



Request For Proposals (RFP): # SCF26-1197

**Yagheli Shesh Qenq'a ANPCC I, II, III Renovations Design
and Documentation Services**

RFP Release Date: September 10, 2026

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

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Important Notice: You must register with the *SCF Contact Person* at the link below. Please include the RFP number and title as well as contact information with your registration. Failure to register with the *SCF Contact Person* may result in the rejection of your Proposal.

SCFPurchasing@southcentralfoundation.com

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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 detailed proposals from qualified Design Teams for the design, bid administration and construction administration of renovations to the Anchorage Native Primary Care Center (ANPCC) I, II, III, Yagheli Shesh Qenq'a. Design scope requires utilizing 65% bridging documents to complete 100% permit/bidding documents. Scope includes roof replacements, stairwell addition to access roof, boiler room and HVAC equipment replacements and upgrades and building wide commissioning. Design scope also includes clinic space tenant improvements based on an established concept plan. The buildings are currently occupied.

2.2 Contract Period

The contract term shall begin with the selection of a winning Proposer in October 2026. The targeted timeframe for the scope of work to be completed is design commence in October of 2026, and design completed by May of 2027. Construction 2027-2028.

The project schedule will be developed into multi-phases with selected Proposer.

2.3 Proposer Registration

Proposers must register with the SCF Purchasing Agent by emailing SCFPurchasing@southcentralfoundation.com **no later than September 22th, 2026**. 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 Department 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 questions/comment responses, etc. SCF will not be providing updated information via email.

2.4 SCF Public Bid RFP Contact

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

SCF Purchasing
7033 East Tudor Road
Anchorage, AK 99507
Attention: Sam Gunderson
Email: SCFPurchasing@southcentralfoundation.com
Phone: 907-729-4925

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	9/11/26
Deadline for Registration	9/22/26
Site Visit and Pre-Proposal Conference	9/24/26 1:30PM-3:30PM AST Lobby Of ANPCC
Deadline to Submit Questions	9/29/26
Deadline for SCF to Respond to Questions	10/6/26
Proposal Due Date	10/13/26 2PM AST
Anticipated Notice of Award	10/22/26
Anticipated Service Start Date	10/30/26

Table 1. RFP Schedule

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 not be considered. 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.

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.

3.6 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.

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 Purchasing Agent as directed in Section 2.4 of this RFP. This will allow time for written responses, 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, “RFP SCF26-1197 Yagheli Shesh Qenq’a ANPCC I, II, III Renovations Design and Documentation Services Request.

4.5 Proposal Withdrawal and Correction

A proposal may be either corrected or withdrawn by submitting a written request to the SCF Purchasing Agent 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 Purchasing Agent.

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 you/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 (15 points)

Provide a summary of recent work involving projects of similar scope. Provide examples of renovation design and documentation services performed and outcomes and benefits resulting from work performed. For each project, include information on the firm's/individual's role on the project, the scope, size and cost of the project.

B. Management and Workplan (20 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?
- Describe in detail how Autodesk Forma, Autodesk Revit and Navisworks will be used.

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. Design and Cost Estimating Approach (15 points)

SCF recognizes the importance of delivering facilities that support our mission and values, and long-term goals of Native organizations we serve. SCF utilizes a collaborative design and cost estimating processes that incorporate Stakeholder input, culture considerations Operational requirements and fiscal responsibility throughout project development.

D. Scheduling and Sequencing (20 points)

Specifically address availability of key personnel to this project from October 2026-February 2028. 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.

Describe the process for completing and bidding designs that are in multiple phases of completion within the project time frame.

SCF anticipates up to six phases of construction with the clinic space tenant improvements.

SCF anticipates roofing and stairwell scope constructed during summer 2027.

Long lead mechanical items to be procured by March 2027.

E. Alaska Native/ American Indian Preference (2.5 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

F. Cost Proposal (27.5 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. Example 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	15
Management and Workplan	20
Design and Cost Estimating Approach	15
Scheduling and Sequencing	20
AN/AI Preference	2.5
Cost Proposal	27.5
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 Sample Contract Templates to include but not limited to SCF Modified AIA B101, E202, G203 and G204 which SCF will provide when ready to enter into an agreement with the winning Proposer. See Exhibit D for an example 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 insurance 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:** The successful proposer shall maintain professional liability insurance (Errors and Omissions) with limits of not less than \$1,000,000 per claim and 2,000,000 aggregate. Coverage shall apply to all professional services performed under the resulting agreement and remain in effect throughout the agreement term and for at least two years following completion of services. Upon request, the successful proposer shall provide SCF with a certificate of insurance demonstrating compliance with the requirements.
4. **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.
5. **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 Services

SCF is soliciting detailed proposals from qualified Design Teams for design, bidding support (limited) and construction contract administration services of renovations to and documentation of the Anchorage Native Primary Care Center (ANPCC) I, II, III, Yagheli Shesh Qenq'a. Design scope requires utilizing 65% bridging documents to complete 100% Permit/Bid Documents. The current Revit files will need to be developed into a Building Information Model (BIM) into which the bridging information will be updated to 100% Permit/Bid Documents. Scope includes roof replacements, a stairwell addition to access roof, boiler room and HVAC equipment replacements and upgrades and building wide commissioning. Design scope also includes approximately 14,000 square feet of clinic tenant improvements (TI) based on an established concept plan. The buildings are currently occupied and must remain operational with multi-phases of construction anticipated. Design commences October 2026 and the now 65% bridging documents to be 100% complete by January of 2027. TI design to commence October 2026 and be 100% complete May 2027. Construction 2027-2028. See Section 3.1. Schedule for more information.

Project Site

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

Design and Documentation Approach

Develop a design that maximizes the building lifecycle. The deliverables will incorporate components for a Digital Twin, specifically a Building Information Model, BIM for record documents that will be transferred to the Contractor for as-built modeling and will hold information required by Siemens Asset Management, SCF's work order management system, along with Building Automation.

Develop and incorporate Tenant Improvements into bridging documents for complete bid package(s) and record documents.

Use 22x34 Sheets produced from BIM.

Owner's Project Requirements Document

SCF has developed 65% Owner's Project Requirements. 95% Owner's Project Requirements will be developed prior to continuation of design from Bridging Documents and Concept TI to 100% Documents.

Commissioning

SCF is under Contract with RESPEC as CxA. Blueirithm will be used as the Cloud Based commissioning platform.

BIM Execution Plan

Successful proposer will use AIA E202-2022, G203-2022 and G204-2022 to establish a BIM Execution Plan. SCF will require building wide BIM models to be generated, coordinated, clash detection performed on, and utilized as record documents, but shall not be enumerated as Contract Documents. Minimum 200 LOD building wide, (YSQ 1, 2, and 3) and 350 LOD in TI and Mechanical and Electrical spaces. Please see GSA exhibit for examples on when and how BIM is to be created, submitted, transferred, reviewed and shared. This project includes the creation of an Owner's Master Model.

SCF Requirements for Design Consultants, Estimators and Vendors

- Assumed design disciplines required are Architectural, Structural, Mechanical and Plumbing and Electrical. Proposer to determine necessary disciplines.
- RSA Engineers and Reid Middleton, Inc. shall be included as Mechanical, Electrical and Structural Consultants.
- Cost Estimator is required as part of the design team.
- SCF Requires that Johnson Controls participates with the Owner and design team in the design as the Owner's controls vendor. No substitutions.
- Proposer may include other specialty consultants for consideration including in-house or sub-consultant BIM manager and integrator.

Sustainability and Total Cost of Ownership

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

2025 SCF Design Standards

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

Project and Design Management Platform

- SCF hosted Autodesk Forma Build, Design Collaboration and Model Coordination shall be utilized as the Project Management Information System (PM/Design management software) for all collaboration, correspondence, storage of documents, storage of BIM models and scheduling dashboard, creation and storage of meeting agendas/minutes, submittals, RFIs, photos, schedules, Sheets, specifications, Issues, etc. throughout the duration of the project including warranty period. Owner will advise workflows and approve any successful proposer workflows.
- Provide Client references for projects that required the use of Forma. Successful proposer must show evidence of Forma training prior to fully executed agreement and designate a Forma point of contact in their team that will be responsible for the Design Team's effective use of Forma and its interrelated modules throughout the duration of the project including warranty period and 10-month warranty inspection.
- Describe your current Forma training plans. The below links are helpful.
 - <https://learnacc.autodesk.com/page/all-courses>
 - <https://learnacc.autodesk.com/page/autodesk-build>

Design Review Platform

Architect led and hosted Bluebeam Sessions using SCF's Bluebeam Profile, Tools and Invitation template will be used for Review Milestones. 35%, 65% and 95% review and to backcheck 100% deliverables. All deliverables will be uploaded to Session including cost estimates. Cost estimates are to be available within one week of other deliverables.

Design Scope of Work

Designer shall:

- Review all Documents Listed as Exhibits in this RFP.

- Visit site to become familiar with existing conditions, study existing Forma Project, any reports, FM reviews and Bridging responses, drawings, O&M information, and as-built and Bridging drawings/models pertaining to roof design, roof mounted equipment and construction of PCC I, PCC II, and PCC III, including Clinic Tenant Improvement Spaces and Concept Design.
- Note that timely, organized SCF stakeholder engagement is a requirement for scope development. SCF will assist the Designer in determining a pertinent stakeholder list, an engagement work plan, and stakeholder engagement schedule.
- Organize and lead weekly coordination and planning meetings (1 hour) with the Project Team. Standard agenda will be developed with Owner at the start of the Project and coordinated weekly with Owner prior to meeting. These meeting will be regularly held “in-person” with SCF stakeholders in an SCF Anchorage building on the Alaska Native Health Center campus. Virtual meetings can be scheduled as needed.
- Compile all existing BIM documents to date that SCF is in possession of for YSQ and create and manage a BIM model that is developed by the entire design team. The resultant BIM Model will be updated during construction with redlines and contractors provided as-built data then provided as a record model during closeout. The record model will be transmitted to the Contractor for coordination with their federated model, which will then incorporate Division 1’s requirements and become the updated Owner’s Master Model.
- Provide for the BIM model coordination with SCF’s CMMS cloud-based application, Siemens Asset Management.
- Provide design development services. (95% and 100% Drawings and Models, Narratives, Cost Estimates and Specifications for Bridging Documents and 35%, 65%, 95% and 100% Drawings and Models, Narratives, Cost Estimates and Specifications for the Clinic Tenant Improvements with the goal of 100% bid documents for Construction. Identify milestones and proposed schedule.
 - Provide technical specifications describing material quality and workmanship as required for Divisions 2 through 49.
 - Incorporate SCF Division 1 Specifications into Project Manual. Assist SCF with editing BIM and Asset Data Sections.
 - Include specifications for heat loss camera studies all roofs – post construction.
 - Include specification for Acoustical Testing – post construction.
 - Include specifications for JCI to provide Metasys design/coding/integration for Revit template, BIM model and Digital Twin use.
 - Provide recommendations and design for snow removal of shed snow off Atrium Roof. Currently the snow sheds onto PCC 1 and PCC 2 roofs and crews then shovel off to the ground. This may include Civil design.
 - Approximately 14,000 square foot Clinic Space TI in PCC 2 Level 2 including exam room changes, sound dampening, plumbing, mechanical and electrical scope.

- Deliverables will be organized per SCF Division 1
 - Coordinate through Forma with SCF QA and FM at 35%, 65% and 95% designs.
 - Cost estimates shall be in SCF approved format. Include but not limited to, cover sheet, Basis of Cost Estimate, Exclusions, CSI, Unifomat and any deductive or additive alternates.
 - Meet with Authority Having Jurisdiction (AHJ) for preliminary review at 65% Bridging and include 10% Concept Clinic Tenant Improvements.
 - Provide SCF electronic copies, .doc, .pdf, .rvt, .dwg, of the phase, final and record drawings, models, equipment data and specifications. Provide BIM Model files; .NWD and .NWF as applicable.
 - Drawings to be stamped by an Architect or Engineer licensed in the State of Alaska.
 - Submit plans to Authority Having Jurisdiction (AHJ) for review, approval, and permit. SCF will pay for any plan review/ permit fees, etc.
 - Coordinate project permitting. Submit the documents to Building Safety and resolve their technical review comments to obtain a Building Permit.
 - Maintain proposed project team for the duration of the project unless otherwise pre-approved by SCF within 21 days of written notice.
- Organize and lead stakeholder workshops to collect and incorporate SCF feedback at the 35% schematic Clinic TI only, design development (65%) and 95% phases of the design. Organize and manage this process to obtain timely decisions needed to progress the project. Relaying to SCF the short and long-term cost implications for all new systems and equipment will aid in the decision-making process.
 - Apply Lean Construction practices to actively seek and suggest innovative Value Engineering solutions that will provide value to the owner by means of reduced costs or schedule, increased energy efficiency, operability, or life cycle, and other considerations that will help to align the project costs within SCF's budget.
 - Recommend options for design packages that allow for expedited procurement or phases of work to begin, that would benefit the overall project schedule and present to SCF for discussion and direction. Long lead procurement must be by March 2027 for re-roof and mechanical upgrades.

Construction Administration Services Scope of Work

Designer shall:

- Permitting and Bidding Phase:
 - Assist SCF by answering bid questions as required.
 - Attend a pre-bid conference at the project site with SCF and interested Licensed General Contractors.
 - Assist in the bid opening and evaluation of Contractor selection.
- Construction, Closeout and Warranty Phases:
 - Assist SCF by answering technical questions and RFIs during construction.
 - Review the submittals.
 - Perform periodic site reviews/inspections.
 - Attend weekly meetings with SCF and Construction Team during construction.
 - Review and certify the Request for Payment

- Assist in the CCO process for phased construction.
- Review the project at Substantial Completion and note deficiencies to be resolved by Contractor using Forma Issues.
- Issue a Certificate of Substantial Completion per construction phase when the project is deemed substantially complete and usable for the Owner's intended use.
- Maintain the Construction Administration Model and exchange information with Contractor's Federated Model.
- Provide Record Drawings/Models in electronic formats .doc .pdf, Autodesk .dwg, and Revit to SCF and Contractor.
- Assist Contractor to provide O&M data in formats that can be uploaded to SCF's Gordian Cloud Platform and Siemens Asset Management work order management platform. Prefer this is done into the Revit files that will populate the BIM.
- If applicable, provide all data for Grant reporting as required.

Schedule

Design and Bidding Services Scope of Work Bridging

Contract Award	October 2026
Design Revit and BIM	October 2026 – January 2027
Design Bridging	October 2026 – January 2027
Permitting Bridging	February 2027
Bidding Bridging	February 2027

Design and Bidding Services Scope of Work TI

Design TI and BIM	October 2026 – May 2027
Permitting TI	June 2027
Bidding TI	June 2027

Construction Administration Services Scope of Work

Long Lead Submittals/Procurement	March 2027 - April 2027
Construction Administration Bridging	March 2027 - February 2028
Construction Administration TI	June 2027 - February 2028

Commissioning

(Design and Construction Phases Bridging)	October 2026 - October 2027
(Design and Construction Phase TI)	October 2026 - February 2028

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

RFP Number: SCF26-1197

RFP Name: RFP Yagheli Shesh Qenq'a ANPCC I, II, & III Renovations Design and Documentation Services

Proposal Due Date: October 13, 2026 by 2PM AST

PROPOSERS MUST COMPLETE THE SECTION BELOW

All prices are T&M Not to Exceed. Each Task to include cost for Hours of each personnel, Material and Expenses itemized on separate sheet.

- Revit Template Development \$ _____
- BIM Development and Coordination through project \$ _____
- Clinic Tenant Improvement Design \$ _____
- Bridging Design to 100% Bid Documents \$ _____
- Construction Administration Permitting/Bidding Bridging \$ _____
- Construction Administration Construction Bridging \$ _____
- Construction Administration Permitting/Bidding TI \$ _____
- Construction Administration Construction TI \$ _____
- Total Price Contract value \$ _____

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

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 _____, 2026.

My Commission Expires:

EXHIBIT D: Sample SCF Contract Templates

See below.

END OF RFP DOCUMENT