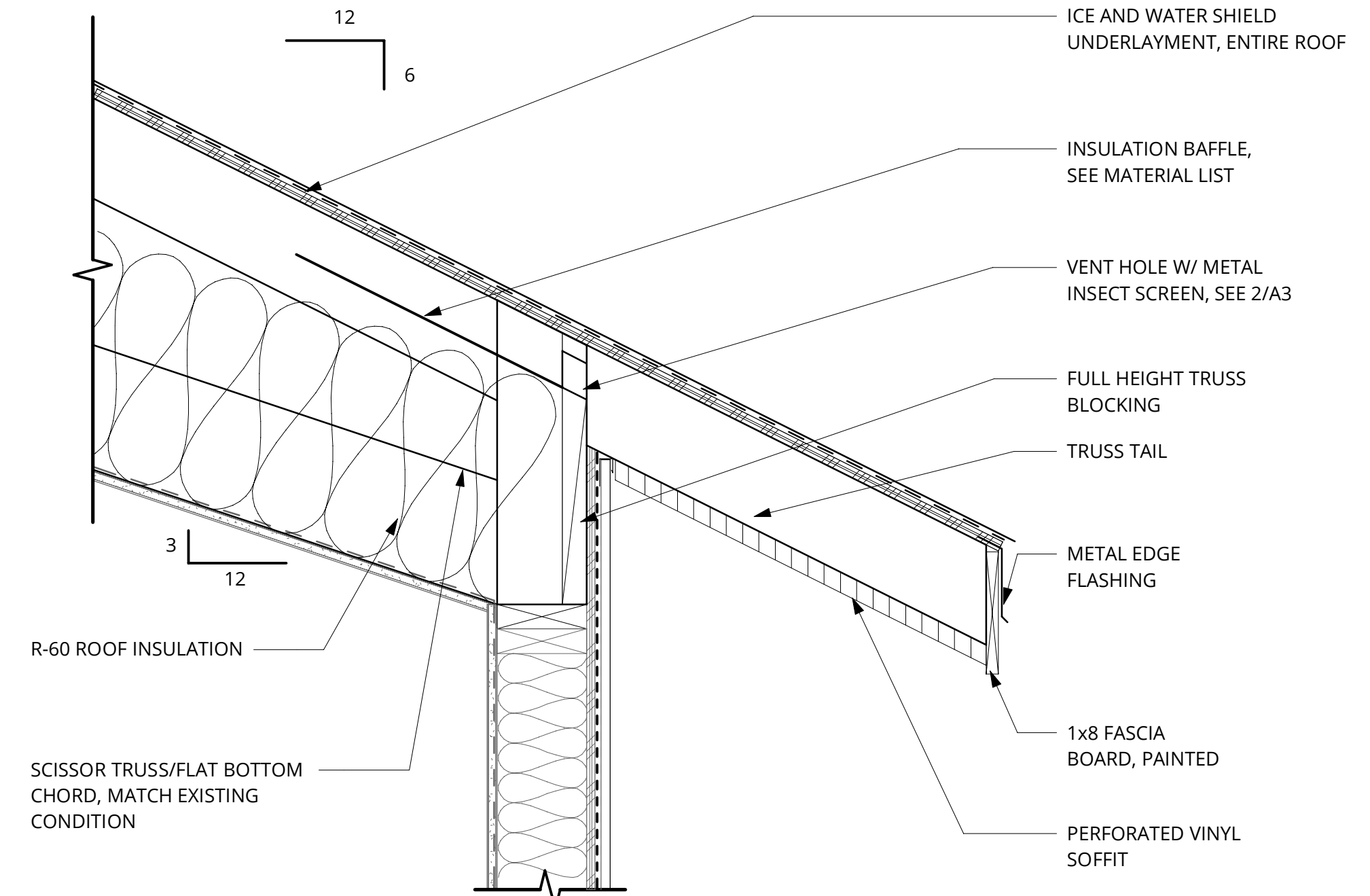
3 RAKE VENT HOOD DETAIL
A3 1 1/2" = 1'-0"



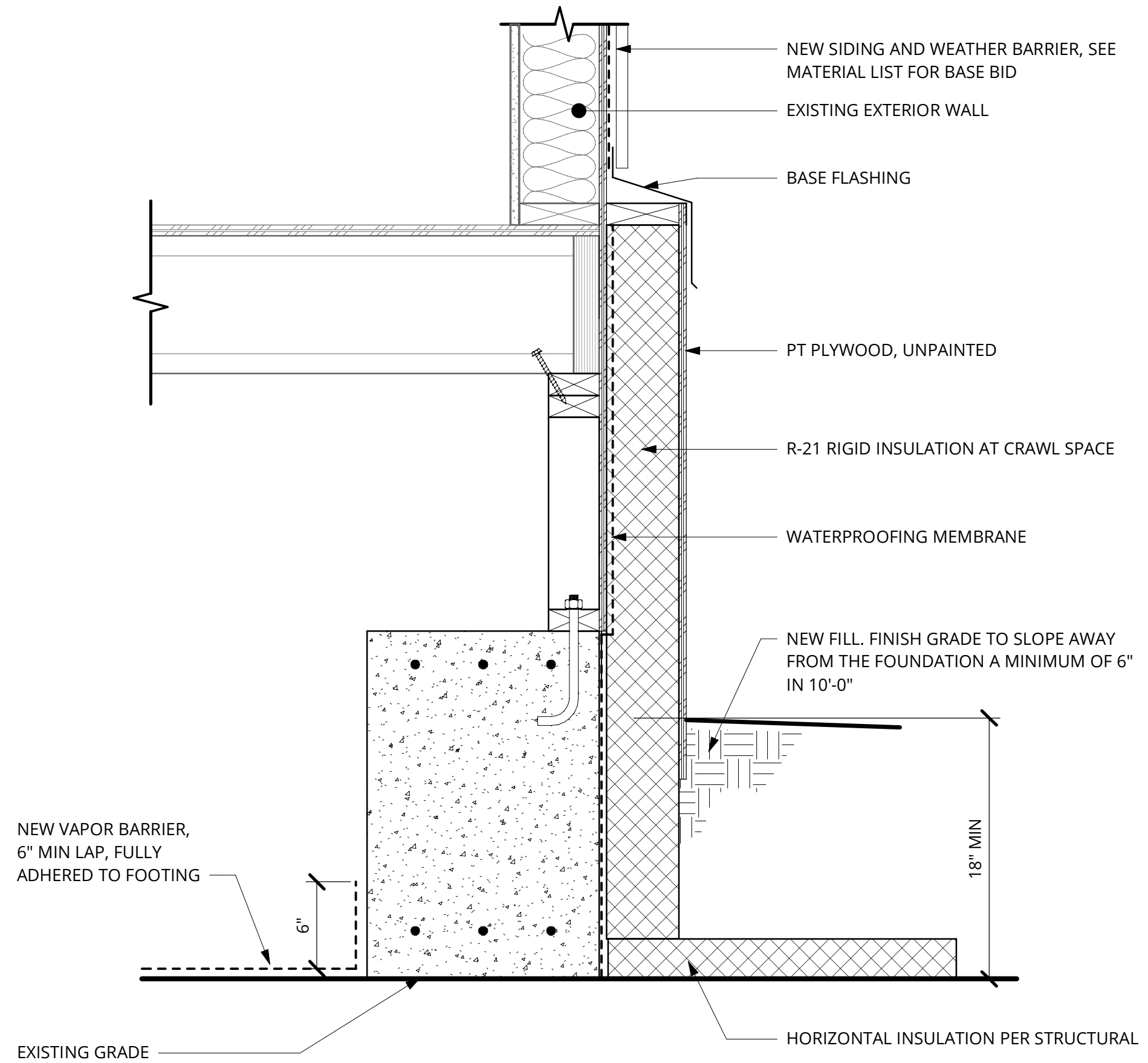
7 ATTIC ACCESS HATCH
A3 1 1/2" = 1'-0"



8 CRAWL SPACE LADDER
A3 1" = 1'-0"



4 EAVE DETAIL @ SCISSOR TRUSS
A3 1 1/2" = 1'-0"



5 FLOOR FRAMING TO FOUNDATION DETAIL
A3 1 1/2" = 1'-0"

REVISION		BY	DATE	NO

250 H Street
Anchorage, AK 99501
P: (907) 243-8985
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W: LCGAK.com

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architecture • engineering • surveying

SOUTHCENTRAL FOUNDATION

MCGRATH K HOUSE REPAIRS

DETAILS

SHEET SIZE: 34x22
DESIGNED BY: UMD
DRAWN BY: UMD
CHECKED BY: UMD
DATE: 06/20/25
FILE NO. 1285.09
SHEET NUMBER
A3 OF **3**

STRUCTURAL NOTES

1. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE STABILITY OF THIS STRUCTURE DEPENDS ON THE DIAPHRAGM AND BRACING MEMBERS SHOWN. THE CONTRACTOR IS TO PROVIDE FOR THE DESIGN AND CONSTRUCTION OF SHORING FOR ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS. SHORING SHALL REMAIN IN PLACE UNTIL ALL DIAPHRAGM AND LATERAL RESISTING ELEMENTS ARE IN PLACE IN THEIR ENTIRETY.

WOOD

1. ALL STRUCTURAL WOOD SHALL CONFORM WITH THE FOLLOWING SPECIFICATION:
- DOUGLAS FIR/LARCH NO. 2 - COAST REGION - WCLIB GRADING RULES.
HEM-FIR NO. 2 & BTR - WCLIB GRADING RULES.
SPRUCE-PINE-FIR NO. 2 - NLGA GRADING RULES.
- UNLESS OTHER WISE NOTED ALL DIMENSIONAL LUMBER SHALL BE THE FOLLOWING:
- | | |
|------------------------|----------------|
| WALLS AND PLATES: DF#2 | POSTS: DF #2 |
| TRIMMERS: DF #2 | COLUMNS: DF #2 |
| KING STUDS: DF #2 | HEADERS: DF #2 |
- ENGINEERED WOOD AND GLU-LAMINATED MATERIALS SHALL MEET OR EXCEED THE MATERIALS AS SHOWN ON THE PLANS. STORAGE, HANDLING, INSTALLATION AND FASTENING SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.
2. ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED. ALL JOISTS WITHIN 18 INCHES OF GRADE AND BEAMS WITHIN 12 INCHES OF GRADE SHALL BE PRESSURE TREATED. WOOD POST BASES MUST PROVIDE 1" MINIMUM STANDOFF DISTANCE FROM CONCRETE.
3. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS.
4. HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".
5. HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS:
- A. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK.
- B. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
6. LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE THE SCREWS.
7. ALL BOLTS AND LAG SCREWS SHALL BE ASTM A307 GR A AND BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD. APPLIES ALSO TO INSERTED EXPANDING FASTENERS, RED HEAD, ETC. SEE SHEARWALL NOTES FOR SILL PLATE REQUIREMENTS.

BOLT	MI WASHER	STEEL WASHER
5/8" ø	23/4" ø x 5/16"	21/2" x 21/2" x 1/4"
3/4" ø	3" ø x 7/16"	3" x 3" x 5/16"
7/8" ø	31/2" ø x 7/16"	31/2" x 31/2" x 3/8"
1" ø	4" ø x 1/2"	33/4" x 33/4" x 3/8"

8. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED ON INSTALLATION AND TIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
9. CONNECTION HARDWARE MODEL NUMBERS ARE THOSE FOR SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS MAY BE SUBSTITUTED WITH PRIOR APPROVAL BY THE ENGINEER OF RECORD.
10. ALL NAILING AS NOTED IN SCHEDULES SHALL MEET COMMON NAIL SPECIFICATION. COMMON NAIL SPECIFICATION LENGTH IS REQUIRED UNLESS COMMON SHORT IS NOTED AS ACCEPTABLE.

COMMON NAIL	LENGTH	DIAMETER
8d	2 1/2"	0.131"
10d	3"	0.148"
16d	3 1/2"	0.162"

11. ALL PLYWOOD AND OSB SHEATHING SHALL BE ATTACHED TO THE FRAME AS INDICATED IN THE DRAWINGS.
12. ALL NAILING SHALL BE PER THE REQUIREMENTS SET FORTH IN THE IBC TABLE 2304.10.1. UNLESS OTHERWISE NOTED.
13. ALL NAILS, SCREWS, OR OTHER METAL HARDWARE IN DIRECT CONTACT WITH TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

CONCRETE

1. STRUCTURAL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH AS REQUIRED IN THESE NOTES.
2. CONCRETE MIX DESIGN SHALL BE PREPARED BY AN INDEPENDENT LABORATORY APPROVED BY THE STRUCTURAL ENGINEER. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER IBC SECTION 1905.3 OR 1905.4.
3. CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
4. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615- GRADE 60 FOR #4 AND LARGER, ASTM A615-GRADE 40 FOR #3 AND SMALLER, EXCEPT REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.
6. ALL PREHEATING AND WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH AWS D1.4 LATEST EDITION AND SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR SHALL FURNISH TO THE LABORATORY REBAR MILL CERTIFICATES.
7. REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
8. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. CONCRETE COVERAGE SHALL BE AS FOLLOWS: CONCRETE DEPOSITED AGAINST GROUND (EXCEPT SLABS) -3". CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS -2". SLABS (ON GROUND) -2" CLEAR FROM TOP UNO.
9. SPLICES IN CONTINUOUS REINFORCEMENT SHALL BE 48 BAR DIAMETERS AND IN SPLICES AND ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART. SPLICE CONTINUOUS BARS IN SPANDRELS, GRADE BEAMS, ETC., AS FOLLOWS: TOP BARS AT MID-SPAN, BOTTOM BARS AT CENTERLINE AT SUPPORT, UNLESS NOTED OTHERWISE. SPLICES IN WWF SHALL BE 1-1/2 MESHES WIDE.
10. CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND ALL LAITANCE REMOVED FROM THE SURFACE. CONCRETE MAY BE ROUGHENED BY CHIPPING THE ENTIRE SURFACE, SAND BLASTING OR RAKING THE SURFACE TO PRODUCE 1/4" DEEP DEFORMATIONS.
11. REMOVE ALL DEBRIS FROM FORMS BEFORE CASTING ANY CONCRETE.
12. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., TO BE EMBEDDED IN CONCRETE SHALL BE TIED SECURELY IN POSITION BEFORE PLACING CONCRETE.
13. MAXIMUM FREE FALL OF CONCRETE SHALL BE 8'-0".
14. CONSOLIDATE CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE OF CONCRETE AND PROJECT CONDITIONS.
15. NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
16. ALL SAW CUTTING SHALL BE DONE AFTER INITIAL SET HAS OCCURRED TO AVOID TEARING OR DAMAGE BY THE SAW BLADE, BUT BEFORE INITIAL SHRINKAGE HAS OCCURRED.
17. DRILL THROUGH STEEL COLUMNS, BEAMS AND PLATES TO PASS CONTINUOUS REINFORCING.
18. PROVIDE (2) #5 x 4' - 0" DIAGONAL REINFORCING AT MID-DEPTH OF SLAB AT ALL REENTRANT CORNERS TYPICAL.
19. FOOTINGS SHALL BE FOUNDED EITHER DIRECTLY ONTO THE UNDISTURBED NATIVE SILTS OR COMPACTED STRUCTURAL FILL PADS CONSTRUCTED DIRECTLY ABOVE THE UNDISTURBED NATIVE SILTS. ALL CONCRETE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY PRIOR TO PLACEMENT OF CONCRETE.
20. FIBERMESH REINFORCING SHALL BE FIBERMESH® 300 OR APPROVED EQUAL INSTALLED PER THE ICC-ES REPORT.
21. BOTTOM OF HOLE INSPECTION AND REBAR INSPECTION IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE. SOILS INSPECTION AFTER INITIAL DIG IS REQUIRED BY THE EOR TO VERIFY ASSUMED SOIL STRENGTHS AND CONDITIONS.
22. CONCRETE STRENGTHS:

(MAX SLUMP = 4")

CLASS	ITEM	fc'd @ 28 DAYS	MAX AGGREGATE			
			SIZE	WEIGHT	RATIO	AIR
A	GENERAL USE	3000 PSI	3/4"	145	0.49	0%

STRUCTURAL DESIGN CRITERIA

CODES AND STANDARDS PER INTERNATIONAL BUILDING CODE (IBC) 2021, IRC 2021. IN ADDITION TO DEAD LOADS, THE FOLLOWING MINIMUM LIVE LOADS APPLY TO THE CONSTRUCTION OF ALL BUILDINGS AND FACILITIES SHOWN UNLESS OTHER-WISE NOTED.

RISK CATEGORY:	II
FLOOR LOADINGS:	40 psf
SNOW LOAD:	55 psf 70 psf (GROUND)
SEISMIC LOADS:	
SEISMIC DESIGN CATEGORY	"D" (ASSUMED)
IMPORTANCE FACTOR	1.0
SPECTRAL RESPONSE COEF	Sds = 0.42
SITE CLASS	"D"
BASIC FORCE SYSTEM	WOOD WITH SHEATHING R = 6.5 WOOD SHEARWALL
WIND LOADS:	
BASIC WIND SPEED	120 MPH, 3 SECOND GUST
IMPORTANCE FACTOR	II
EXPOSURE	"B"
SOIL BEARING PRESSURE	1500 psf (ASSUMED)

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL EXISTING DIMENSIONS AND DRAWING DIMENSIONS BEFORE PERFORMING ANY WORK OR FABRICATION. IF DISCREPANCIES ARE FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, SITE CONDITIONS OR GOVERNING CODE, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND THE CONTRACTOR SHALL NOTIFY THE EOR AND RECEIVE DIRECTION BEFORE PROCEEDING WITH ANY WORK.
2. ALL WORK INCLUDING PLUMBING AND ELECTRICITY SHALL CONFORM TO THE 2021 IRC.
3. PROVIDE WOOD TRUSS SHOP DRAWINGS & CALCULATIONS SEALED BY AN ALASKA STATE REGISTERED PROFESSIONAL ENGINEER AS A DEFERRED SUBMITTAL. THIS DEFERRED SUBMITTAL SHALL BE APPROVED BY THE BUILDING SAFETY DEPARTMENT PRIOR TO INSTALLATION & CONSTRUCTION.

SCOPE OF WORK

1. REMOVE WOOD FOUNDATION AND REPLACE WITH CONCRETE FOUNDATION AT BUILDING PERIMETER.
2. REMOVE WOOD FOOTINGS UNDER COLUMNS IN CRAWLSPACE AND REPLACE WITH CONCRETE FOOTINGS.
3. ALL WALL SHEATHING TO HAVE 6" MINIMUM NAILING.
4. REMOVE EXISTING ROOFING AND SHEATHING AND INSTALL NEW TRUSSES SISTERED WITH EXISTING TRUSSES. CUT EXISTING TRUSS TAILS. REMOVE AND REPLACE GABLE END TRUSSES AND GABLE END SHEATHING. REPLACE ROOF SHEATHING.
5. BRING 18" OF FILL FOR 10' FROM BUILDING IN ALL DIRECTIONS AFTER NEW FOUNDATION IS INSTALLED.
6. REMOVE EXISTING DECK FRAMING. REBUILD DECKS PER PLAN AFTER NEW FOUNDATION HAS BEEN INSTALLED.



1" = ONE INCH

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Anchorage, AK 99501
P: (907) 243-8985
F: (907) 243-5629
W: LCGAK.com

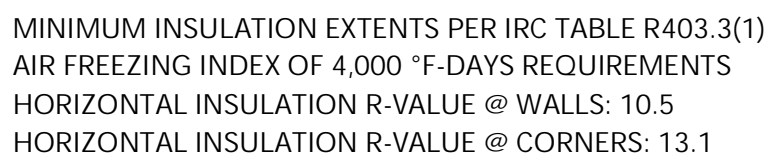


SOUTHCENTRAL FOUNDATION

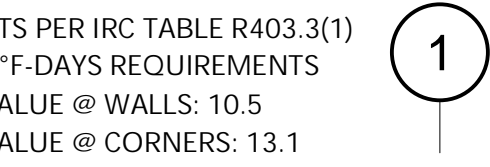
MCGRATH K HOUSE REPAIR PLANS
MCGRATH, ALASKA

DESIGN CRITERIA AND STRUCTURAL NOTES

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DESIGNED BY:	DM
DRAWN BY:	SC
CHECKED BY:	DM
DATE:	6/23/2025
FILE NO.	1285.09
SHEET NUMBER	
S1	OF 4



S2

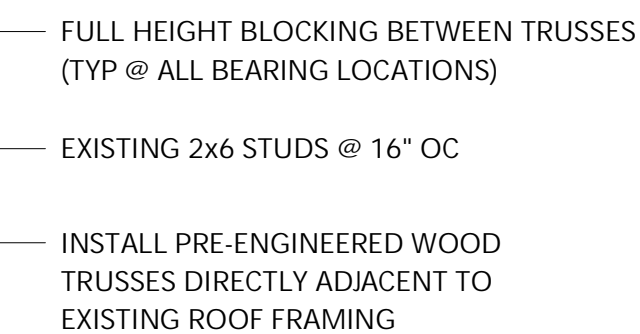


S2

SHEARWALL SCHEDULE:	REMARKS:	SILL PLATE NAILING:
<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">6</div> <div> 7/16" OSB PLYWOOD SHEATHING W/ 8d @ 6" OC ALL EDGES </div> </div>	SEE NOTES	16d @ 4" OC

1. SEE DIAPHRAGM SCHEDULE FOR FASTENER SIZING AND SPACING.
2. ALL PLYWOOD EDGES MUST BE SUPPORTED.
3. FIELD NAILING FOR SHEARWALLS SHALL BE 12" OC MAXIMUM.
4. SIMPSON HOLDDOWNS MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. SILL PLATE ON CONCRETE SHALL BE PRESSURE TREATED AND ALL NAILS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
6. ALL EXTERIOR WALLS SHALL BE SHEATHED AS SHEARWALLS WITH MINIMUM OF 6" FASTENING.

1. ALL BEAMS AND HEADERS SHALL HAVE A MINIMUM OF A TRIMMER AND KING STUD FOR SUPPORT UNLESS OTHERWISE DESIGNATED WITH A FULL HEIGHT COLUMN.
2. HEADERS NOT DESIGNATED SHALL BE SIMILAR TO "HDR" IN FRAMING SCHEDULE.
3. STRAP HEADERS AND BEAMS TO WALL PLATE WHEN INTERRUPTED WITH A MST48 EACH SIDE.
4. ALL WALLS SHALL BE FRAMED W/ FULL HEIGHT STUDS TO THE ROOF OR OTHER BEARING ELEMENTS.
5. ALL BLOCKING SHALL BE FULL HEIGHT FROM WALL PLATE TO FLUSH WITH BOTTOM OF SHEATHING.
6. ALL BEAM TO COLUMN CONNECTIONS SHALL BE LCE OR AC UNLESS NOTED OTHERWISE.

[illegible]

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Anchorage, AK 99501
P: (907) 243-8985
F: (907) 243-5629
W: LCGAK.com

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MCGRATH K HOUSE REPAIR PLANS

MCGRATH, ALASKA

FRAMING PLANS

ONE INCH 1" = 1"	SHEET SIZE: 34x22	
	DESIGNED BY: DM	
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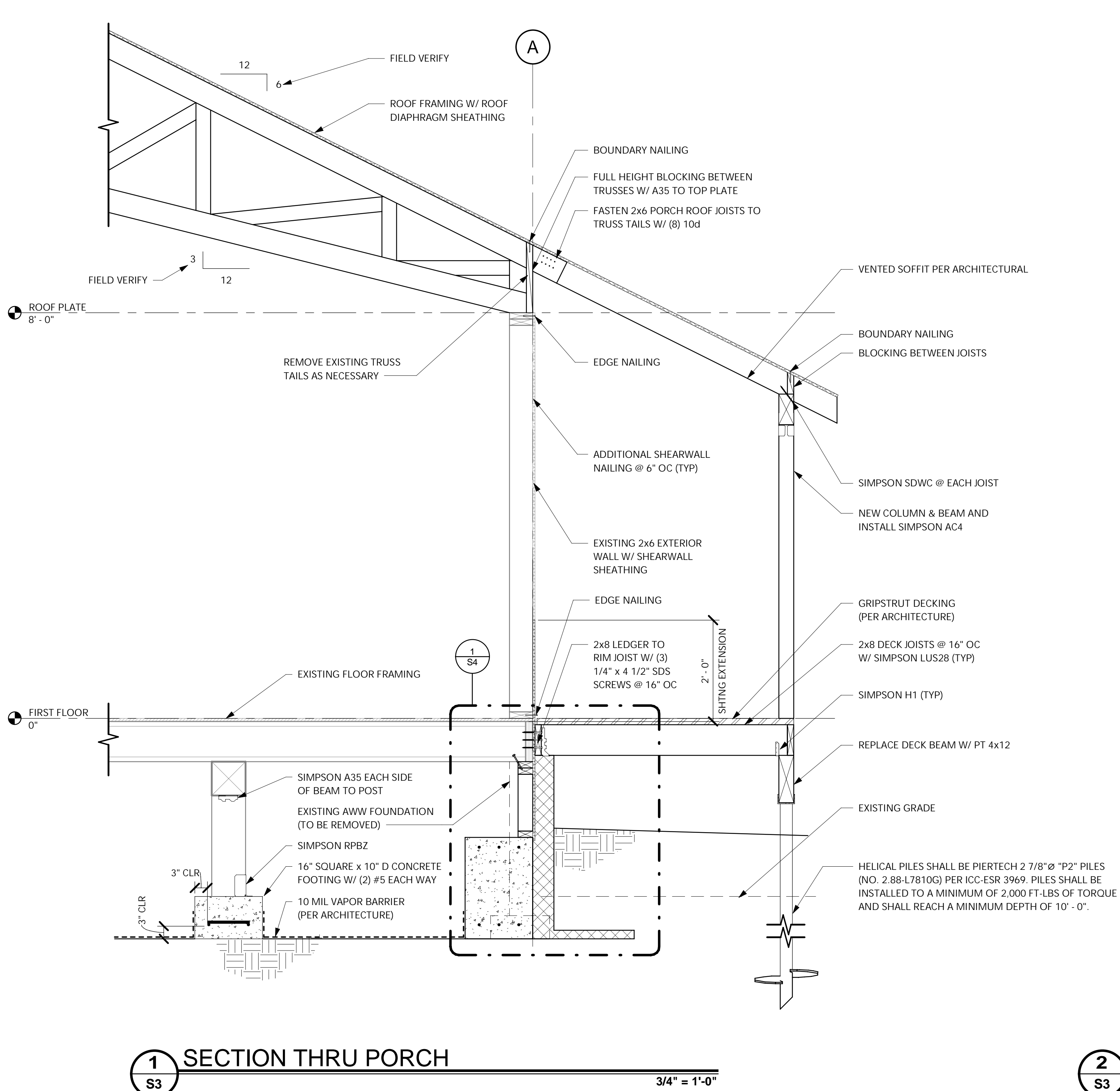
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MCGRATH, ALASKA

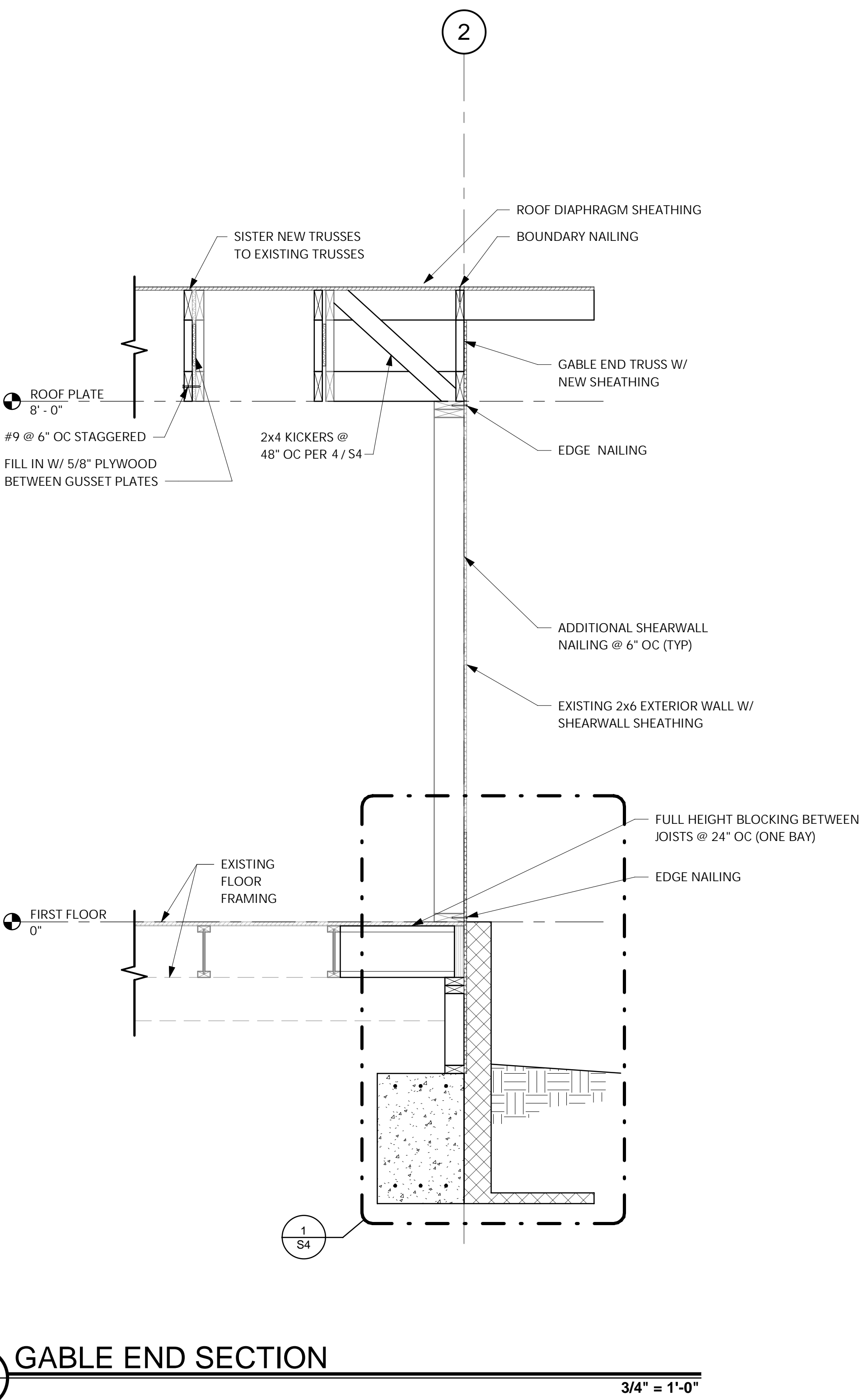
SECTIONS

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FILE NO.	1285.09
SHEET NUMBER	
S3	OF 4

1" = ONE INCH



1 SECTION THRU PORCH
S3 3/4" = 1'-0"



2 GABLE END SECTION
S3 3/4" = 1'-0"



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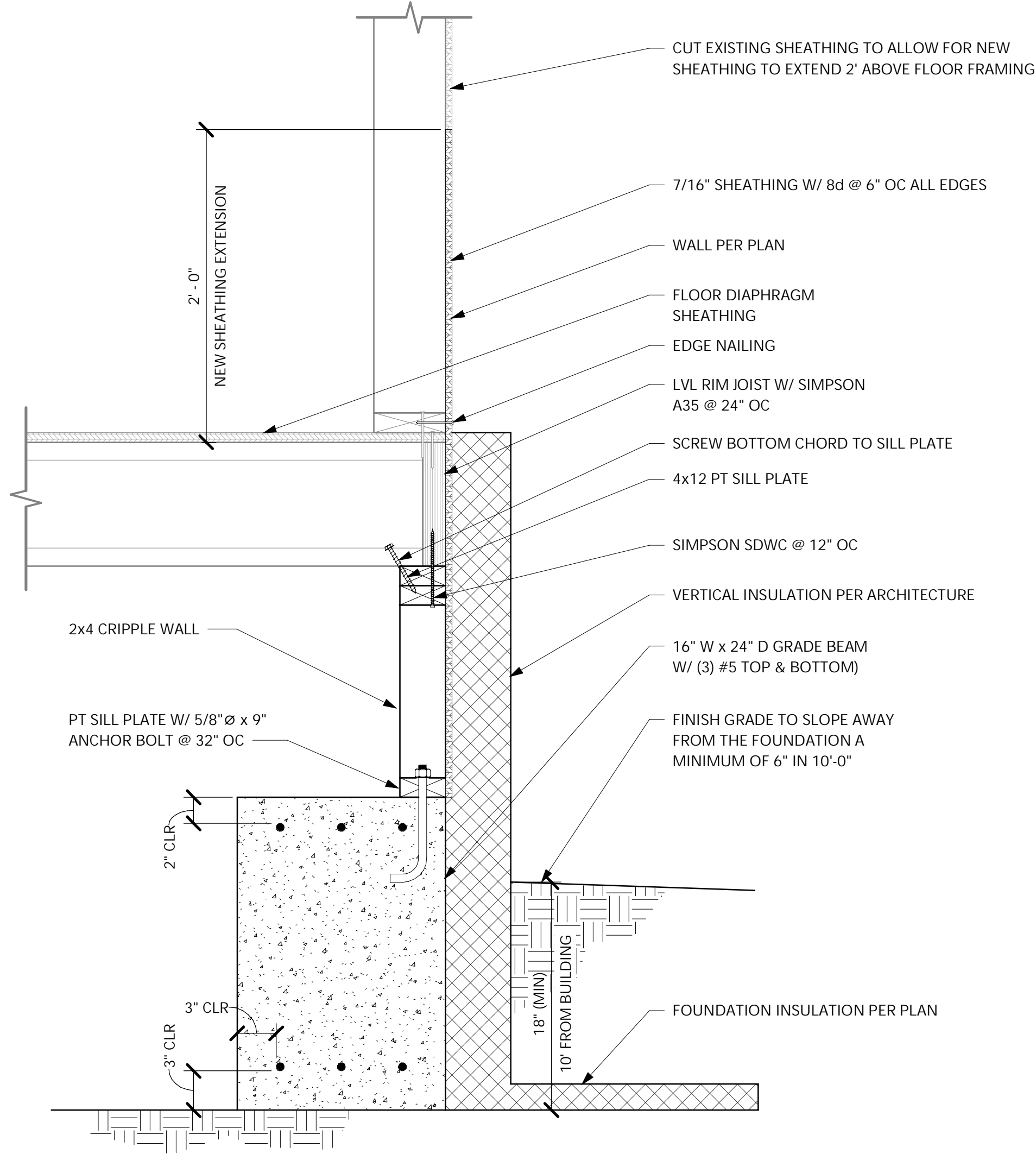
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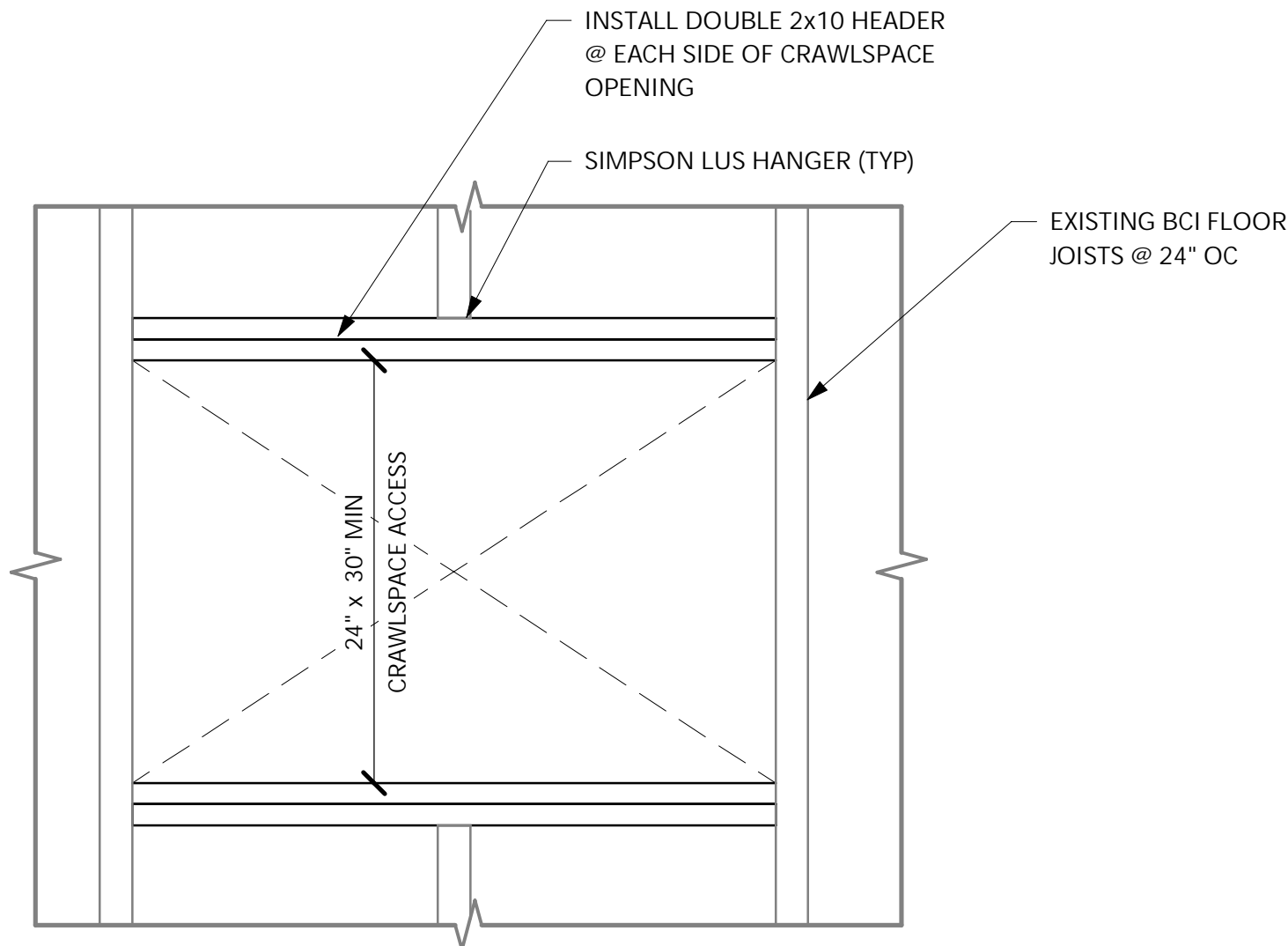
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DETAILS

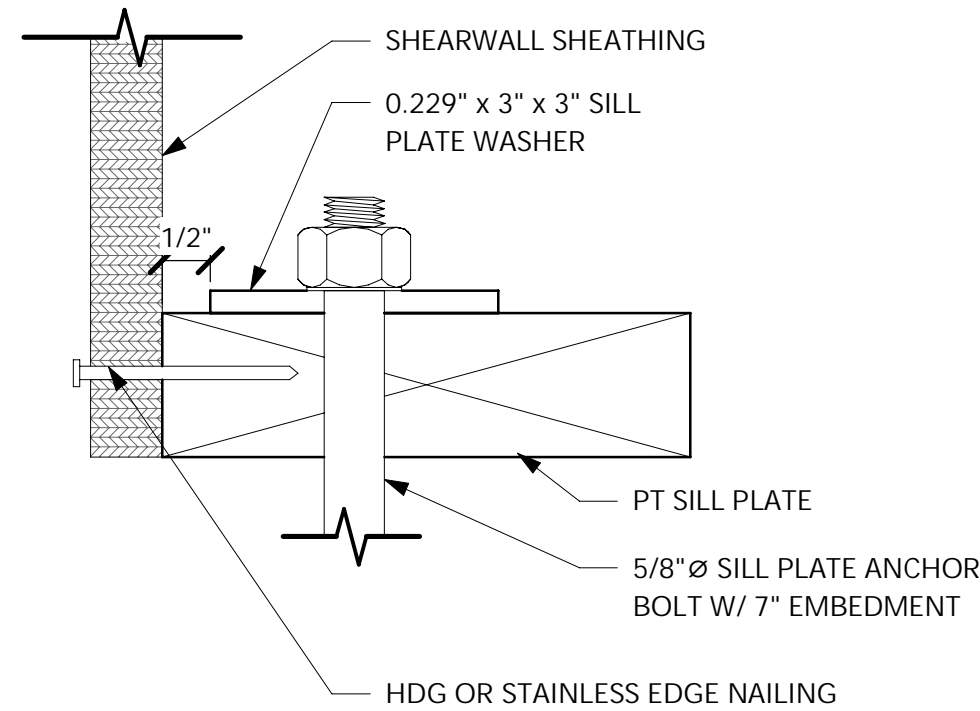
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S4	OF 4



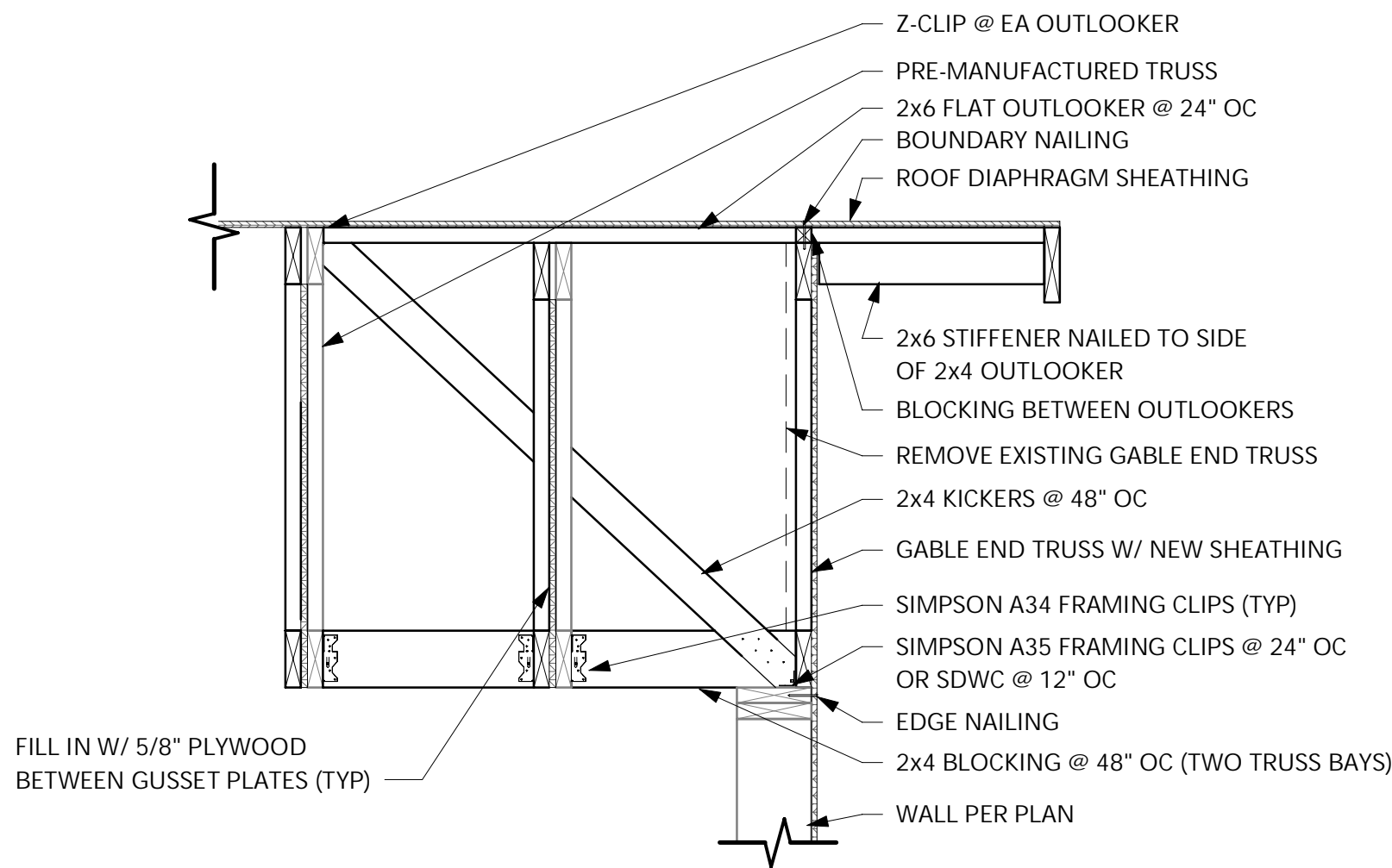
1 FLOOR FRAMING TO FOUNDATION DETAIL
S4 1 1/2" = 1'-0"



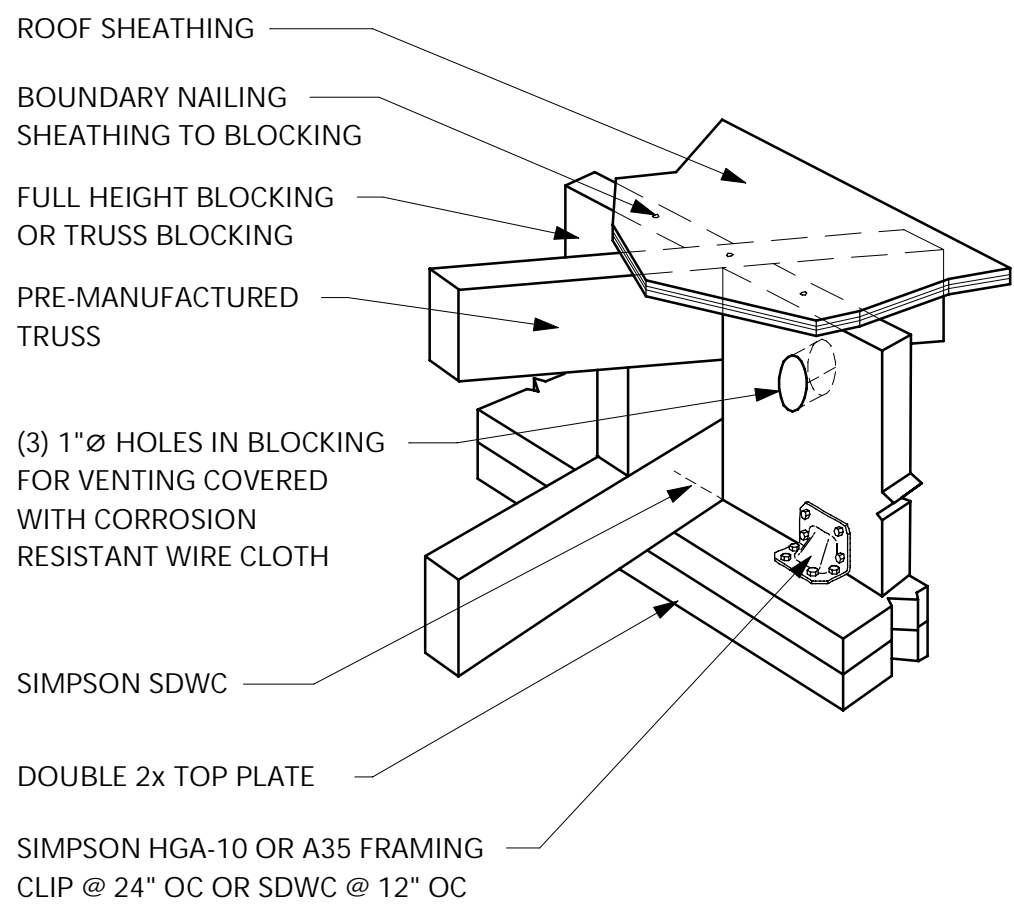
2 CRAWLSPACE ACCESS FRAMING
S4 1" = 1'-0"
(PLACEMENT PER ARCHITECTURE)



3 SILL PLATE WASHERS
S4 6" = 1'-0"



4 TYPICAL GABLE FRAMING
S4 3/4" = 1'-0"



5 TYPICAL TRUSS HEEL
S4 1 1/2" = 1'-0"

END OF RFP DOCUMENT