

**Request for Proposals
for Progressive Design-Build Construction General
Contractor to provide design assistance and
construct the**

**SEARHC HAINES CLINIC, CRITICAL
ACCESS HOSPITAL AND LONG-TERM
CARE**

ISSUED BY:

**SOUTHEAST ALASKA REGIONAL
HEALTH CONSORTIUM (SEARHC)**

Date Issued: March 9, 2026.

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Attachment A: Modified AIA A141-2014 Standard Form of Agreement Between Owner and Design-Builder

Attachment B: Proposed Design Package

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 Haines Clinic, Critical Access Hospital, and Long-term Care Project (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 Owner's Modified AIA A141-2014 Standard Form of Agreement between Owner and Design-Builder.

II. Submittals

To be considered, Offerors must deliver submittals to the email address below, on or before the deadline, and in the number of copies indicated below. **Deadline: Proposals will be accepted until: 4:00 p.m. Alaskan Daylight Time (AKDT) on April 6, 2026.**

Address Responses To:

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

Mark Submittals as Follows:

Design-Build Agreement Proposal for the SEARHC Haines Clinic, Critical Access Hospital and Long-Term Care Facility

Required Number of Copies: 1

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 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 Aides 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 clinic, Long-Term Care and Hospital Project in Haines, AK. The design of this new facility is currently in the design development phase. The construction partner will join the team and work with SEARHC and assume management of the current design team to finish the site and building design and construct the new medical campus.

- Design teams
 - Cushing Terrell Architecture, Design and Engineering firm, Architecture, Structural, MEP
 - PND Engineers, Inc, Civil

SEARHC wants to shift the Project to a progressive design-build delivery of a turn-key Project. The selected construction partner will be responsible to assume all Project costs and deliver a fully operational facility ready for the installation of Owner provided and installed FF&E. The design team will remain intact; the successful Offeror will assume management of this team. The design team completed a schematic design package from July 2025 - January 2026 and began the design development phase in February 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. Subject to the requirements and constraints outlined in the paragraph below, SEARHC estimates the following schedule for the Project:

1. Request for Proposal (RFP) issued	3/09/26
2. Deadline for Questions	3/23/26
3. Written responses to RFP due to SEARHC	4/06/26
4. Final Selection and Notification	4/20/26
5. Construction Services Contract Award	5/04/26

V. Questions and Clarifications

Questions regarding this RFP must be directed in writing to Thom Shaffer, at tshaffer@searhc.org **no later than 3/23/26, at 4:00 PM AKDT** 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 A141-2014 Standard Form of Agreement Between Owner and Design-Builder, which is included with the RFP information as Attachment A. Offerors are expected to carefully review SEARHC's Standard Form of Agreement 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 Haines, Alaska, designed to provide comprehensive healthcare services to the region. Envisioned as a modern and resilient facility, the building will encompass 63,788 square feet and serve as a vital resource for community health, wellness, and emergency care. The Project site is situated on lot 10 Jones Point Rd. and lots 5 & 6 W. Fair Drive. Lot 10 Jones Point Road is a 10-Acre parcel and approximately 6-acres will be used for the new medical facility and parking. Lots 5 & 6 W. Fair Drive have a combined area of 1.55 acres and will be used for secondary access, routing of a redundant domestic water line, freestanding facility shop, covered fleet parking and the Emergency Generators system for the facility that supports the full scope of clinical and hospital. All lots will be combined into one lot as part of the project.

The Project site plan includes dedicated patient and staff parking, safe and intuitive campus circulation looping around the entire 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 primarily a single-story building to maximize operational efficiency and patient accessibility, with a small second-story administrative department and a mechanical penthouse. 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 Family Clinic, Dental Clinic, Physical Rehabilitation, Behavioral Health, and Optometry. 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. 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 is currently partially cleared, and clearing efforts will resume in spring 2026 (under a separate contract). The selected Design-Build general contractor will assume responsibility for site work once the early site package is complete. Successful Offeror shall begin pouring foundations no later than July 2026.

For the medical building the design team will complete the Design Development phase in May 2026. The Construction Documents are planned to be finished in August 2026.

Progressive Design/Construction Milestones	Dates
35% Schematic Design (SD)	Complete
35% SD Review	Complete
35% SD Floor Plan Locked	Complete
Phased Construction Begins	July 2026
65% Design Development (DD)	May 2026
65% DD Review	May 2026
100% Construction Documents	August 2026
Construction Substantial Completion	Summer 2028
Final Completion	Fall 2028

The Project Delivery Method will be delivered by a progressive design-build that may include: Utilities; Foundation; Core and Shell; Tenant Improvements; and Final Site Grading, Landscaping, and Paving. SEARHC expects the selected Design-Build general contractor to furnish all labor, materials, equipment, supervision, permitting fees and other resources necessary: (1) to aid SEARHC’s retained Architect with the prompt completion of a visually appealing, highly functional and cost-efficient design that meets all 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 construction of the Project.

- Worker’s Compensation at statutory limits.
- Commercial General Liability \$1,000,000.00 each occurrence, \$2,000,000.00 aggregate.
- Automobile Liability \$2,000,000.00 Combined Single Limit.
- Contractual Liability \$1,000,000.00 each occurrence, \$2,000,000.00 aggregate.
- Professional Liability Insurance for Design-Builder \$5,000,000.00 each occurrence, \$10,000,000.00 aggregate.
- Builder’s risk insurance to cover the total value of the entire Project on a replacement cost basis.
- Excess Liability-Umbrella Form Coverage \$40,000,000 aggregate.
- Pollution \$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 rated between zero and a maximum score of 100 points, as follows:

Capability to Perform – 35 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. Address how management, Design, Build, Logistics, Schedule Control, Risk Management, Safety, and FF&E Coordination, and Project Closeout will be addressed.
- Include resumes of proposed Project team including:
 - Project Manager
 - Superintendent/Foreman
 - Scheduler
 - Quality Control Officer
 - Safety Officer
 - Mechanical Design Team
 - Electrical Design Team
 - Mechanical and Electrical 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 10 years demonstrate relevant experience in both Design Assist Fixed Fee 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 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 NTP 5/4/26, and highlight any milestone events, including Substantial and Final Completion.

Budget – 30 Points

- Price as indicated in the Quote Sheet in Attachment D.

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 the principal 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-Build general contractor 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 12 Pages not inclusive of Pricing sheet or Schedule. 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 the SEARHC's Modified A141-2014 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 the minimum 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. Specifically, but 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, each in an amount equal to 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.