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

Addendum 1

Questions and Answers

#	Question	Answer
1	AIA document- Our team has been unable to open the link on the SEARHC website. Can you please send an electronic copy or fix the link?	The link is accessible via Microsoft Edge. It is also attached as Addendum 1, Attachment A- Modified AIA A141-2024 Standard Form of Agreement Between Owner and Design-Builder (the "Agreement") (1)
2	Does SEARHC have the pricing from the design team that should be accounted for in the preconstruction estimate or should this come directly from HKS?	Offerors should use $5,135,000 as the Design Team's base services cost for purpose of this proposal. The successful Offeror should anticipate negotiating specific costs and terms with the Design Team upon award.
3	Has HKS provided a rough schedule for their design deliverables?	HKS has not provided a schedule for design deliverables. SEARHC will ask the successful Offeror to help develop this schedule to meet the milestones on the RFP.
4	Do you have As-builds for the existing clinic currently onsite?	See attached for two documents from renovations of the existing clinic: - Addendum 1, Attachment B_2017 Phase 2 ARMC Renovation - Addendum 1, Attachment C_2023 OTC Renovation

5	Can SEARHC provide a floor plan of the existing clinic identifying any sensitive equipment that could be impacted by construction activities for the new critical access hospital?	Yes, see #4.
6	Google earth is showing a second existing building by the road on the property. Is this building currently there and if so does SEARHC have the same expectations for this facility as the existing clinic (Stay fully functional throughout construction and demolished after occupancy)?	This building is the existing Facilities shop. SEARHC is currently building a replacement shop, and the existing structure is anticipated to be demolished in Spring 2027.
7	Please confirm that demolition of the existing structures and parking improvements are to take place after occupancy but completed by the March 5th, 2029 date listed as final completion.	Demolition of the existing clinic will commence after Substantial Completion and occupancy have been achieved by January 31, 2029. Final Completion may be adjusted if additional time is required to complete demolition and parking improvements beyond March 5, 2029, due to seasonal constraints.
8	Can SEARHC provide the current design model from the architect?	Yes, current design models will be shared with confirmed Offerors in a separate attachment.
9	Please confirm if the intent of the contract is to have subcontractors carrying their own bond.	No, it is not SEARHC's intent that each subcontractor carry its own bond. The Design-Build Contractor will be responsible for ensuring all required bonding requirements are satisfied.
10	Are non-design subs required to carry an umbrella policy?	No, non-design subcontractors are not required to carry a separate umbrella policy.
11	The RFP stated that the Design Builder’s scope includes the need to perform a geotech, please confirm that SEARHC will not be performing a geotech in advance of awarding the project.	SEARHC has elected to perform the Geotech survey to expedite progress. The Design-Build Contractor will no longer be required to perform the Geotech survey.
12	Please provide the anticipated remaining design fees and/or existing agreements for HKS/Architects Alaska, PND Engineers, RESPEC and AMC Engineers that the Design-Builder will be required to assume. Please clarify whether these remaining design costs are to be included in Attachment C pricing.	Offerors should use $5,135,000 as the Design Team's base services cost for purposes of this proposal and should anticipate negotiating final costs and terms with the Design Team upon award. These costs should be included in Attachment C pricing.
13	Clarify if the design team includes disciplines such as: landscape, Interiors, graphics/wayfinding, FF&E design/coordination. Fire Protection	The Design Team includes base services for landscaping, interiors, graphics/wayfinding, and fire protection.
14	Clarify how the Proposal evaluation criterion “Budget” will be scored/evaluated, considering the Cost Proposal requests multiple pricing components. Specifically, please identify which components of the Cost proposal form will be evaluated in determining the Budget score.	Scoring will be awarded based on cost on a comparative basis. Factors that will influence scoring are: cost reasonableness and competitiveness, completeness, alignment with Scope of Services, and overall value. All components of the Cost Proposal Form will be considered in the Budget evaluation

15	Confirm the fee $ identified on the Cost Proposal form is intended to apply only to the Design/Preconstruction Phase.	The Fee on the Attachment C- Cost Proposal Form should have been a “%” vice “$”. Please see attached for Amendment 1 Amended Cost Proposal Form.
16	Provide additional clarification regarding the requested ROM, including the anticipated level of detail, basis of design, expected inclusions, allowances/contingencies, and supporting documentation to be provided with the Proposal.	Any and all allowances, inclusions, and/or Contractor contingencies shall be included in the ROM pricing.
17	Clarify which personnel SEARHC anticipates being included in the Design Phase Not-to-Exceed (NTE) amount, which will be performed on a time-and-materials basis. Please also clarify whether Offerors are expected to provide anticipated hours by individual/role and billing rate for the Design Phase.	SEARHC is looking for a Not-to-Exceed cost for the Design phase and would like hourly billing rates for Design-Build Contractor team, MEP subcontractor consultants, and The Design team. These rates will be used to determine the cost if additional design is required above the initial scope of work. SEARHC is looking for an overall cost for Construction Document and Construction Administration services for the entirety of the project, and anticipated hours are not required.
18	The RFP states that the selected Design-Build Contractor will be responsible for delivering the Project “on time and within the Project’s budget.”. Please provide the Owner’s established Project budget and identify the amount allocated to design and construction.	The Project budget has not been finalized, but Offerors should develop their proposals with a total project cost of less than $1,500 per square foot. Offerors are encouraged to identify design, construction, and finish strategies that meet this threshold while still achieving scope and schedule requirements.
19	Design narrative references the: SEARHC Master Manual Interior Specifications. Will this be made available to interested contractors at this time?	Yes, but due to the size of the file it will be shared through a Secure File Transfer to confirmed proposers.
20	Schematic Pricing narrative, Table of Contents indicates a section: 05 Appendix. Will these be made available to interested contractors at this time?	05 Appendix will not be shared as part of this RFP. This document contains comparative information for a different project that is non-additive to this solicitation and the SEARHC Master Manual Interior Specifications are addressed in #19.
21	The RFP identifies the 65% DD milestone as February 28, 2027, followed by the Design-Builder Proposal due March 8, 2027. Given the limited time between these milestones to solicit, evaluate, and incorporate subcontractor and supplier pricing into a comprehensive Design-Builder Proposal, please confirm the anticipated timing and process for the Design-Builder to develop Early Release Work packages, including early construction and long-lead procurement, for Owner review and authorization in advance of the final Design-Builder Proposal.	SEARHC anticipates early release packages prior to Design Build Amendment.

22	Draft Contract AIA A141 11.1.1.4 language suggests an obligation for Subcontractors to get a bond. Other than specifically stating the Design Consultants Subcontractors it does not specify applicable subcontractors, bond types, amounts, exemptions, or tiers. Confirm if this is required.	Bonding for individual subcontractors is not required. The Design-Build Contractor will be responsible for ensuring proper bonding for the project.
23	With some sitework already been performed, clarify what applicable permitting authorities and approvals have been initiated and the permits anticipated to be Owner-provided vs D/B provided and any current agency reviews.	The Authority Having Jurisdiction (AHJ) will be the State Fire Marshal. Klawock does not have a building department, but it is customary to submit plans to the city for review and comment. The Design-Build Contractor will be responsible for submitting and paying fees for the Fire Marshal review.
24	Contract states "Design-Builder shall assume responsibility for all geotechnical investigation needed to complete the design and site work once the early site package is complete". Please provide all existing geotechnical reports, borings, test pits, rock excavation records and information developed during clearing/grubbing and the early site package. Specifically looking for what Geotech has been engaged to date and familiar with the project.	SEARHC has opted to perform the Geotech survey to expedite progress. The Design-Build Contractor will no longer be required to perform the Geotech survey.
25	Design Narrative – Structural section (page 66) states "…These values will need to be verified by the *Owner's* geotechnical engineer". Confirm if Owner or Design-Builder will have the Geotech?	SEARHC will perform the Geotech survey.