



SCF Purchasing Department
7033 East Tudor Road
Anchorage, AK 99507

To: Prospective Registered Bidders

Date: October 6th, 2026

RE: Addendum No. 6

Issue Date: 6th October 2026

This document forms a part of the Purchasing Documents and modifies original Procurement Documents dated October 6th, 2026. Acknowledge receipt of this Addendum on page 31 (thirty-one) of the Bid documents. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This Addendum consists of 11 page(s) and 1 document

Addendum No. 6 – Registered Bidders Questions/ SCF Responses

This addendum provides SCF's official responses to questions submitted by registered bidders. These responses are incorporated into the solicitation and shall be considered when preparing proposals. All other solicitation requirements remain unchanged.

SCF26-1197 Yagheli Shesh Qenqa ANPCC I II III Renovations Design Services -Questions and Comments

	Date Received	Comment or Question Provided by Bidder	SCF Response	RFP Reference (If Applicable)
1	9/21	Is the architect who designed to 65% also bidding on this RFP?	No.	
2	9/21	Do we need to include the subconsultant rates in our cost proposal or will SCF be receiving those directly from RSA, Reid Middleton, etc.?	Include subconsultant rates. RSA and Reid Middleton are to be contracted under Architect.	
3	9/29	Confirm whether resumes are included in the page count. Section 5.1 indicates “Please limit proposal response for Response to Criteria and Key Personnel Resumes to 5 pages total.” Directly below this sentence, “Section 4, Key Personnel Resumes” are indicated to be “1 page, maximum (each)”.	Clarity and Brevity are encouraged; however, due to the level of detail requested, SCF will increase the Response Criteria page limit from five (5) pages to ten (10) pages. Resumes for Key Personnel shall be limited to one (1) page per individual. The Key Personnel resumes are included within the ten (10) page limit for the Response to Criteria and Key Personnel resume section.	Q&A 45.
4	9/29	Section 7.5 Insurance Requirements includes item 5 Builder’s Risk Insurance. Builder’s Risk Insurance is not applicable to design firms. Please confirm this insurance is not applicable to this RFP.	As there is no construction in RFP-SCF26-1197-Yagheli-Shesh-Qenqa-ANPCC-I-II-III-Renovations-Design-Services, Builder’s Risk Insurance is not applicable.	
5	9/29	There are two documents titled “Exhibit A: Scope of Services”. One is found in the PDF documents titled “RFP-SCF26-1197-Yagheli-Shesh-Qenqa-ANPCC-I-II-III-Renovations-Design-Services”. The other document is included separately as “Exhibit-A-SOW-Yagheli-Shesh-Qenqa-ANPCC-I-II-III-Renovaqtion-Design-Services”. Please confirm which document should be included, and which should be eliminated.	The two versions of Exhibit A: Scope of Services or Work (SOW and or SOW) contained within the RFP are duplicate documents. Proposers shall use “Exhibit A-SOW RFP-SCF26-1197-Yagheli-Shesh-Qenqa-ANPCC-I-II-III-Renovations”-Design-Services as the applicable Scope of services for this solicitation. The duplicate version may be disregarded.	
6	9/29	Page 19 of the RFP, Exhibit A indicates “RSA Engineers and Reid Middleton, Inc. shall be included as Mechanical, Electrical, and Structural consultants.” Will RSA & Reid Middleton be contracted through the designer or are they contracted directly with SCF?	See Q&A 2.	
7	9/29	Confirm that the 2025 SCF Design Standards will be provided upon award to the successful design team.	The successful design team will be provided with access to the 2025 SCF Design Standards, SCF Interior Finishes Standards Draft and SCF Furniture Standards.	
8	9/29	There are several schedules included and referenced throughout the RFP and Exhibits. Please confirm the schedule on which fees should be based is included in Exhibit A, page 24 of the RFP document.	Confirmed.	
9	9/29	Provide a schedule for completion of the Yegheli Shesh Qenqa BIM LOD 200 or higher model.	Proposals will recommend schedules. Schedules negotiated with Successful Proposer. Models will be used for final equipment sizing. Successful Proposer will need to incorporate into design schedule.	
10	9/29	Page 23 of Exhibit A in the RFP document outlines that both .dwg and .rvt files are required to be submitted as part of record documents. Please provide a list of drawings to be converted to dwg to be included in proposal pricing.	All. Clearly show this scope in the itemized CA services T&M NTE pricing. Provide anticipated sheet count for TI portion.	
11	9/29	Exhibit B Proposal Offer and Signature Page requests a separate line item for “Revit Template Development”. This scope of work is not outlined in the RFP or Exhibits. Please provide a scope of work for the Revit Template. (Note: there is a single reference on page 21 of the RFP, Exhibit A “Include specification for JCI to provide Metasys design/coding/integration for Revit template,	Negotiated and developed with successful Proposer. SCF does not have a Revit Template. Proposals to show methodology for building a template for SCF. Proposals to show the recommended elements of that Template associated with cost in the itemized task attachment.	

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		BIM model and Digital Twin use.”)		
12	9/29	Provide a scope of work for items & systems SCF would like included in the BIM model, “LOD 200 or higher” of the existing Yegheli Shesh Qenqa Facility (ANPCC I, II, & III).	Negotiated and developed with successful Proposer. All items and systems anticipated in the building and design are considered within scope. Proposers may include AIA G204-2022, 2.4 Model Element Table marked up to show their proposed scope. Proposals to itemize cost associated with Uniformat level 3 and 4 systems. Recommend including this response in the cost portion of Proposal, Exhibit B.	Addendum 3 AIA G204-2022 and it's 2.4 Model Element Table
13	9/29	Will SCF consider separating the TI from the remainder of the project?	No. The TI will have a separate permitting, bidding and construction schedule. Proposers to recommend phasing and schedules.	
14	9/29	Confirm the terms of the AIA standard forms of agreement are negotiable upon award of a contract. Some of the terms included are not standard and require concurrence with legal consul and add undue burden to the expense of providing a response to the RFP.	Successful Proposer to present desired edits to SCF.	
15	9/29	The OPR references occupant comfort issues identified in a “questionnaire report” (p. 7), states that SCF “plans to undertake a comfort survey” addressing thermal, odor, and other issues (p. 8), and later references issues resulting from an “occupant satisfaction survey” (p. 12). Please clarify whether these references relate to the same survey effort and whether that survey/questionnaire has been completed. If completed, please provide the report and/or results. If it has not been completed, please identify when the results are anticipated to be available. If it will be completed after award, please confirm that material design requirements resulting from the survey that are not represented in the current concept documents will be treated as changes in scope. (OPR p. 8.)	Successful Proposer will have access to all TI concept design project documents including meeting minutes. Successful Proposer will have access to the results of any reports or surveys when conducted. Proposers, please note that TI design will investigate and possibly implement air chases for pressure equalization, replace entire ventilation system and controls, finishes, lighting, and add exhaust in soiled laundry and modify exhaust in other odor producing areas. This is concept and will be developed into construction documents and modeled. With these expected design features mentioned in this RFP answer, any anticipated results from a questionnaire report/comfort survey addressing thermal, odor and other issues (possibly lighting) should be included in base scope for developing the TI design.	
16	9/29	Section 5.1 states, “Please limit proposal response for Response to Criteria and Key Personnel Resumes to 5 pages total.” Please confirm whether the five-page limit applies to Sections 3 and 4 combined, or whether each section is permitted up to five pages.	See Q&A 3.	
17	9/29	The OPR states that SCF plans to perform a comfort survey addressing thermal, odor, and other conditions within the PCC-II TI area. Has this survey been completed? If so, please provide it. If it will be completed after award, please confirm that material design requirements resulting from the survey that are not represented in the current concept documents will be treated as changes in scope. (OPR p. 8.)	See Q&A 15.	
18	9/29	Please identify the Revit/BIM files that will be provided to the successful Proposer, including disciplines, Revit version, general model extent, and whether the existing models may be relied upon for unaffected areas subject to reasonable verification. Additionally, does SCF have separate Revit/BIM/CAD standards, templates, shared parameter files, model naming conventions, graphic standards, or other digital-production requirements beyond those included in the solicitation? If so, please provide them.	Reviewed, evaluated and created by successful Proposer. This project includes the creation of an Owner’s Master Model. This project is creating documentation standards for SCF. Revit/BIM/CAD standards, templates, shared parameter files, model naming conventions, graphic standards, or other digital-production requirements methodology is to be outlined in the proposal. SCF has minimal Revit files of the entire YSQ. SCF has .pdf of the entire YSQ.	

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19	9/29	Please define the extent of the LOD 350 requirement for the TI. Does this include all adjacent existing conditions? (<i>RFP Exhibit A, p. 19.</i>)	See area/volume of Clinic TI.	Exhibit R: 2026 06 02 Deliverable Summary – Concept Clinic TI
20	9/29	Please confirm whether Exhibit Q, the GSA BIM/CDX & COBie Standard, is provided only as an example of BIM workflows, as indicated in Exhibit A, or whether portions are intended to be mandatory project requirements. If portions are mandatory, please identify the applicable sections and any required GSA templates, Revit templates, shared parameters, BIM submission checklists, CDX/COBie data standards, or other resources that Proposers should incorporate into their scope and fee. (<i>RFP Exhibit A, p. 19; Exhibit Q.</i>)	Example. See Addendum 5. This project includes the creation of an Owner's Master Model which would include Revit Templates also to be created in this project.	Addendum 5, Exhibit Q_workflow examples GSA BIM CDX and COBIE STANDARD v1.0
21	9/29	For proposal-pricing purposes, please confirm that Proposers should base their scope and fee on the LOD requirements stated in Exhibit A, with the project-specific AIA G204 Model Element Table to be developed with SCF following award as part of the BIM Execution Plan. If a more detailed Model Element Table is intended to govern proposal pricing, please provide it. (<i>Addendum 3; RFP Exhibit A, p. 19.</i>)	Confirmed.	
22	9/29	The issued SCF Division 01 references Section 01 78 39 – Project Record Building Information Model (BIM) but does not appear to be included as a separate specification section. Please confirm whether Section 01 78 40 is intended to replace/satisfy the referenced Section 01 78 39 requirement. If a separate Section 01 78 39 applies to this project, please provide it.	Confirmed.	
23	9/29	The RFP currently requests a time-and-materials not-to-exceed fee for the Scope of Services. Would SCF consider allowing Proposers to submit a lump-sum fee for the defined design, permitting, and bidding services, based on the final RFP scope as clarified through the question/addendum process, with Construction Administration services performed on a time-and-expense basis using the submitted fully burdened hourly rates? Under this approach, material changes to the Scope of Services, Owner's Project Requirements, project schedule/phasing, or other Owner-directed requirements occurring after award would be addressed through an equitable adjustment to the lump-sum design fee and/or schedule, as applicable. Construction Administration would be billed based on actual effort incurred for the duration of construction. Please confirm whether this fee structure would be acceptable in lieu of a single T&M not-to-exceed fee for the entire project.	Proposals are T&M NTE. SCF will be looking for clear tasks in the itemized cost attachments that pertain to template creation, model creation and data generation, design and CA services.	Exhibit B
24	9/29	Please confirm that revisions between the current OPR and future 95% and 100% OPRs that modify or add requirements beyond the RFP/bridging scope will constitute a change in scope and be eligible for adjustment to the Designer's fee and schedule.	Generally, OPR revisions throughout the design process do not increase scope or add more stringent project requirements. If the design identifies requirements in the OPR that are unrealistic, not cost effective, or not physically possible, those requirements can be altered or removed. If future revisions of the current OPR add requirements beyond RFP/bridging scope, a change order will be justified.	
25	9/29	Please define the required extent of building-wide LOD 200 modeling. Is the intent to model all architectural, structural, mechanical, plumbing, fire protection and electrical systems	Building Wide. Proposals to include methodology of data verification and capture.	

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		throughout PCC I, II and III, including all existing systems outside the renovation scope? May existing record documents be relied upon, or is field verification/reality capture required?		
26	9/29	Please define "Mechanical and Electrical spaces" requiring LOD 350. Is LOD 350 limited to only spaces affected by the project or is LOD 350 required for all mechanical and electrical rooms throughout PCC I, II and III including existing spaces that are not being renovated as part of this project?	Building Wide.	
27	9/29	What elements are expected to be modeled for LOD 350? Provide a list of all required elements. Is there a conduit size to where it is not required to be modeled like 1.25" or under? Are supports and hangers required to be modeled?	All. ¾" and up are to be modeled. Yes.	
28	9/29	Please confirm which portions, if any, of Exhibit Q are contractual requirements. Is Exhibit Q provided solely as a workflow example, or is compliance with the GSA BIM/CDX/COBie Standard required?	Workflow Example.	
29	9/29	Please provide the required Siemens Asset Management data schema/data dictionary, asset classes, required parameters, naming convention, equipment identification methodology, import format, and required deliverables. Please clarify whether asset data is required only for new/replaced equipment or for all existing maintainable assets building-wide.	Building wide, new and replaced. Successful Proposer will have access to Gordian and Siemens (formerly Brightly) required information. Proposals will outline methodology for using existing mapping provided. Proposals will include recommended methodology for equipment identification. Successful Proposer to provide data fields (deliverable) to SCF/Gordian/Siemens in Excel. Deliverables include, but not limited to, a Master Model inclusive of the asset information.	SouthCentral Data Mapping - Siemens-Gordian complete.pdf Exhibit S: SCF Div 1 SECTION 01 78 24 FACILITY ASSET DATA
30	9/29	Please provide a BIM responsibility matrix identifying responsibility for the Design Model, CA Model, Federated Model, Record Model, As-Built Model and Owner Master Model, including responsibility for incorporating field changes and contractor-furnished asset data at closeout.	See Addendum 5.	Addendum 5.
31	9/29	Please define the required content and level of detail for the building-wide HVAC schematic diagrams. Are these intended as simplified operational diagrams for Facilities, or complete system schematics identifying all existing equipment, branches, controls and interconnections?	Diagrams need to be incorporated into Design Models and eventually the Owner Master Model which will be used as an O&M Model and a Model for other design teams to use.	
32	9/29	Please clarify responsibility for auditing existing BAS points. Will JCI perform and furnish an existing point database and field verification, or is the Design Team responsible for physically verifying all existing BAS points and their operation?	JCI audit responsibility. Design team responsible for incorporating location and operation into model. The model will be used to verify equipment selection and operations. Design team responsible for editing Specifications to require Contractor to include in Design-Built Model.	
33	9/29	Please define the expected JCI BIM/Digital Twin integration deliverable, including required BAS-to-BIM data, equipment/point identifiers, software interfaces and responsibility for mapping BAS points to BIM assets.	Proposers to provide methodology and platform options. Design Team with JCI will map BAS points to BIM assets. Design Team with JCI will produce BAS-to-BIM data with, including but not limited to, SOP Specification.	

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34	9/29	Please identify which recommendations/issues in Exhibit J remain unresolved and are included in the project scope. Does "all issues" include items that Exhibit J labels informational only, and does it include modifications to existing systems outside the TI or equipment-replacement scope?	F. RECOMMENDATIONS, 1. RTU-2.1 areas. <u>Low</u> frequency RTU noise i. Proposal to include design to mitigate noise. Proposal to discuss ductwork reconfiguration and/or relocation of unit.	Exhibit J: Neeser SCF PCC HVAC Assessment Memo Acoustic Exhibit K: SCF YSQ FP MECH ELEC 65 DD Drawings Exhibit L: SCF YSQ GENERAL ARCH STRUCT 65 DD Drawings
35	9/29	Please confirm whether a specialty acoustical consultant is required and define the expected predictive modeling methodology, model extent, required design-phase submissions and postconstruction testing/acceptance criteria.	Proposals to include methodology to achieve acoustic goals.	Exhibit R: 2026 06 02 Deliverable Summary – Concept Clinic TI
36	9/29	OPR Performance Criterion 23 states that airflow rates shall follow ASHRAE 62.1 or ASHRAE 170 design requirements, as applicable, but does not identify whether this requirement is limited to the PCC-II Level 2 Tenant Improvement area and other spaces directly modified by the project or is intended to apply throughout the existing ANPCC I, II, and III facilities. Please clarify the intended limits of this requirement. If current ASHRAE 62.1 and/or ASHRAE 170 ventilation requirements are intended to be applied building-wide to existing spaces and systems, please confirm whether the Design Team is expected to evaluate all existing spaces for compliance and design modifications necessary to bring existing systems into conformance with the current standards. Such an evaluation could result in significant modifications to existing air-handling equipment, terminal units, ductwork, heating/cooling capacity, controls, exhaust systems, and building pressurization beyond the scope represented in the 65% Bridging Documents	This requirement is limited to the PCC-II Level 2 Tenant Improvement area and other spaces directly modified by the scope of this project or spaces affected by mechanical equipment changes/modifications within the scope of this project. Any spaces served by existing equipment to remain that has been identified as requiring changes in sequence of operations as part of this project are also included. The existing systems will be modeled and evaluated.	
37	9/29	Please confirm whether 115 kBtu/sf/yr is an enforceable project performance target. If so, please define the required energy-modeling methodology, baseline, verification method, and responsibility for demonstrating compliance. Environment & Energy, section 8 has EUI target stricken out and is noted as N/A for ANPCC 2026 project. Section 26 notes separate baselines.	This is not an enforceable project performance target. The purpose of the figure is to target this EUI through a simple shell and core energy model of both existing and proposed systems. This develops a building-wide expected energy use value for SCF to compare system performance against after construction.	
38	9/29	Please define the required LCCA scope, including alternatives to be evaluated, analysis period, discount/escalation assumptions, energy rates and required deliverable format.	See Q&A 37. Proposers to include methodology for confirmation of EUI target of 115 kBtu/sf/yr after construction. Successful Proposer to provide Specification.	
39	9/29	Please issue a single controlling milestone schedule identifying required completion dates for roof, mechanical, TI and commissioning work. There are multiple conflicting schedules across the SOW, OPR, and RFP.	Exhibit A pg. 25. See Q&A 5.	
40	9/29	Please provide the current 65% estimate and budget allocation by roof, mechanical, TI, FF&E and other major scope. If the current program cannot be delivered within the \$14.5M cap while maintaining the required	Cost included in RFP refers to previous efforts. With the expanded TI and Documentation scope, SCF anticipates different cost of construction. Estimated cost of construction, including the Contractor's documentation requirements, to be provided by the design team's cost	

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		contingency/escalation, please clarify the process for scope reduction and redesign and whether multiple redesign/VE cycles are included in the base fee.	estimator at first submittal and updated with each subsequent submittal.	
41	9/29	For purposes of establishing a C/A NTE, please provide the anticipated number of construction weekly meetings, site visits, and inspections. Will material deviation from these assumptions permit adjustment of the C/A NTE?	Exhibit A pg. 25. See Q&A 5. Proposers to recommend and show, anticipated number of construction weekly meetings, site visits, and inspections, in T&M NTE itemized cost.	
42	9/29	When will Exhibit D and S be made available?	See Addendum 2 and Addendum 3, and see here for Exhibit S	
43	9/29	Are narratives required for all submittals 35%, 65%, 95% and 100%?	Yes.	
44	9/29	The solicitation states, "Please limit the proposal response for Response to Criteria and Key Personnel Resumes to five pages total." Please clarify whether the five-page limit applies collectively to both the Response to Criteria and Key Personnel Resumes, or whether each section is allowed up to five pages separately	See Q&A 3.	
45	9/29	The Cost Proposal is identified as part of the Response to Criteria, which is limited to five pages. Are Exhibit B – Proposal Offer and Signature Form and the Hourly Rates Sheet included in the five-page limit, or are these considered attachments and excluded from the page count?	They are excluded from the page count.	
46	9/29	Would SCF consider a lump-sum fee for design services, with construction administration services provided on a time-and-expense basis?	See Q&A 23.	
47	9/29	The schedule currently reflects an August 2026 start date. Will an updated schedule be provided with revised project dates? (Exhibit A Section 3.1)	See Q&A 5.	
48	9/29	Please clarify whether two separate Bid/Permit sets are required—one for the Clinic TI and one for the Roof/Mechanical bridging document work—or if all work should be included in a single Bid/Permit set.	See Exhibit A pg. 24.	Exhibit A
49	9/29	If two separate Bid/Permit sets are required, will separate design schedules be provided for each?	See Exhibit A pg. 24.	Exhibit A
50	9/29	Is the expectation that existing building systems be documented as-built, including systems or areas outside the scope of the proposed renovations?	Yes, building wide BIM with Revit Models.	
51	9/29	Is the LOD 350 model required to be fully complete prior to permitting and bidding, or may model development continue during subsequent project phases?	The LOD 350 should be design complete prior to bidding. Addendum 5 shows how the Model is updated through subsequent phases.	Addendum 5.
52	9/29	Will the design team have access and usage rights to previously produced materials and files (existing BIM/CAD models, drawing)?	What is available to SCF will be made available to Successful Proposer.	

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53	9/29	On given the scope and the level of detail requested in the response to Criteria Section 5.1, Would SCF FP consider increasing the five-page limit to allow respondents to more fully address the request information	Clarity and Brevity are encouraged; however, due to the level of detail requested, SCF will increase the Response Criteria page limit from five (5) pages to ten (10) pages	
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Gordian Data Fields	Example Data	Maps to	Comments
	4145 Tudor Centre Dr-Gguaya Ada-Bird Ridge Bldg		SCF - Gordian mapped this to ParentAssetName, we recommend SiteName
Facility		SiteName	
Level 1	C - Interiors		
Level 2	C30 - Interior Finishes	CategoryName	
Level 3	C3030 - Ceiling Finishes		
	C3034 - Ceiling Finishes		SCF - This category may make more sense to be mapped to Level 1-2 as opposed to 4
Level 4			
Level 5	37910512 - ACT System		
Name	ACT System	Name	
Associated Asset Name	N/A		
Requirement			
Asset Contains Need Type	Renewal		
Unit Cost	\$13.23	UOMCost	
UOM	S.F.	MeasurementUnitName	
Quantity	3600	UOMQuantity	
Total Cost	\$47,628	ReplacementCost	Use Override Cost below if populated
		ReplacementCost	SCF - confirm that we would use this value if populated over the total cost
Cost Override			
General Notes		Note	
Location Notes	ACT System		SCF - confirming this would not map to a field in AE
Condition	Fair	AssetConditionName	
Asset Tag		TagNumber	
Make		Make	
Model		Model	
Serial Number		SerialNo	
Lifecycle	25	LifeTime	
Percent of Total	100%		
Modeled Install Year	2006		SCF - confirming to map only Observed install
Observed Install Year	2006	PlacedOn	SCF - confirming to map only Observed install
Priority Time Frame	Priority 3 Action needed within 3-5 years		
Investment Criteria	Asset Preservation		omit
Backlog	False		omit
Source	Asset Capture		omit
Assessor	eben.ferguson@gordian.com		
Modified Date	26 Jan, 2026		omit
			SCF - this could possibly be Estimated Replacement Date (H55) - confirm?
Adjusted Years			
Site	SCF - Anchorage Portfolio	SiteName	
Room/Location		LocationName	SCF - Gordian had listed this as LocationNo but that is a unique identifying number
Floor			SCF - Gordian had listed as LocationPath, but the LocationName should provide the unique location identifier
Location Notes			SCF - Godrian listed this as Location Notes, but that field is above and doesn't apply
Latitude	0.00000000	Latitude	
Longitude	0.00000000	Longitude	
Created By	abe.millet@gordian.com		omit
Created Date	10 Dec, 2025		omit
Modified By	eben.ferguson@gordian.com		omit
	37910512		
Cost Item Number		CostCenterNo	SCF - please confirm what this number represents - this may be a fit for CostCenterNo
Cost Data Library	System Template Library		SCF - CostCenterName possibly? Please confirm what the CSL represents to SCF
Followup Needed	No		omit
Need Type			
Modeled Renewal Year	2031	EstimatedReplacementDate	
Observed Renewal Year			

Brightly Data Fields	Primary Data Owner	Comments - From call with SCF/Brightly
Name		Confirmed with SCF
SiteNo		
SiteName		
ParentAssetAssetNo		
ParentAssetName		Discussed and moved to Level 2
CostCenterNo		
CostCenterName		
CategoryNo		
CategoryName		
CategoryPath		
LocationNo		
LocationName		
LocationPath		
SupplierName		
SupplierNo		Confirmed that we would override the replacement cost with Override cost if it is populated
AssetConditionName		
AssetStatusName		Confirmed with SCF
CriticalityName		
AssetNo		
SerialNo		
Make		
Model		
BarCode		
RFID		
PurchasePrice		Confirmed that we would want to see the actual observed installation date in the Placed On
PurchaseDate		
PurchaseInvoiceNo		
LifeTime		
ReplacementCost		
SalvageValue		
IsToolCrib		
LastCheckedOutDate		
CheckedOutByUserNo		
CheckedOutByUserFirstName		
CheckedOutByUserLastName		SCF confirmed LocationName
PhotoName		
PhotoType		
PhotoUrl		
PlatformLayerId		
Note		
ToolCribNote		
PurchaseNote		
		This may require more follow up to confirm - may make sense to leave blank? - SCF to follow up with Gordian to confirm what this value represents
WarrantyNote		Lets be sure to not map to CostCenter as SCF does not use CC numbers
EmergencyNote		
SafetyNote		
TrainingNote		
ShutdownProcedure		
LOTOProcedure		
ConditionDate		
EstimatedReplacementDate		
AssessmentNote		
WarrantyTitle		
WarrantyExpirationDate		
WarrantyVendorName		
WarrantyVendorNo		
MediumName		
MediumType		
MediumUrl		
AssetContactName		
AssetContactCompany		
AssetContactPhone1		
AssetContactPhone2		
AssetContactFax		
AssetContactEmail		
AssetContactUrl		
AssetUserNo		
AssetUserFirstName		
AssetUserLastName		
AssetPartPartNo		
AssetPartBarcode		
AssetPartName		
SafetyProgramNo		
SafetyProgramName		
IsRequired		
MeterTitleNo		
MeterTitleName		
MeterTypeNo		
MeterTypeName		
MeterTitleThresholdMin		
MeterTitleThresholdMax		
MeterTitlesAverageEnabled		
MeterTitlesTotalEnabled		
MeterTitleDescription		
MeterTitleDisplayFormat		
CrewName		
ManufactureOn		
ManufacturerId		
ManufacturerNo		
ManufacturerName		
Description		
OutOfServiceBeginDate		
OutOfServiceEndDate		
PlacedOn		
RemovedOn		
TagNumber		
Latitude		
Longitude		
IsSystem		
MeasurementUnitId		
MeasurementUnitName		
MeasurementUnitNo		
UOMQuantity		
UOMCost		
RegionalIndex		
CF_DrawingNo:		
CF_VIN		
CF_Vehicle Style		
CF_Vehicle Class		
CF_Vehicle Color		
CF_License Type		
CF_License No		
CF_License ExpDate		
CF_Engine Type		
CF_Transmission Type		
CF_Axles		
CF_Licensed Weight		
CF_Empty Weight		
CF_Cargo Weight		
CF_Gross Weight		
CF_Primary Driver		

Brightly - Gordian: Southcentral Facility Data Field Mapping - Sept 2026

	Gordian Data Fields	Example Data	Maps to	Comments
1	ID	50	ParentAssetAssetNo	
2	Fiscal Year	2026		Year of the data for the record
3	Facility Name	4500 Diplomacy Dr-4500 Diplomacy Drive	ParentAssetName	
4	Campus	SCF - Anchorage Portfolio	SiteName	
5	Area (GSF)	60841		
6	Sightlines Function	Administrative	omit	
7	Technical Complexity	3	omit	
8	Construction Year	1985		
9	Renovation Year			
10	Custodial Coverage	Yes	omit	Custodial Coverage: Identifies whether the space should be included as cleaned square footage in custodial staffing metrics.
11	Maint Coverage	Yes	omit	Maint. Coverage: Identifies whether the space should be included as maintained square footage in maintenance staffing metrics.
12	AS	No	omit	AR: Stands for Asset Reinvestment; identifies if the facility is eligible for funding from one-time capital sources.
13	AR	No	omit	AS: Stands for Annual Stewardship; identifies if the facility is eligible for funding from institution's recurring capital.
14	Central Heat Plant	Decentralized		Central Heat Plant: Identifies whether the facility is part of a centralized heating/fossil fuel system; used for energy consumption and cost metrics.
15	Sewer/Water	Decentralized		Sewer/Water: Identifies whether the facility is part of the water distribution & billing.
16	Central Electric	Decentralized		Central Electric: Identifies whether the facility is part of a centralized electrical feed; used for energy consumption and cost metrics.
17	Description		Description	
18	Envelope/ Mechanical Need	\$ 498,730		
19	Repl. Value	\$ 42,114,951	ReplacementCost	Is this only for Assets?
20	Base Mod. \$	\$ 51		
21	Space/ Programming Need	\$ 256,841		
22	Density Factor	No	omit	Density Factor: Identifies whether facility square footage should be included in calculation of the density factor; this is most commonly a "no" for parking garages, storage buildings, etc.
23	Include/Exclude for Age, Tech., & Function	Included	omit	Include/Exclude for Age, Tech., & Functions: Indicates if the facility should be included in calculations for those fields listed; this is most commonly a "no" when the facility is not included in the scope of analysis (e.g., an Auxiliary facility for an institution only analyzing E&G space).
24	Facilities Assessment Approach	Include, no default assemblies	omit	
25	Portfolio	Entire Campus	omit	

Area (GSF)	Area (GSF): Gross Square Feet; measurement for facility size.
AR	AR: Stands for Asset Reinvestment; identifies if the facility is eligible for funding from one-time capital sources.
AS	AS: Stands for Annual Stewardship; identifies if the facility is eligible for funding from institution's recurring capital.
Campus	Campus: Indicates which campus breakout (if applicable) the building applies to. If there is no breakout, campus will match the name of the institution.
Central Electric	Central Electric: Identifies whether the facility is part of a centralized electrical feed; used for energy consumption and cost metrics.
Central Heat Plant	Central Heat Plant: Identifies whether the facility is part of a centralized heating/fossil fuel system; used for energy consumption and cost metrics.
Construction Year	Construction Year: Year construction of facility was completed.
Custodial Coverage	Custodial Coverage: Identifies whether the space should be included as cleaned square footage in custodial staffing metrics.
Custodial In-House/Outsourced	Custodial In-House/Outsourced:Identifies if the custodial team is managed internally or outsourced to a third party.
Density Factor	Density Factor: Identifies whether facility square footage should be included in calculation of the density factor; this is most commonly a "no" for parking garages, storage buildings, etc.
Description	Description: Column used to track explanations on individual facilities.
Facility Active Date	Facility Active Date: Indicates the first year the facility was part of the institution's inventory; in most cases, this is the same as construction year, but in the event a facility was purchased, it allows the formula to pick up the facility in the year of purchase rather than construction.
Facility Adjustment Factor	Facility Adjustment Factor: A cost inflator for architecturally significant or complex facilities; used for reflecting costs of uniquely expensive facilities.
Facilities Assessment Approach	Facilities Assessment Approach: (applies only to institutions where the "Capital Plan Approach" is "Facilities Assessment & Planning"); indicates how the facility will be handled in the FA&P analysis, "Level 1" - included in inspections & interviews, access to full list of assemblies & custom assemblies. "Level 2": not included in inspections nor interviews, but with access to full list of assemblies & custom assemblies (aka "Building Review Sheet).
Facility Condition Index	Facility Condition Index: (Must be enabled in the 'Columns' selector.) A Gordian Standard 'Facility Condition Index' (FCI) calculated by dividing the total cost of the assets and renewals for a facility (in a 5 year period) by the 'Replacement Value'. The 'Replacement Value' is a formulation of the following data: Architectural Adjuster, GSF, Base, Inflation, and Blended Regional Adjuster. Displayed values: Excellent: 0.0 -> 0.19 Good: 0.2 -> 0.49 Fair: 0.5 -> 0.79 Poor: 0.8 -> 1.0 Very Poor: 1.0 and above Not Calculated: No assets have been added to the facility, or data required for the formula is missing (such as GSF, Technical Complexity, Sightlines Function, Architectural Adjuster, and a non-zero blended Regional Adjuster value for the current fiscal year). Any updates made to facility-related data will trigger the system to recalculate FCI values (on a 4 hour cycle). If you wish to update the calculation immediately, click the 'Facility Name' to open the flyout panel and click <i>Recalculate</i> on the 'General Info' tab. NOTE: Once triggered, the calculation process begins immediately. The updated results are reflected within 5–30 seconds, depending on the scenario and data volume.
Facility Count	Facility Count: Entries are usually either a 1 or 0; this is used to avoid double-counting facilities that need to be split across more than one line (e.g., various functions, renovation dates).
Facility Inactive Date	Facility Inactive Date: Used to take facilities out of the inventory, when they have been sold, decommissioned, or demolished.
Facility Name	Facility Name: Name of the facility.
Facility Number	Facility Number: A number or code used to identify the facility. Often an institution will have its own numbering system. If not, Gordian provides the number.
Facility Size Classification	Facility Size Classification: Groupings of facility size, from Very Small to Very Large; used for deeper analysis of facility performance. Very Small: Less than 10k GSF Small: 10,001 – 25,000 GSF Medium: 25,001 – 50,000 GSF Large: 50,001 – 100,000 GSF Very Large: More than 100k GSF
Facility Use	Facility Use: Provided by the institution.
Go-Green	Go-Green: Identifies whether the facility is included in the institution's Sustainability Solutions scope, if applicable.
ID	ID: A unique identifier for each line within the spreadsheet. It is automatically assigned and cannot be edited.
Include/Exclude for Age, Tech., & Functions	Include/Exclude for Age, Tech., & Functions:Indicates if the facility should be included in calculations for those fields listed; this is most commonly a "no" when the facility is not included in the scope of analysis (e.g., an Auxiliary facility for an institution only analyzing E&G space).
LEED Certified	LEED Certified: Identifies facilities with LEED Certification and which level they achieved.
Maint. Coverage	Maint. Coverage:Identifies whether the space should be included as maintained square footage in maintenance staffing metrics.
Maint. In-House/Outsourced	Maint. In-House/Outsourced:Identifies if the custodial team is managed internally or outsourced to a third party.
Ownership	Ownership: Identifies whether the institution owns or leases the facility.
Portfolio	Portfolio: (Applies only to institutions where the "Capital Plan Approach" is "Facilities Assessment & Planning"); indicates which of the Portfolios the facility belongs to. This field is disabled if the "Facilities Assessment Approach" is "Excluded".
Prediction Approach	Prediction Approach: (Applies only to institutions where the "Capital Plan Approach" is "Prediction"); indicates how the facility will be handled in the Prediction analysis; "small" is used for included facilities less than 10k GSF, "standard" for included facilities greater than 10k GSF, and "excluded" is used for facilities not included in the scope of the analysis.
Prediction Facility Type	Prediction Facility Type: (Applies only to institutions where the "Capital Plan Approach" is "Prediction"); indicates which set of pricing multipliers will be used for the Prediction analysis; "small" is used for facilities less than 10k GSF; "Simple" is used for facilities greater than 10k GSF and a Tech Rating of 1; "Basic" is used for facilities greater than 10k GSF with a Tech Rating of 2 or 3; "Complex" is used for facilities greater than 10k GSF with a tech rating of 4 or 5.
Reason Inactive	Reason Inactive:Tracks why facilities were taken offline.
Renovation Year	Renovation Year:Year of most recent major renovation; 'renovation' refers to a one-time investment of 50% or more of the facility's replacement value, having addressed needs in all major systems (roofing, HVAC, electrical, plumbing, and space).
Sewer/Water	Sewer/Water: Identifies whether the facility is part of the water distribution & billing.
Sightlines Function	Sightlines Function: Indication of how the facility is primarily used, given the set of allowable functions within Capital Planning benchmarking categories.
Sightlines Group	Sightlines Group: additional level of detail of Capital Planning functions.
Sightlines Primary Function	Sightlines Primary Function: Automatically assigned based on your selection of 'Sightlines Group.' It is another level of detail within Capital Planning functions.
Sightlines Secondary Function	Sightlines Secondary Function: Automatically assigned based on your selection of 'Sightlines Group.' It is another level of detail within Capital Planning functions.
State Supported	State Supported: Used for public institutions; identifies if the building is Education & General (funded by public money).
Technical Complexity	Technical Complexity: Indicates how complex the facility systems servicing the space are, on a 1-5 scale. 1 - The least complex facility. Typically houses/buildings under 10,000 GSF, sheds, storage facilities, or warehouses. No humidity controls, only window units, or very simple air conditioning methods. No reheats and 0 air changes per hour. 2 - Facilities without building-wide air conditioning but may have localized AC through DX or split systems. No reheats and 0 air changes per hour. 3 - Facilities with building-wide air conditioning: residence halls, classroom buildings, office buildings. 75% or more air conditioning on central loop cooled with multiple units. No reheats and less than 7 air changes per hour. 4 - Facilities with building-wide air conditioning: computer centers, swimming pools, rare book libraries, older science buildings. 100% air conditioned with more than one air conditioning system. May utilize reheats, may utilize humidity controls, and 7 to 12 air changes per hour. 5 - The most complex facility. Facilities with building-wide air conditioning: animal care, operating sweets, autoclaves, BSL1, BSL2, BSL3, high end museums, hospitals, and lab research facilities. May utilize reheats, may utilize humidity controls, 100% outside air, and 12+ air changes per hour. G - Technical complexity assigned to parking garages. L - An internal (Gordian)-assigned-only technical complexity for multi-campus ROPA institutions.

Adjusted Years	Adjusted Years: If the "Estimate Next" field is used, this field will indicate how many years sooner or later the replacement year was moved.
Assessor	Assessor: Indicates who collected the asset.
Asset Contains Need Type	Asset Contains Need Type: Indicates need type of requirement.
Asset Tag	Asset Tag: Indicates the asset tag as physically labeled by the institution, if available.
Backlog	Backlog: Field used to indicate whether or not the chosen asset is in backlog.
Condition	Condition: Indicates the condition of the chosen asset - New, Good, Fair, Poor, or Decommissioned.
Cost Data Library	Cost Data Library: Displays the catalog associated with the asset's selected cost item (Capital Renewal, Facilities Maintenance and Repair, or System Template Library). A catalog is a centralized, structured database that stores standardized cost information for materials, labor, equipment, and assemblies used in construction projects.
Cost Item	Cost Item: RSMeans Uniformat Level 5 description for the chosen asset.
Cost Item Number	Cost Item Number: RSMeans Uniformat Level 5 ID for the chosen asset.
Cost Override	Cost Override: Allows entry of a custom cost override for the asset. This field does not affect other fields within the grid, but does appear on exported data reports for reference.
Created By	Created By: Indicates who collected the asset.
Created Date	Created Date: Date the asset was collected.
Facility	Facility: Name of the facility to which the asset is linked.
Floor	Floor: Indicates the floor of the building in which the chosen asset is located.
Followup Needed	Followup Needed: Function to indicate if follow-up is needed at the individual line level.
General Notes	General Notes: Notes for the chosen asset as written by the asset capturer.
Images	Images: If available, asset images will populate here.
Investment Criteria	Investment Criteria: Indicates an objective criteria assignment to each chosen asset - Asset Preservation, Program Improvement, Reliability, Safety/Code, and Economic Opportunity.
Latitude	Latitude: (Beta) Location data as provided by mobile app capture.
Level 1	Level 1: RSMeans Uniformat Level 1 for the chosen asset.
Level 2	Level 2: RSMeans Uniformat Level 2 for the chosen asset.
Level 3	Level 3: RSMeans Uniformat Level 3 for the chosen asset.
Level 4	Level 4: RSMeans Uniformat Level 4 for the chosen asset.
Level 5	Level 5: RSMeans Uniformat Level 5 ID and description for the chosen asset.
Lifecycle	Lifecycle: Number of years of useful life as indicated by the RSMeans Level 5 for the chosen asset.
Location Notes	Location Notes: Notes concerning location of the asset.
Longitude	Longitude: (Beta) Location data as provided by mobile app capture.
Make	Make: Indicates the make or manufacturer of the chosen asset, if available.
Model	Model: Indicates the model number of the chosen asset, if available.
Modeled Install Year	Modeled Install Year: Year the chosen asset was last replaced. If unknown, assumes replacement at the end of life cycle since the construction or renovation year of the building.
Modeled Renewal Year	Modeled Renewal Year: Column used to indicate when the asset will need to be replaced next. Calculated by adding "LifeCycle" field to "Actual Last" field.
Modified By	Modified By: Indicates who last modified the asset.
Modified Date	Modified Date: Date the asset was last modified.
Name	Name: Customizable name of Asset or Standalone Requirement.
Need Status	Need Status: Indicates status of requirement.
Observed Install Year	Observed Install Year: Year of last replacement for the chosen asset.
Observed Renewal Year	Observed Renewal Year: Field used to override the "Model Predicted Next" at the individual line level if the asset may need to be replaced sooner or later than the "Model Predicted Next."
Percent of Total	Percent of Total: Percent of quantity of chosen asset. Often used in instances of walls, flooring, and ceilings to indicate what percentage of total quantity is attributed to the chosen asset.
Priority Time Frame	Priority Time Frame: Indicates how soon replacement of the chosen asset will be needed. Priority 1: Backlog + 1 year Priority 2: Year 2 Priority 3: Action needed within 3-5 years Priority 4: Action needed within 6-10 years Priority 5: Action needed in 11+ years Priority X: Not time-based
Quantity	Quantity: Quantity of chosen asset. Requirement: Identified need or deficient condition within a facility that needs to be addressed, including deferred maintenance issues, code compliance concerns, or necessary equipment replacements.
Requirement	
Room/Location	Room/Location: Indicates the room/location of the chosen asset.
Serial Number	Serial Number: Indicates the serial number of the chosen asset, if available.
Site	Site: Displays the associated geographic location for the asset. A site encompasses multiple structures, buildings, or facilities (for example, a campus, industrial park, corporate headquarters, etc.).
Source	Source: Indicates where the individual line item originated from.
Status	Status: Indicates collection status of asset data. Collected: The asset has been created and saved on the mobile app, but has not yet been 'sent' to Gordian Cloud Platform. Assets in this state are read-only and can only be edited within the mobile app until 'sent' to 'Gordian Cloud Platform'. Reassess: The asset has been sent back to the mobile app for reassessment. Assets in this state are read-only and can only be edited within the mobile app until 'sent' back to 'Gordian Cloud Platform'. Manage: The asset has been 'sent' from the mobile app and can now be edited within Gordian Cloud Platform. The asset will no longer be viewable in the mobile app.
Total Cost	Total Cost: Total cost of chosen asset. Calculated by multiplying "Quantity" by "Percent of Total" by "Unit Cost."
Unit Cost	Unit Cost: Cost per unit as indicated by the RSMeans Level 5 for the chosen asset.
UOM	UOM: Unit of Measure abbreviation as indicated by the RSMeans Level 5 for the chosen asset.