Request for Proposals
for Progressive Design-Build Construction General Contractor to Provide Design and Construction Services for the

SEARHC ALICIA ROBERTS MEDICAL CENTER CAMPUS PROJECT IN KLAWOCK, ALASKA

ISSUED BY:

SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM (SEARHC)

Date Issued: November 2, 2026.

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Attachment A: Modified AIA A141-2024 Standard Form of Agreement Between Owner and Design-Builder (the “Agreement”)

Attachment B: New Alicia Roberts Medical Center Schematic Pricing Narrative | September 28, 2026

Attachment C: Cost Proposal Form

INSTRUCTIONS TO OFFERORS

I. Solicitation

SEARHC is seeking proposals from firms qualified and interested in providing progressive Design-Build general contractor services for SEARHC's Alicia Roberts Medical Center Campus Project in Klawock, Alaska (hereafter referred to as "the Project"). The selected Design-Build general contractor shall provide for the professional oversight and delivery of all aspects of the described design and construction services required to complete the Project successfully, on time and within the Project's budget. The selected Design-Build general contractor is expected to perform pre-construction, design-build, construction-phase, and Project close-out services, in accordance with the terms and conditions of SEARHC's Modified AIA A141-2024 Standard Form of Agreement between Owner and Design-Builder (the "Agreement"), attached as Attachment A.

II. Proposals

To be considered, Offerors must deliver their proposals to the email address below on or before the deadline with the required number of copies indicated below.

Deadline: Proposals will be accepted until: 4:00 p.m. Alaska Standard Time (AKST) on December 7, 2026.

Address Responses To:

Thomas Shaffer, Director of Supply Chain
3100 Channel Drive, Suite 300
Juneau, AK 99801
Email: tshaffer@searhc.org

Mark Submittals as Follows:

Design-Build Agreement Proposal for the SEARHC Alicia Roberts Medical Center Campus Project, Klawock, Alaska.

Required Number of Copies: ***One (1) electronic copy in PDF format***

By submitting a proposal, the Offeror represents that the Offeror has become familiar with local conditions and has correlated that knowledge with the requirements in this request for proposals (RFP). The proposal shall remain valid for at least ninety (90) days after the closing date for receipt of proposals. SEARHC may allow for changes to or the withdrawal of the proposal only if the request is made in writing and received prior to the deadline for receipt of proposals. No changes to or withdrawal of a submitted proposal is permitted after the deadline for receipt of proposals.

III. SEARHC Background and Project Summary

SEARHC is a non-profit health care Consortium serving the health interests of the residents of Southeast Alaska. SEARHC was established in 1975 under the provisions of the Indian Self-Determination and Education Assistance Act. The intent of this legislation was to have Indian

Health Service programs and facilities turned over to tribal management. Our contracting with IHS began in 1976 when we took over management of the Community Health Aide Program. In 1982, we took over operation of the IHS Juneau clinic, now the Ethel Lund Medical Center, and took over operation of Sitka's Mt. Edgecumbe Hospital in 1986. We are one of the oldest and largest Native-run health organizations in the nation. SEARHC shares the sovereign immunity of its constituent member Tribal governments, and nothing in this RFP shall be construed as a waiver of that immunity.

Project Summary:

SEARHC is seeking a construction partner to lead the team for the design and construction of a new Medical Center consisting of Clinic, Hospital, and a Long-Term Care facility project in Klawock, Alaska. The design phase for this new facility is complete, and a review of a proposal with a limited 65% scope is underway to lock-in building footprint to prepare for foundation design; foundation design will start when a Design-Build Contractor has been onboarded. The Design-Builder will join the team, work with SEARHC, retain and assume management of the current design team to finish the site and building design, and construct the new medical campus.

- Design teams
    - HKS / Architects Alaska, Design Team
    - PND Engineers, Inc., Structural Engineering
    - Respec Company LLC, Civil Engineering
    - AMC Engineers, Mechanical / Plumbing / Electrical / Technology

SEARHC wants to shift the Project to a progressive design-build delivery of a turn-key Project. The Design-Builder will be responsible to assume all Project costs and deliver a fully operational facility ready for the installation of Owner-provided and Owner-installed furniture, fixtures, and equipment (FF&E). The design team will remain intact; the Design-Builder will be required to retain the design team at the Design-Builder's cost and to assume management of, and responsibility for, this team, as set forth in Section 1.1.8 of the Agreement. The design team completed a schematic design package on August 28, 2026, and will begin the design development phase on November 9, 2026.

The RFP does not require SEARHC to award a contract or pay any of the costs incurred in preparing and submitting proposals in anticipation of a contract. SEARHC reserves the right to waive irregularities and accept or reject any or all proposals.

IV. Schedule

Interested Offerors are requested to give careful consideration to their workload and capability of meeting Project schedules. SEARHC estimates the following schedule for the completion of this RFP process:

1.	Request for Proposal (RFP) issued	11/02/26
2.	Deadline for Questions	11/20/26
3.	Written responses to RFP due to SEARHC	12/07/26
4.	Final Selection and Notice of Intent to Award	12/21/26

5. A141-2024 Design-Build Agreement Execution 1/04/27

V. Questions and Clarifications

Questions regarding this RFP must be directed in writing to Thom Shaffer, at tshaffer@searhc.org **no later than 11/20/26, at 4:00 PM AKST**, so answers may be published and distributed to all Offerors. All emails must identify the RFP title in the subject line, include the contact information for the person submitting the question, and indicate the relevant RFP, Plan Page, or Specification Division section number. Questions will only be answered in writing. Revisions to this RFP shall only be made through formal written addenda that will be made available to all interested Offerors. Oral and other interpretations or clarifications will be without legal effect. It is the Offeror's responsibility to ensure they are on SEARHC's list to receive all addenda.

Offerors must read the RFP thoroughly. Any ambiguity, conflict, discrepancy, omission, or other errors in this RFP must be reported in writing. Any changes or corrections to the RFP will be made only by written addendum issued by SEARHC. Failure to report ambiguities, conflicts, discrepancies, omissions, or other errors in a timely manner prior to submission of the proposals will result in waiver of those issues.

VI. Type of Agreement

Within fourteen (14) calendar days after the Notice of Intent to Award is issued, it is expected that the selected Design-Build general contractor will sign SEARHC's Modified AIA A141-2024 Standard Form of Agreement Between Owner and Design-Builder, which is included with the RFP information as Attachment A. Under the Agreement, the Design-Builder will first perform design-phase and preconstruction Work on a "Time and Materials" compensation basis with a Not-To-Exceed amount, including any Early Release Work expressly authorized by SEARHC. Once the design-phase is completed, the selected Design-Build general contractor will submit a Design-Builder's Proposal (anticipated by March 8, 2027) setting out a firm fixed Contract Sum for the remaining construction-phase Work. If SEARHC accepts the Proposal, it will be incorporated into the Agreement through a Design-Build Amendment. **Offerors are expected to review SEARHC's Standard Form of Agreement carefully and advise SEARHC in their proposal if any of the terms or conditions of the Standard Form of Agreement are objectionable**. If any provisions are objectionable, the Offeror must provide in redline format alternative terms and conditions which are acceptable to it, along with the reasons for the proposed changes. These pages will not count against the proposal page limit. SEARHC reserves the right to reject any proposal that fails to indicate that the Offeror is willing to execute SEARHC's Standard Form of Agreement or fails to propose alternative terms and conditions that are acceptable to SEARHC.

VII. Scope of Services

The Project consists of a new, ground-up Clinic and Critical Access Hospital in Klawock, Alaska, designed to provide comprehensive healthcare services to the region. Envisioned as a modern and resilient facility, the building will encompass approximately 52,344 square feet for clinic and hospital services and approximately 7,066 square feet of Long-Term Care space (approximately 59,410 square feet in total) and will serve as a vital resource for community health, wellness, and emergency care. The Project site is situated on Lot A-2, SEARHC Subdivision II, 7300 Klawock Hollis Highway, Klawock, Alaska 99925.

The Project site plan includes dedicated patient and staff parking, safe and intuitive campus circulation adjacent to the building, and multiple access points strategically connected to public roadways. Naturalized landscaping is planned throughout the property to blend the campus into its Alaskan surroundings while supporting low maintenance and long-term durability. The structure itself is a single-story building to maximize operational efficiency and patient accessibility. This layout allows clinical services, hospital functions, and support operations to be closely integrated while maintaining clear circulation and departmental organization.

The Clinic portion of the facility brings together a full spectrum of outpatient services, including Primary Care, Specialty Care, Dental Care, Physical Rehabilitation, Behavioral Health, Optometry, and Comprehensive Addiction Services. Laboratory and Pharmacy services are centrally located to support efficient patient flow and coordinated care across all clinic departments and hospital functions. These services are planned to function cohesively, ensuring convenience for patients and optimized workflows for staff. The Critical Access Hospital portion of the building houses essential inpatient and emergency services. Key components include an Emergency Department, Imaging Department, Acute Care unit, and Long-Term Care facilities adjacent to the hospital. A full-service Kitchen supports both patient nutrition and Long-Term Care dining needs. Together, these departments form a complete rural hospital designed to meet daily community needs and respond effectively to urgent medical situations. Facility-wide support services are integrated throughout the building to sustain clinical and hospital operations. These include Facilities storage and services, mechanical and equipment spaces, Central Supply, Laundry services, and Housekeeping services.

The design of the site and the building is ongoing. The site has been cleared and grubbed in an effort to remove unsuitable materials and excess rock. Small pockets of unsuitable materials may remain, and removal of solid rock may be needed for footings, foundations, and utilities, depending on the final design and location of the new facility. The selected Design-Build general contractor will assume full responsibility for all geotechnical investigation needed to complete the design and site work once the early site package is complete. The selected Design-Build general contractor is expected to begin pouring foundations no later than June 1, 2027 and have structural steel erected prior to September 30, 2027.

For the medical building, the design team will complete the Design Development phase no later than February 28, 2027.

Progressive Design/Construction Milestones	**Dates**
35% Schematic Design (SD)	Complete
35% SD Review	Complete
35% SD Floor Plan Locked	TBD
65% Design Development (DD)	February 28, 2027
Phased Construction Begins	March 8, 2027
65% DD Review	TBD
100% Construction Documents	TBD
Foundation pouring has begun	June 1, 2027
Structural steel is erected	September 30, 2027
Construction Substantial Completion	January 31, 2029

Final Completion	March 5, 2029

The Project will be delivered using a progressive design-build method with phased construction that may include the following packages: Early Procurement; Early Civil; Utilities; Foundation; Structural Steel; Core and Shell; Tenant Improvements; and Final Site Grading, Landscaping, and Paving. SEARHC expects the Design-Builder to furnish all labor, materials, equipment, supervision, permitting fees and other resources necessary: (1) to retain and manage the Architect and Consultants identified in Section 1.1.8 of the SEARHC's Standard Form of Agreement and to promptly complete a visually appealing, highly functional and cost-efficient design that meets all of SEARHC's design requirements; and (2) to construct the new SEARHC medical campus on time, within SEARHC's budget for the Project and with due care and a commitment to quality craftsmanship.

VIII. Insurance, Certifications, and Other Requirements

Insurance: If Offeror is selected, Offeror must agree to maintain the level of insurance coverage specified in the Agreement throughout the performance of the Work, including the design and preconstruction phases, and to provide certificates of insurance before commencing any Work. The minimum required coverages under Article 11 of the Agreement include:

- Workers' Compensation at statutory limits;
- Employer's Liability $1,000,000 aggregate;
- Commercial General Liability $1,000,000 each occurrence, $2,000,000 aggregate;
- Automobile Liability $1,000,000 each accident (bodily injury and property damage); $2,000,000 Combined Single Limit;
- Contractual Liability $1,000,000 each occurrence, $2,000,000 aggregate;
- Professional Liability Insurance for Design-Builder $5,000,000 each occurrence, $10,000,000 aggregate;
- Builder's Risk insurance for one hundred percent (100%) of the replacement value of the entire Project;
- Excess Liability – Umbrella Form Coverage $20,000,000 each occurrence, $40,000,000 aggregate; and
- Pollution Liability $5,000,000 each occurrence, $10,000,000 aggregate.

IX. Selection Process

Proposals will be evaluated based on the following criteria. Each criterion will be scored from zero to the maximum number of points shown for each scoring criteria, for a maximum total score of 100 points, as follows:

Capability to Perform – 30 Points

- Provide a history of the firm, technical qualifications, and areas of expertise & length of time in business.
- Briefly state your firm's understanding of the services to be performed and make a positive commitment to providing the services specified.
- Provide a concise narrative which addresses the firm's approach to delivering the Scope

of Services. Describe how the firm will address project management, management of the design team identified in Section 1.1.8 of the Agreement, construction, logistics, schedule control, risk management, safety, FF&E coordination, and Project closeout.

- Include resumes of proposed Project team including:
    - Project Manager
    - Superintendent/Foreman
    - Scheduler
    - Quality Control Officer
    - Safety Officer
    - Mechanical Pre-construction Contractor
    - Electrical Pre-construction Contractor
- Detail the firm's expertise and experience in the same or similar hospital, healthcare, and large-scale (~$80M+) rural (preferably Southeast Alaska with limited infrastructure) construction projects within the last ten (10) years and demonstrate relevant experience with both progressive design-build (or design-assist) projects and firm fixed-price projects.
- Provide a list of clients for whom you have performed similar work in the past five years. Include the name, address, and phone number of a person who can be contacted regarding the firm's performance on each project. Work shall have been executed by the same personnel proposed for this project.
- Provide a list of clients for whom proposed major Subcontractors have performed similar work in the past five years. Include the name, address, and phone number of a person who can be contacted regarding the firm's performance on each project.

Schedule – 30 Points

- Provide a schedule and proposed timeline for delivery of the Project. Schedule should assume receiving a Notice to Proceed (NTP) on January 4, 2027, and highlight any milestone events, including foundations no later than June 1, 2027, structural steel erected prior to September 30, 2027, submission of the Design-Builder's Proposal by March 8, 2027, Substantial Completion no later than January 31, 2029, and Final Completion no later than March 5, 2029.

Budget – 30 Points

- Price as indicated on the Cost Proposal Form in Attachment C.

Standard Form of Agreement Review – 5 Points

- Provide a statement that the Modified AIA A141-2024 Standard Form of Agreement Between Owner and Design-Builder (Attachment A) has been reviewed and accepted or provide redlines edits with brief side comments explaining the reason for the proposed change.

Alaska Native/American Indian Preference – 5 Points

- **Native Ownership:** Describe the nature of any American Indian/Alaska Native ownership of the Offeror's firm, including whether an American Indian/Alaska Native principal owns or controls at least 51% of the business. If the principal owner is not American Indian/Alaska Native, describe the extent of active professional and para-professional participation by American Indians and/or Alaska Natives in your

home office or regular core crew members.

TOTAL POSSIBLE SCORE: 100 POINTS MAXIMUM

These criteria are intended to describe the qualities SEARHC is looking for in the selected Design-Builder but are not intended to constrain SEARHC's discretion in selecting the firm it determines will provide the best overall value to SEARHC in carrying out the Project.

X. Proposal Content and Format

Proposals should be limited to 20 pages, not including the cover letter, Cost Proposal Form (Attachment C), resumes, schedule, or any redlines of the Agreement. Proposals shall include a cover letter including:

- Statement that the signing individual has the authority to bind the Offeror to the proposal.
- Name and contact information of the individual who is authorized to make representations and commitments for the Offeror.
- Confirmation that all addenda have been received and considered.
- Statement that Offeror agrees to the contract terms and conditions identified in Attachment A of this RFP or explains that it has provided specific redline edits to SEARHC's Modified AIA A141-2024 Standard Form of Agreement Between Owner and Design-Builder sufficient to allow it to execute the Agreement without further negotiation.

XI. Additional Contractor Requirements

1. The selected Design-Build general contractor employs a full-time, on-site superintendent to manage all construction activities.
2. The on-site superintendent will be responsible for the coordination between, and quality control of, the work of all trades.
3. The general Design-Build contractor shall submit daily reports containing, at a minimum, the following information: site weather conditions, crew count by trade with a description of work performed and hours worked, equipment onsite, safety and incident reporting, and on a weekly basis shall submit representative photos of the work completed. These daily reports should also include, but are not limited to, partition framing, electrical and data rough-in, mechanical rough-in, insulation, and finishes.
4. The successful Design-Build general contractor shall provide performance and payment bonds from an A.M. Best A-rated surety company authorized to do business in the State of Alaska, each in an amount equal to one hundred percent (100%) of the Contract Sum.

XII. Other

Offerors should be aware that the Project information presented in this document is preliminary. Descriptions of the Project and proposed schedule are subject to refinement and change to meet the ongoing needs of the Project.

The issuance of this RFP, the submission of a response by any firm, and the acceptance of such

response do not obligate SEARHC in any manner, prior to the award and execution of an Agreement to the Design-Build general contractor selected as a result of the RFP process. SEARHC is not liable for any costs incurred by any Offerors, including the selected firm. All proposal preparation costs shall be the sole responsibility of the Offerors.

SEARHC reserves the right to waive any formalities in the selection process and may make its selection based on any factors deemed to serve its own best interest. This includes the right to reject any or all proposals and the right to proceed utilizing a different procurement process.

SEARHC may require, seek, and use all information it deems appropriate to assess the qualifications of individual Offerors. Unless otherwise specified by Offeror in writing, all proposal information submitted in response to this RFP shall be considered public information and may, at SEARHC's sole discretion, be released to the public at the conclusion of the procurement process, except for the rate information submitted in response to the pricing criteria. Any other information related to pricing or capacity that Offerors consider confidential or proprietary must be clearly identified in writing, as part of the Proposal response.