

Southcentral
Foundation



Request for Proposals (RFP):

RFP SCF-25-1150

Progressive Design-Build for ANPCC I, II, III Roof Renovations

RFP Release Date: March 7, 2025

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

SCFContracts@southcentralfoundation.com

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- EXHIBIT A: Scope of Services
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- EXHIBIT D: SCF Modified AIA A141-2014 Sample Contract
- EXHIBIT E: SCF Modified AIA A141-2014 Exhibit A
- EXHIBIT F: SCF Modified AIA A141-2014 Exhibit B
- EXHIBIT G: SCF Division 1 02-10-25.pdf
- EXHIBIT H: Design Atrium Snow Shed.pdf
- EXHIBIT I: PCC1 – 1997-2004 existing building drawings.pdf
- EXHIBIT J: SCF PCC2 ASBUILT.pdf
- EXHIBIT K: PCC3 Conformed Set 5-20-2008.pdf
- EXHIBIT L: SCF Design Standards Construction Standards -V1 (Working Draft).pdf
- EXHIBIT M: PCC I & 2 Roof DeficiencyR1.pdf
- EXHIBIT N: Reid Middleton Roof Evaluations 2023-2024 Reports.pdf
- EXHIBIT O: 2022-0520_SCF PCC II Conformed_DWGS.pdf
- EXHIBIT P: PCC I, II, III roofs in contract.pdf

Section 1, Background and History

1.1 SCF History

Southcentral Foundation (SCF) is an Alaska Native-owned, nonprofit health care organization serving nearly 70,000 Alaska Native and American Indian people living in Anchorage, Matanuska-Susitna Valley and nearby villages in the Anchorage Service Unit. Incorporated in 1982 under the tribal authority of Cook Inlet Region, Inc. (CIRI), SCF is the largest of the CIRI nonprofits, employing more than 2,700 people in more than 80 programs.

1.2 Vision and Mission Statement

SCF's vision is a Native Community that enjoys physical, mental, emotional and spiritual wellness; its mission is to work together with the Native Community to achieve wellness through health and related services. The organization has developed and implemented comprehensive health-related services to meet the changing needs of the Native Community enhance culture and empower individuals and families to take charge of their lives.

1.3. SCF Facilities

SCF offers a wide range of health and wellness services for Alaska Native and American Indian people living in Anchorage and the Matanuska-Susitna Borough, and nearby villages. They also provide regional support to residents of 55 rural villages in the Anchorage Service Unit, a geographical area stretching 107,400 square miles across Southcentral Alaska – extending from the Canadian border on the east to the Aleutian Chain and Pribilof Islands on the west.

Section 2, General Information

2.1 Purpose of the Request for Proposal (RFP)

SCF is soliciting detailed proposals from qualified Progressive Design-Build Teams for the design, supply, and construction of the roof replacement and renovations to the Anchorage Native Primary Care Center (ANPCC) I, II, III. Project scope will also include boiler room upgrades and new stairwell roof access. The buildings are currently occupied and SCF wishes to see the design commence Spring of 2025 and work completed by Fall of 2026. See Section 3.1. Schedule for more information.

The Progressive Design-Build (PDB) delivery method will be utilized for this project. See the following link for more information on the Progressive Design-Build (PDB) delivery method: <https://dbia.org/wp-content/uploads/2018/05/Primer-Progressive-Design-Build.pdf>.

PDB was selected for this project because:

- PDB supports collaboration and teamwork among all project stakeholders, including the owner, designer, and contractor.
- All parties are engaged early in the process, which encourages open communication and timely decision-making. Potential issues can be identified and addressed earlier, reducing the likelihood of costly delays or disputes.
- PDB allows for iterative design and construction, enabling adjustments and improvements throughout the project lifecycle.
- PDB mitigates risks by fostering collaboration and shared accountability among all project stakeholders.
- Early input from the contractor helps identify potential construction challenges, cost-saving opportunities, and allows for better planning and scheduling.
- SCF is committed to a close, collaborative partnership with the PDB Team to refine, develop, design, and deliver the project.

The Scope of Services is further defined and provided as Exhibit A to this RFP. The Proposer shall subcontract with other firms, if deemed necessary, to complete the tasks described in this RFP.

2.2 Contract Period

The contract term shall begin with the selection of a winning Proposer in April 2025. Proposers should provide the earliest completion date based on the scope of work and the Proposer's capacity to perform the work. SCF would like this design work to be completed as soon as feasible in 2025 and construction by Fall 2026.

SCF intends to enter into an initial contract for Phase 1 Pre-Construction Services for the ANPCC I, II & III Roof Renovations and associated work. Phase 2 services will include all services after GMP execution, including construction, project closeout, and owner training.

Phase 1: Pre-Construction

The project will be split into the following phases: Phase 1 is all services prior to and the negotiation of a GMP, through 100% design and permitting.

Phase 2: Construction

Phase 2 services cover all services after execution of the GMP, including construction, project closeout, and owner training.

The contract term for Phase 1 shall begin with the selection of a winning Proposer in April 2025. Once the Design-Builder is under contract and a scope is developed for the design, a project schedule will be developed.

The Selected Design-Builder will provide all design, cost estimating, constructability and value engineering reviews, construction phasing/scheduling, subcontractor solicitation/participation, and on-going budget review and assistance as part of its Pre-Construction Services during Phase 1. The final deliverables of Pre-Construction will be the 100% design and GMP proposal. The GMP will be the maximum compensation for construction unless the GMP is amended by both parties, as provided for in the Contract Documents. SCF reserves the right to execute some of the work using another delivery method until such time as a revised GMP Amendment is accepted by SCF and made a part of the Contract Documents.

Phase 2 will be initiated upon acceptance and completion of Phase 1. Should SCF determine it is in its best interest to continue working with the selected Phase 1 Contractor on Phase 2, that Scope of Work MAY be added via addendum to the Contract Agreement. However, SCF also reserves the right re-solicit for contractors at any time to complete Phase Two of this project. SCF reserves the right to execute all of the work using another delivery method, including public bid, if good faith efforts between the parties fail to produce an agreeable GMP Amendment. All design deliverables from Phase 1 shall become the property of SCF.

2.3 Project Budget

SCF has not yet defined a budget for this project. As the program and design progress, Design-Builder construction cost pricing will be generated at 35%, 65%, and 95% design phases. The Design-Builder's 95% cost pricing shall be reconcilable to within 2% of an independent estimate. A GMP will be negotiated at 100%. Cost estimates prior to negotiation of GMP will be presented to and reviewed "open-book" with SCF Leadership for approval prior to starting next milestone.

2.4 Proposer Registration and MANDATORY SITE VISIT

- You must register with the SCF Contact Person **no later than 3PM (AKST) March 17, 2025** by clicking on the link posted at the bottom of the Title Page (1st page). Include the RFP Number and title in your email when you register. Failure to register with the SCF Contact Person may result in the rejection of your Proposal.
- Please visit the website frequently during the RFP process for up-to-date information, including revised RFPs, changes to the schedule, notices, and comment responses, etc. SCF will not be providing updated information via email.
- Please include all of your contact information when registering.

The **MANDATORY SITE VISIT** will be held at the project site: located at 4320 Diplomacy Drive Anchorage, Alaska 99508, Tudor Centre BLK 2 LT 3BA on the Alaska Native Health Center Campus, **on March 20, 2025, at 3:00PM (AKST).**

2.5 SCF Contact Person

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

SCF Contracts Department

7033 East Tudor Road

Anchorage, AK 99507

Attention: Colleen Abad

Email: SCFContracts@southcentralfoundation.com

Phone: 907-729-6762

Section 3, Request for Proposal Details

3.1 RFP Schedule

This RFP will follow the schedule in Table 2, RFP Schedule below; SCF reserves the right to modify this schedule.

RFP Release Date	March 7, 2025
Deadline for Registration	March 19, 2025, 3PM (AKST)
MANDATORY Site Visit	March 20, 2025, 3PM (AKST)
Deadline for Questions	March 28, 2025, 3PM (AKST)
SCF Response to Questions	No later than April 2, 2025, 3PM (AKST)
Proposal Due Date	April 4, 2025, by 3PM (AKST)
Potential Interviews: See RFP Section 6.4 for more details	April 16, 2025, Time TBA
Anticipated Notice of Award	April 18, 2025
Substantial Completion	October 31, 2026

Table 2, RFP Schedule

3.2 Deadline for Receipt of Proposals

Proposals must be submitted no later than the proposal due date and time. Proposers are fully responsible for timely delivery of proposals. Any proposal received after the stated closing time will be returned. The Proposer is responsible for assuring actual delivery of the proposal to the email address referenced in Section 2.5, before the advertised date and hour located in Section 3.1.

3.3 Other Licenses and Registrations Requirements

All Proposers must have a valid Alaska Business License.

All Proposers are required to hold all necessary applicable professional licenses and registrations required by Federal, State, Municipality or Borough law and proof of such will be submitted with each proposal. Obtaining and ensuring compliance to all licensing and registering requirements is the responsibility of the Proposer.

3.4 Conflict of Interest and Restrictions

If Proposer, Proposer's employee, subcontractor, or any individual providing services under contract to SCF has a possible conflict of interest affecting the objectivity, analysis, and/or performance under contract, the Proposer is required to submit details in writing to SCF within (10) ten days of issuance of this RFP: SCF will determine if the conflict is significant and material and if so, may notify the Proposer in writing of elimination from the RFP process.

3.5 Addendum to the RFP and Right to Award

SCF reserves the right to issue written addendums to revise or clarify the RFP, respond to questions, and/or extend or shorten the due date of the proposals.

SCF reserves the right to not award or cancel the award of the contract to a Proposer who will not agree to all of the provisions and terms and conditions as contained within this RFP.

3.6 Liquidated Damages, Retainage, & Construction Contingency

Liquidated damages in the amount of \$500.00 per calendar day beyond Substantial Completion shall be assessed against the Proposer (Design-Builder) and the Proposers' surety until the Work is substantially complete as determined by the Owner's Representative.

Retainage in the amount of five percent (5%) of the cost of work shall be withheld from progress payments according to the terms in the SCF Modified sample contract provided in Exhibits D, E, and F.

Construction Contingency for this project shall be no more than two percent (2%) of the 100% Guaranteed Maximum Price (GMP) according to the terms in the SCF Modified sample contract provided in Exhibits D, E, and F.

3.7 Cancellation of the RFP

SCF retains the right to cancel the RFP process if it is in SCF's best interest. SCF will not be responsible for costs incurred by Proposers for proposal preparation.

3.8 Contract Negotiations

This RFP does not obligate SCF or the selected Proposer until a contract is signed and approved by both parties. Upon completion of the evaluation process, contract negotiations may commence. If the selected Proposer fails to provide necessary information for negotiations in a timely manner and/or, negotiate in good faith, SCF may terminate the award of the contract. SCF will not be responsible for costs incurred by the Proposer resulting from contract negotiations.

SCF reserves the right to include additional terms and conditions during contract negotiations. However, these terms and conditions must be within the scope of the original RFP and will be limited to price, clarification, definition, administrative, and legal requirements.

3.9 Performance Bonds and Payment Bonds

Project Bonding Requirements:

Successful Proposer shall furnish a one hundred percent (100%) performance bond and a one hundred percent (100%) payment bond on forms AIA A312-2010 with a qualified corporate surety for construction services.

Section 4, Instructions for Proposers

4.1 Proposer's Review and Substantive Questions

Proposers should carefully review this RFP for errors, questionable or objectionable materials, and items requiring clarification. Proposers may submit these comments and/or questions in writing to SCF's contact person as directed in Section 3.1 of this RFP. This will allow time for written response, clarification, or an addendum to the RFP to be issued, if required, to all Proposers.

Proposers may not rely upon verbal responses made by any SCF employees or any representatives of SCF except for the SCF Contract Specialist or their designee.

Proposers who contact any other SCF employee regarding this RFP may be disqualified. Proposers have no claim against SCF for failure to obtain information made available by SCF and are solely responsible for conducting their own research, due diligence, or other work necessary for the preparation of proposals, negotiation of agreements, or delivery of services pursuant to any agreement.

4.2 Filing a Protest

A Proposer may protest the award of a contract or the proposed award of a contract. The protest must be filed in writing, addressed to the SCF Contact Person, and include the following information:

- The name, address, and telephone number of the protester;
- Signature of the protester or the protester's representative;
- Identification of the RFP;
- Detailed statement of the legal and factual grounds of the protest, including copies of relevant documents; and
- Form of relief requested.

Protests must be submitted to SCF Purchasing Agent within (5) five business days of Notice of Award date, as provided in Section 3.1 of this RFP. Only Proposers that submitted a valid proposal may file a protest.

4.3 Proposal Content

- A. SCF requests Proposers submit (1) one proposal consisting of Proposer's detailed plan for professional services.
- B. Proposers may not bid on more than (1) one request.
- C. A proposal's content will not be disclosed to other Proposers.
- D. All proposals and other material submitted become the property of SCF.
- E. SCF assumes no responsibility or liability for the transmission, delay, or delivery of proposals by either public or private carriers.
- F. SCF discourages excessive or costly proposals. All costs incurred by Proposers in preparing and submitting a proposal are the Proposer's responsibility and shall not be charged to SCF or reflected as an expense of the resulting contract.
- G. It is the responsibility of the Proposer to indicate within their proposal the applicability and compliance of any other federal, state, municipal, or other governmental statutes, regulations, ordinances, acts, and/or requirements.
- H. If all bids are over SCF's allotted budget for the project; SCF reserves the right to reduce the scope of the project as needed to fit the budget.

- I. In the event that only one bid is received, SCF reserves the right to restructure the bid and/or extend the due date of proposals.

4.4 Proposal Submission

Proposers are required to submit one (1) PDF electronic copy of their proposal. The Proposer is responsible for assuring actual delivery of the proposal by email to SCFContracts@southcentralfoundation.com before the advertised date and hour specified in Section 3.1

The subject line should read, "SCF 25-1150 – ANPCC I, II, III Roof Renovations".

4.5 Proposal Withdrawal and Correction

A proposal may be corrected or withdrawn by submitting a written request to the SCF Contact Person in Section 2.5 prior to the Proposal Due Date and time in Section 3.1, Table 1. In the case of a request to correct a proposal the revised proposal must be submitted at the time of request and receipt confirmed by a non-system generated response from the SCF Contact Person.

Section 5, Format for Proposals

5.1 Proposal Content and Format

The proposals should be compiled in a professional manner, organized exactly in accordance with this section, with page numbers in bottom righthand corner of footer. Proposers should respond directly to the evaluation criteria for this project; generic marketing information is not acceptable. Additional material (other than that requested below) is not required or desired. Clarity and brevity are encouraged. 11pt minimum font, Arial – all pages; document should be “portrait” orientation format.

Please limit proposal response for Response to Criteria to 20 pages total. Title page, Cover Letter, Licenses/Certificates, Resumes, and Forms are not included in page limit.

Section 1, Response to Criteria.....Comply with overall page limit
Section 2, Key Personnelnot included in page limit
(resumes shall not exceed 1 page each)
Section 3, Licenses/Insurance Certificates.....not included in page limit
Section 4, Form of Non-Collusive Affidavit (notarized).....not included in page limit
Section 5, Proposal Offer and Signature Page.....not included in page limit

Proposal Section 1, Response to Criteria

Proposers shall carefully review Exhibit A, Scope of Services, in preparing their proposal.

A. Similar Project Experience (15 points)

Describe any roofing projects of similar size, scope, and challenges that your firm has completed within the last 10 years. Provide the project name and approximate size/value, year completed, and Owner/Owner’s Representative contact information. Provide Lump Sum/ GMP and final cost of the Work, including total amount of change orders. Provide any examples of experience your team has with the Design-Build delivery method.

B. Management and Workplan (20 points)

Provide a project team organizational chart including all key team members for project management, corporate oversight, administration, architecture, engineering, estimating and construction supervision. Chart should indicate the team’s hierarchical structure and reporting/contractual relationships.

If a Proposer intends to submit a proposal as a joint venture entity, the Proposer must include information explaining the joint venture’s business and management structure, ownership percentages, and the history of two companies working together as a joint venture on projects of similar size and complexity.

Discuss your firm’s workplan and intended approach to this project. The following should be addressed:

- Describe how you will collaborate with SCF to create a cohesive project team based on trust and transparency.
- Describe your ideas for a phased package approach and overall plan to allow for expedition of longer lead materials and facilitate an expedited construction process.
- Describe your firm’s methodology and experience with Value Engineering and outline a plan for performing this service on this project.
- Discuss your approach to the Project Goals and how they will be achieved and the ways in which your team will exceed them.

- Describe the portions of work that the Design-Builder plans to self-perform vs. subcontract. Discuss how and when subcontractors/subconsultants will be brought onboard. SCF representatives will participate in the Design-Builder's selection of major subcontractors. Self-performed work by the Design-Builder shall be limited to a maximum of 25% of the GMP. SCF will require competitive bidding for all major subcontractors.
- Describe your concept for trade partner engagement in Design-Build, soliciting sub-contractors and purchasing major materials and equipment items. Describe your plan to generate sufficient subcontractor or material-supplier competition in bidding to minimize project cost.
- Describe tools and techniques that will be used by the Design-Builder to encourage and foster a collaborative environment for the entire Project Team as well as for other project stakeholders. Briefly describe how responsibilities will be assigned, decisions will be made, follow-up actions will be implemented and how any disputes will be addressed.
- How will communications be handled within the team and with SCF to coordinate design and construction progress, expedite decision making, and complete the project in a timely manner? Specifically address stakeholder management and communication processes that your team has successfully used in the past.
- Specifically address and commit the availability of key personnel to complete this project on or ahead of schedule.
- Describe how your firm will implement your proposed quality-control plan.
- Describe your proposed general safety program, including training, hazard identification, and audit or inspection. Include specific information relating to subcontractor and employee accountability for safety, formal discipline, and your company's modification rating safety record for the last three years.

C. Design Approach (15 points)

- Describe how your team will develop, design, and phasing of the work packages to maintain SCF's desired schedule.

D. Scheduling and Sequencing (10 points)

- Describe your firm's plan for scheduling and sequencing the project to allow for a fast-tracked design and construction.
- Describe your expectations for the availability of labor and materials, including any potential resource shortages that could affect the project schedule and how they will be mitigated.
- Provide a high-level schedule of the project with critical milestones and decision points from NTP through 100% Design and negotiation of a GMP contract.

E. Project Controls, Cost Tracking, and GMP Development (10 points)

- Describe the tools, techniques, and technologies your team uses to accurately estimate project costs, installation rates, etc.
- Detail how the processes to be used on this project have been successfully used in the past, in order to stay on schedule and within a project's budget.
- Provide a description of the controls and processes to be implemented on this project to refine costs and to reduce costs if they become overbudget. Provide success stories where you have successfully delivered similar projects in the past.

- Describe your proposed method for documenting the line-item components of the GMP and the method for determining whether changes to the Projects are inside or outside the scope of the GMP.

F. Alaska Native/American Indian Preference (5 points)

- Describe the nature of any Alaska Native/ American Indian Ownership of the prime firm. Also describe the extent of active professional participation by Alaska Natives and/or Native Americans on the work to be performed under this contract. Reference AN/AI Preference statement in Section 7.12.

G. Price Proposal (25 points)

- Complete and sign Exhibit B Proposal Offer and Signature Form.

Proposal Section 2. Key Personnel

Provide a resume (1-2 page maximum per person) for all key project team members. Resumes should include each individual's education, certifications, work history, length of tenure with the firm, and prior experience in their proposed role with similar projects, and any experience working with public or private sector Design-Build or GMP jobs.

At a minimum, include resumes for the following roles:

- Construction Project Manager
- Design Project Manager
- Project Superintendent
- Safety Manager
- Quality Control Manager

By listing individuals in the proposal, the firm is confirming these individuals are committed to the project and will be available to work on the project at the approximate percentages shown in the management approach section. SCF reserves the right to approve or reject any changes to the proposed personnel. SCF further reserves the right to request a substitution of personnel if deemed to be in its best interest.

Proposal Section 3. License/Insurance Certificates

Provide the following certifications and licenses in this section:

- A. Alaska Business license and professional licenses and registrations as required by this RFP in Section 3.3.
- B. Insurance certificate; including proof of insurance. Limits included in Section 7.5.

Proposal Section 4. Form of Non-Collusive Affidavit

Complete and notarize the Form of Non-Collusive Affidavit, attached to this RFP as Exhibit C.

Proposal Section 5. Proposal Offer and Signature Page

Complete and sign the Proposal Offer and Signature Page, attached to this RFP as Exhibit B.

Section 6, Selection Process

6.1 RFP Compliance

Prior to evaluation, each proposal will be reviewed to determine whether it is compliant with RFP requirements. Noncompliant proposals will not be evaluated. Factors that may result in a proposal being declared noncompliant are:

- a. Not providing evidence of meeting minimum requirements.
- b. Substantial and material conflicts of interest that were not declared.
- c. Substantial and material noncompliance to requirements of RFP section on format for proposals.
- d. Insufficient information regarding scope of work or compensation.

6.2 Evaluation Process

An evaluation committee consisting of (3) three or more qualified individuals will independently evaluate proposal compliance and content.

Bid evaluation will be based on Table 3 criteria and point values and will be documented by recording a final score calculated as the average score of the three committee members' individual point value totals.

6.3 Evaluation Criteria and Point Value

	Evaluation Criteria	Point Value
1	Similar Project Experience	15
2	Management and Work Plan	20
3	Design Approach	15
4	Scheduling and Sequencing	10
5	Project Controls, Cost Tracking, and GMP Development	10
6	AN/AI Preference	5
7	Price Proposal	25
	Total Point Value - 100	

Table 3, Evaluation Criteria and Point Value

6.4 Possible Interviews

The top scoring firms may be invited to interview with SCF. Final proposal scores may be adjusted following the interviews.

6.5 Anticipated Contractual Arrangements

Compensation for Phase 1 Pre-Construction Services will be based on a Firm Fixed Price Contract directly based on the Proposer's price proposal. The construction phase services will be based upon Guaranteed Maximum Price negotiation after completion of the 100% Construction Document Phase of the Design. A GMP prior to issuance of 100% documents may be requested. Interim construction work packages may be negotiated in advance of a full GMP. Self-performed work shall be limited to a maximum of 25% of GMP. The maximum markup on this work shall be limited to 10%. SCF will require competitive bidding for all major subcontracts. The final Guaranteed Maximum Price must be reconcilable to within 2% of the Independent Cost Estimate.

If SCF is unable to reach agreement on a GMP for construction services with the Design-Builder, SCF reserves the right to abandon negotiations, pay for Pre-Construction Services rendered, and proceed with a different procurement method and/or a different contractor. In the event SCF elects to abandon negotiations and proceed with an alternate procurement method or a different contractor, the Design-Builder shall not be entitled to any lost profits, consequential damages, or other damages, but shall be entitled only to costs based upon work previously performed. Phase 2 Construction Services will be compensated based on monthly estimates of the percent complete for each portion of the work per an approved schedule of values.

The form of contract shall be AIA Document A141-2014 Standard Form of Agreement Between Owner and Design-Builder, A141-2014 Exhibit A and A141-2014 Exhibit B. SCF Modified sample contract documents are provided for Proposer review in Exhibits D, E, and F.

6.6 Notice of Award

A notice of award will be provided to all Proposers.

Section 7, Standard Contract Terms

7.1 Introduction

SCF is providing the following standard provisions for Proposers to review and consider in advance of a submitted proposal. These and other standard provisions will be presented to a successful Proposer at the time of contract award.

The Agreement between the two parties for the Design and Pre-Construction Services Phase (Phase 1) will be the AIA Document A141-2014, SCF Modified, Standard Form of Agreement Between Owner and Design-Builder, which SCF will provide when ready to enter into an agreement with the winning Proposer. See **Exhibit D**: SCF Modified A141-2014, **Exhibit E**: SCF Modified AIA A141-2014 Exhibit A, **Exhibit F**: SCF Modified AIA A141-2014 Exhibit B.

This contract is for Phase 1 – Pre-Construction and Design. Once the design has advanced to where a GMP can be developed, the GMP price shall be negotiated and agreed upon, and if so, the SCF intends to enter into a new agreement with the Design-Builder for the construction of the building (Phase 2). If an agreement cannot be reached, all design deliverables shall become the property of SCF, this agreement shall be terminated, and SCF shall be free to investigate other delivery options with other parties for the construction of the work.

7.2 Conflict of Interest

Proposer shall not refer work to itself or to any prohibited entity in violation of the Stark anti-kickback provisions of Federal law. During the term of this Agreement, at any time and from time to time, Proposer agrees to immediately notify Owner's Contract Administrator in writing of all situations that may fall within the scope of these provisions. If any conflicts exist at the time of the execution of this Agreement, Proposer agrees to submit a separate written attachment to this Agreement for SCF review. SCF will determine if the conflict is significant and material, and if so, will notify the Proposer in writing that said conflicts are a material breach and grounds for termination of the Proposer's services.

7.3 Status of Independent Contractor

The Parties intend that Proposer must provide the work described in an Agreement as an independent contractor. As an independent Contractor, Proposer is not an employee of SCF. Therefore, payments made to Proposer by SCF will not be eligible for unemployment compensation or other similar benefits. Proposer is responsible for paying all employment, income and any other taxes with respect to such payments. Neither Proposer nor any Party employed by the Proposer will be deemed for any purpose to be an employee, agent, servant or representative of SCF. Furthermore, Proposer shall not assert in any legal proceedings arising out of this Agreement that Proposer or any Party employed by Proposer is an employee or loaned servant of SCF.

7.4 Americans with Disabilities Act

All SCF owned and/or operated facilities must comply as required with the Americans with Disabilities Act, Public Law 101-336, and with the Uniform Federal Accessibility Standards ("UFAS").

7.5 Insurance Requirements

Contractor shall purchase and maintain in force at all times during the performance of services under an Agreement the following policies of insurance, unless expressly waived below by SCF in writing. Where specific limits are shown, it is understood they will be the minimum acceptable limits. If the Proposer's policy contains higher limits, SCF will be entitled coverage to the extent of such higher limits. Certificates of Insurance and the attachments of Additional Insured Endorsements and Transfer of the Waiver of Rights Endorsements must be furnished to the SCF Contract Administrator prior to beginning work. Failure to

furnish satisfactory evidence of insurance or lapse of the policy is a material breach and grounds for termination of the Proposer's services.

1. *Commercial General Liability Insurance:* Proposer shall provide Commercial General Liability Insurance with coverage limits not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage per occurrence and \$2,000,000 Combined Single Limit of Bodily Injury and Property Damage Aggregate. Coverage is to be on a standard ISO version commercial general liability policy form, or its equivalent, providing coverage for premises-operations liability, products-completed operations liability, personal and advertising injury liability, and contractual liability including independent contractors.
2. *Workers' Compensation Insurance:* The Proposer must maintain Workers Compensation and Employers Liability Insurance for his own employees in the amount required under Statutory Limits for those states in which employees are working and Employers Liability Insurance as required by state and federal statutes. The employer's Liability Insurance shall not be less than \$1,000,000 per bodily Injury per accident, \$1,000,000 bodily injury by disease per employee and \$1,000,000 bodily injury by disease policy limit. The Proposer will also be responsible for insuring that any subcontractors who directly or indirectly provide services under this contract maintain Workers' Compensation Insurance in the amount required under Statutory Limits.
3. *Professional Liability Insurance:* The Proposer will carry Professional Liability coverage at a limit of \$1,000,000 Per Claim and \$2,000,000 Aggregate. The policy will be endorsed to include sexual abuse coverage with a minimum separate limit of \$1,000,000 per claim. If the professional liability policy is written on a claims form, the Proposer will provide insurance for a period of (2) two years after final payment of this agreement.
4. *Commercial Auto Liability Insurance:* Proposer shall maintain a commercial automobile liability insurance policy covering all owned, hired, and non-owned vehicles to be used or in connection with the Proposer, with coverage limits not less than \$1,000,000 per person/\$1,000,000 per occurrence combined single limit bodily injury and property damage.
5. *Subcontracting Requirements:* The Proposer is required to have prior approval by SCF before using any subcontractor. SCF may, in its sole discretion, withhold its approval for any reason or for no reason. Additionally, Proposer will be responsible for ensuring that its subcontractors comply with the same insurance provision as required herein as required by Alaska law during the course of its subcontractors' operations. Proposer shall provide copies of all subcontractors' certificates of insurance and endorsements to SCF prior to any subcontractor commencing work.
6. *Builder's Risk:* The Proposer shall purchase and maintain in a company or companies lawfully authorized to do business in Alaska property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus the value of subsequent Modifications and cost of materials supplied or installed by others.

7.6 Compliance with Legal Obligations and SCF Code of Conduct

Proposer agrees to comply with all federal, state and local laws; ethical, environmental or safety business standards; and any underlying agreement or grant provisions to which SCF is subject. Proposer shall ensure that the provision of services and/or expenditure of funds under this Agreement do not violate any laws, business standards, or underlying agreement or grants. Proposer shall be responsible for any damage or injury not caused by SCF as a result of Proposer's, or any subcontractor's or their employees', servants,' or agents' failure to comply with any law, applicable business standard or underlying agreement or grant. Furthermore, Proposer has been supplied with a copy of SCF's Code of Conduct and agrees to comply with its provisions and to complete SCF compliance training if necessary.

7.7 Monitoring

SCF may establish a schedule for periodic review of Proposer's performance. Review may be at least once a year, or as frequently as SCF determines necessary.

7.8 Lobbying

The undersigned representative of Proposer certifies, to the best of his/her knowledge and belief, that:

- A. No Federal appropriated funds have been paid or will be paid, by or on behalf of Proposer, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract; the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, Proposer shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. Proposer shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, or cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

7.9 Exclusion and Debarment

Each Party represents and warrants that no adverse action by the federal government that will or may result in mandatory or permissive exclusion from a federal healthcare program pursuant to 42 U.S.C. §1320a-7 has occurred or is pending or threatened against it, its principals, its affiliates, or to the best of its knowledge, against any of its employees, agents or subcontractors providing services under this Agreement. Each Party additionally represents and warrants that neither it, its principals, its affiliates, and to the best of its knowledge, its employees, its agents, nor its subcontractors providing services under this Agreement are suspended, debarred, or otherwise determined to be ineligible for award of contract, grant or cooperative agreement by any federal, state, or other governmental body.

Each Party shall immediately provide written notice to the other Party of (1) its receipt of a notice of an adverse action by the federal government against any of the individuals or entities specified above that will or may result in mandatory or permissive exclusion from a federal healthcare program pursuant to 42 U.S.C. §1320a-7, (2) the date of any adjudication or determination that any of the individuals or entities specified above has committed any action that would subject it/them to mandatory or permissive exclusion under 42 U.S.C. §1320a-7, or (3) a notice of an adverse action by a governmental body against any of the individuals or entities specified above that will or may result in a determination of ineligibility for award of contract, grant or cooperative agreement. In the event either Party fails to provide the other Party with such written notice, or it is discovered that either Party's representations contained herein are false, the other Party has the right to immediately terminate this Agreement.

7.10 Successors, Assignment or Delegation

This Agreement may not be assigned or subcontracted or otherwise transferred by Proposer without the prior written consent of SCF, which SCF may withhold for any reason or for no reason, in its sole and absolute discretion, and any assignment or other transfer in violation hereof shall be null and void and of no force or effect. If SCF consents to an assignment or subcontract of all or any portion of this Agreement, Proposer warrants to SCF that the assignee or subcontractor shall execute a written instrument agreeing to

be bound by all of the terms and conditions of this Agreement, that Proposer shall provide SCF with a copy of the written agreement, and that any such assignment or subcontract shall not relieve the Proposer from any obligations hereunder. Proposer further agrees that Proposer shall guarantee the performance of any assignee or subcontractor hereunder. Without limiting the foregoing, this Agreement shall be binding upon, and inure to the benefit of, the parties hereto, and their successors and permitted assigns, if any.

7.11 Nondiscrimination

Proposer shall not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, marital status, or “qualified individual with a disability status.”

7.12 Governing Law, Venue and Jurisdiction

Any Agreement will be governed, construed and enforced in accordance with the laws of the State of Alaska and the United States of America. All parties expressly agree that should litigation or any legal proceeding be necessary under this Agreement, the same will be commenced exclusively in Alaska Superior Court, Third Judicial District at Anchorage or in the United States District Court for the District of Alaska.

7.13 Audit and Examination of Records

Proposer agrees to maintain and make available for review by SCF all books, records, documents and other evidence pertaining to costs and expenses of an Agreement for examination and audit by SCF for a period of (6) six years from and after the termination of this Contract. SCF shall have the right to make copies of documents audited and such copies will become the confidential property of SCF.

7.14 Media Contact

Proposer, its employees, agents, and subcontractors shall not contact any member of the print or electronic media as a representative of SCF without the prior written approval of the President/CEO of SCF. If any member of the print or electronic media contacts the Proposer asking for information, the Proposer will refuse to comment and will refer the inquiry to SCF’s Office of Public Relations. Further, Proposer will not use SCF’s name in any advertising, publications, promotional materials or publicity release concerning any Agreement or the services performed under it.

EXHIBIT A: Scope of Work

SCF is soliciting detailed proposals from qualified Progressive Design-Build Teams for the design, supply, and construction of the roof replacement and renovations to the Anchorage Native Primary Care Center (ANPCC) I, II, III. Project scope will also include boiler room upgrades and new stairwell roof access. The buildings are currently occupied and SCF wishes to see the design commence Spring of 2025 and work completed by Fall of 2026. See Section 3.1. Schedule for more information.

Design Approach

Sustainability and Total Cost of Ownership

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

2025 SCF Design Standards

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

Project Site

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

Management Software

Autodesk Construction Cloud’s Autodesk Build Software (SCF-provided) shall be utilized as the Project Management Information System (PM/Design management software) for all collaboration, storage of documents, meeting minutes, submittals, rfis, photos, schedules, etc. throughout the duration of the project (including Phase 2, if awarded).

Phase 1 Pre-Construction Services and Design Scope of Work

Design-Builder shall:

- Note that timely, organized SCF stakeholder engagement is a requirement for scope development. SCF will assist the Design-Builder in determining a pertinent stakeholder list, an engagement work plan, and stakeholder engagement schedule.
- Organize and lead weekly coordination and planning meetings (1 hour) with the Project Team, throughout Phase 1. These meeting will be regularly held “in-person” with SCF stakeholders in an SCF Anchorage building on the Alaska Native Health Center campus. Virtual meetings can be scheduled as needed.
- Holistically verify building pressures PCC I, II, III pre-construction.
- Conduct remaining heat loss camera studies all roofs – pre-construction.
- Perform a Level I Energy Audit in PCC I, II, and III to establish an Energy Use Baseline.
- Assess existing equipment and conditions. Become familiar with any reports, drawings, O&M information, and as-built drawings/models pertaining to roof design, roof mounted equipment and construction of PCC I, PCC II, and PCC III.
 - Careful consideration for existing conditions, technical criteria requirements, detailing and operational continuity of the building is critical.
 - Review the existing conditions for impact changes relating to roof thickness changes: equipment curbs, parapet, plumbing, vents, structures, boiler rooms, access, and additional items not listed.
 - Perform an assessment and abatement plan of hazardous materials that the Proposer may disturb in the process of roofing replacement.
 - Perform destructive testing where deemed necessary.
 - Perform and coordinate facility condition assessments of mechanical equipment related to the roofs. All information to be available to SCF Facilities and SCF Facility Planning and Construction for inclusion into work order and management and planning database. Air handling units, roof top fan units, relief fan hoods, and other mechanical equipment will be observed, and recommendations made whether to leave in place, remove/replace or demo for roof replacement. Design-Builder shall alert SCF of any observed issues with any component on each roof section that may need to be addressed at time of this project (AHUs, VTRs, exhaust fans, cooling equipment, etc.).
 - Verify with SCF if and when equipment replacement is warranted.
- Provide design development services (10%, 35%, 65%, 95%, and 100% Drawings and cost estimates and outline, 65%, 95% and 100% Specifications) for Phase 1 with the goal of negotiating a firm contract price (GMP) for Phase 2 (Construction). Final GMP will be negotiated at 100% design phase completion, however a GMP proposal may be requested prior to 100% design completion. Identify milestones and proposed schedule.
 - Provide technical specifications describing material quality and workmanship as required for Divisions 2 through 49.
 - Deliverables will be organized per SCF Division 1.
 - Cost estimates shall be in SCF approved format.

- Provide SCF electronic copies, .doc, .pdf, .rvt, .dwg, of the final drawings, equipment data and specifications.
 - Drawings to be sealed by an Architect or Engineer registered in the State of Alaska.
- Organize and lead stakeholder workshops to collect and incorporate SCF feedback at the schematic (35%), design development (65%) and 95% phases of the design. Organize and manage this process to obtain timely decisions needed to progress the project. Understanding the short and long-term cost implications for all new systems and equipment will aid in the decision-making process.
- Design a roofing assembly appropriate for each specific roof section to be replaced.
 - Travel restraint systems.
 - Minimize roof penetrations.
 - Increase slope to drain. Might increase parapet heights.
 - Document all existing equipment on all roofs.
- PCC I Roof
 - Reroof all sections
 - Eliminate membrane failures around PCC III air handling unit #3 relief air and Solstice feature roof snow shedding area.
 - Consider roof penthouse or interior space for new heating plant/mechanical equipment.
 - Provide stair and/or elevator access to roof (similar to PCCII addition stairwell extension). Consider within new roof penthouse.
 - Relocate heating plant module equipment into interior space. Consider combining with PCC III.
 - Note that new boilers must accommodate recent snowmelt loads.
 - New snowmelt equipment and piping upstream of tubing manifolds is to be designed and provided.
 - Existing air handling unit to remain on roof.
- PCC II Roof
 - Reroof all sections except over 2022 addition.
- PCC III Roof
 - Verify replacement of ANPCC III Roof in entirety.
 - Initial destructive testing to confirm why roof failure on PCC III
 - Provide stair and/or elevator access to PCC III roof (similar to PCCII addition stairwell extension).
- Atrium Roof
 - Reroof the Atrium section of roof between PCCI and PCCII.
 - Mitigate snow sliding off roof. See completed design Exhibit.
 - Provide for snow removal of dumped snow. See Reid Middleton report exhibit.

- Apply Lean Construction practices to actively seek and suggest innovative Value Engineering solutions that will provide value to the owner by means of reduced costs or schedule, increased energy efficiency, operability, or life cycle, and other considerations that will help to align the project costs within SCF's budget.
- Investigate options for design packages that would allow for expedited procurement or phases of work to begin, that would benefit the overall project schedule and present to SCF for discussion and direction. Some early work packages may be removed from Phase 2 and added to Phase 1, if beneficial to SCF.
- Provide recommendations on project phasing to deliver roof sequence as soon as feasible—this portion of the project is the driver of the schedule.
- Submit plans to Authority Having Jurisdiction (AHJ) for review, approval, and permit. SCF will pay for any plan review/ permit fees, etc. Not expecting expedited plan review.
- Coordinate permitting. Submit the documents to Building Safety and resolve their technical review comments to obtain a Building Permit.
- Maintain proposed project team for the duration of the project unless otherwise approved by SCF within 21 days of written notice.

Phase 2 Construction Services Scope of Work

Design-Builder shall:

- Attend a pre-bid conference at the project site with SCF and interested subcontractors/bidders.
- Provide GMP presentation in SCF approved format.
- Assist in the bid opening and evaluation of subcontractor selection.
- Assist SCF by answering technical questions and RFIs during construction.
- Review the submittals.
- Perform the necessary site reviews/inspections.
- Attend weekly meetings with SCF and Design-Build Team during construction.
- Review and certify the Request for Payment
- Holistically verify building pressures PCC I, II, III post-construction.
- Enhanced Re-commission all HVAC systems and correct all issues.
- Conduct heat loss camera studies all roofs – post construction.
- Review the project at Substantial Completion and note deficiencies to be resolved by Proposer.
- Issue a Certificate of Substantial Completion when the project is deemed substantially complete and usable for the Owner's intended use.
- Provide Record Drawings based on the Proposer's redlines of the Project Drawings in electronic formats .doc .pdf, Autodesk .dwg, and Revit.
- Provide all Facilities Assets data field updates into SCF's choice of Asset Management System.
- Provide O&M data in formats that can be uploaded to SCF's choice of Asset Management and Work Order Systems.

Schedule

Phase 1 Pre-Construction Services and Design Scope

Contract Award	April 2025
Pre-Design/Planning	April 2025 – June 2025
Design	June 2025 – January 2026
** Boiler room design packages may be directed to complete Fall 2025.	
Reconciliation	February 2026
Permitting	March 2026 – April 2026

Phase 2 Construction Services Scope of Work

** Depending on design early release construction packages may be negotiated for boiler room winter 2025-2026.

Construction	May 2026 – October 2026
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EXHIBIT B: Proposal Offer and Signature Page

RFP Number: SCF 25-1150

RFP Name: ANPCC I, II, III Roof Renovations

RFP Proposal Due Date and Time: April 4, 2025, No Later than 3PM (AKST)

Proposer shall complete and return EXHIBIT B, Proposal Offer and Signature Page, with your submitted proposal, as a separate PDF file. Proposer shall initial each page and sign and date the last page.

Preparation of Fee Proposals

Part I – Phase 1 Costs: Time and Materials, NTE for Pre-Construction Services (Part 1A), 100 % Design (Part 1B). This amount is based on projected hours for employees proposed to work on Pre-Construction Services multiplied by fully burdened hourly rates for each employee plus estimated reimbursable costs (Part IV below). Proposers shall complete EXHIBIT B, showing projected number of hours for each individual employee and the corresponding fully burdened hourly rate for that employee. This item will establish the initial contract value for Pre-Construction Services for the selected Proposer.

Part II – Phase 2 DB Fee: Provide the fee on a percentage basis including profit and overhead that will be applied to the direct Cost of the Work during Phase 2, the construction phase. SCF expects responsible proposals to fall within reasonable ranges. Proposers that propose fees or amounts below 3% shall provide specific, verifiable examples (within the past 5 years) where they have successfully provided Design-Build services on projects of similar size and complexity for the fee proposed. Costs for the Design-Builder's internal Project Manager for construction phase services shall be included in the proposed DB Fee section, regardless of onsite or home office location. For pricing comparison purposes an estimated Cost of the Work has been provided. This estimated number is for proposal comparison purposes only. The Proposer will develop the actual Cost of the Work at completion of the 100% documents. The Proposed Design-Builder Fee percentage included in the price proposal shall be used to establish the actual profit and overhead Fee in the GMP.

Part III – Bonds and Insurance: Include costs for the required Bonds and Insurance as set forth in the RFP (see sample contract for requirements). Similar to the DB Fee above, state the percentage and multiply it by the target Guaranteed Maximum Price "GMP" Construction Costs provided to determine the single dollar amount for the Bonds and Insurance cost for the purpose of analysis of the Fee & Price Proposal.

Part IV – Staff Rates for Phase 1: Includes dollar amounts for staff Member Classifications, Hourly Rates, and Estimated Hours.

Part V – Summary of Fee & Price Proposal: The dollar amount for the Phase 1 Costs will be added to the dollar amounts for the DB Fee, Bonds, and Insurance to determine a single amount that shall be the Proposer's Total Fee/ Price Proposal.

		\$
		\$
		\$
Estimated Reimbursable Description	Qty	Total Cost
		\$
		\$
		\$
		\$

Annual escalation percentage for Hourly Billing rates _____%

F. Part V – Summary of Fee and Price Proposal. Complete the below table using the calculated values from above, to arrive at a total Proposal Dollar Amount.

<u>Summary of all Proposal Items:</u>	Proposal Amount TOTALS:
Description of Proposal Item: Part I (A +B): <i>Phase 1 Total Costs</i>	\$ _____
Description of Proposal Item: Part II: <i>DB Fee</i>	\$ _____
Description of Proposal Item: Part III: <i>Bonds and Insurance</i>	\$ _____
 <u>PROPOSAL TOTAL:</u>	 \$ _____

The DB Fee and Bonds and Insurance percentages will be used as the basis for negotiating the Phase 2 final Guaranteed Maximum Price.

See the next page for the Summary Matrix of Cost Allocation.

EXHIBIT C: Form of Non-Collusive Affidavit

FORM OF NON-COLLUSIVE AFFIDAVIT

AFFIDAVIT

(PRIME PROPOSER)

State of: _____

_____ Judicial District

_____, being first duly sworn, deposes and says:

"That he/she is the Proposer, or a partner or officer of the firm, party, etc., making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or a sham; that said Proposer has not colluded, conspired, connived or agreed, directly or indirectly, with any Proposer or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communications or conference, with any person, to fix the bid price of affiant or any other Proposer, or to fix any overhead, profit or cost element or said bid price, or of that of any other Proposer, or to secure any advantage against the Southcentral Foundation or any person interested in the proposed contract; and that all statements in said proposal or bid are true."

Signature of: _____

Proposer's Representative

NOTARY

Subscribed and sworn to before me this _____ day of _____, 2025.

My Commission Expires:

NOTE: This Summary Matrix of Cost Allocation is a general guide provided for convenience that summarizes some of the costs associated with various DB cost categories. In addition to filling out the Proposal Offer and Signature Form, the **Proposer shall provide a detailed manpower loading document outlining proposed staffing including hourly rates for staffing for Phase 1- Pre-construction Services and Design staffing (Include with EXHIBIT B Proposal Offer and Signature form as an attachment). Phase 2 GMP amendment, Direct Cost of the work and General Conditions will be negotiated in good faith with the successful proposer after Phase 1 Pre-construction and Design are complete.**

Description of Services Cost Responsibility Matrix	DB - Percent Fee	Phase 1 Costs	General Conditions	Direct Cost of Work	Change Orders	GMP Contingency	Owner / Other Cost
"SOW" Services outlined in the RFP and supporting documents from conceptualization and programming through 100% Design phase		X					
Value Engineering, Cost Estimating & Target Value Design		X					
Programming and Validation of Basis of Design - scope of work and target cost		X					
Schedule and logistics and planning		X					
Constructability reviews		X					
BIM management plan support and coordination with A/E		X					
Subcontractor planning and procurement development		X					
All Precon Services leading up to contract amendment at the end of Phase I.		X					
Meetings during planning and design phases		X					
Professional Services by A/E thru 100% Design		X					
Contractor - Key Personnel including but not limited to:							
Senior Project Manager / Project Director			X				
Project Executive (for project specific time only)			X				
Project Manager			X				
Superintendence/Coordination			X				
Project Engineer(s)			X				
Field Engineer(s)			X				
MEP & CxA Coordinator(s)			X				
Project Coordinator(s)			X				
BIM Coordinator			X				
Project Administrative support and project assistance			X				
Intern(s)			X				
Scheduler during construction			X				
Labor burden and Payroll taxes and fringes			X				
Cost Engineer / Jobsite Accounting			X				
Project Document control coordinator			X				
Other costs for the Contractor's key personnel as identified in the DB Contract			X				
Meetings and Tours			X				
Planning and Layout coordination			X				
Contractor personnel Computers / software			X				
Coordination for obtaining AHJ, and Owner approvals and permits			X				
Partnering Sessions during Construction as part a Collaborative Project Delivery			X				
Schedule Development and coordination			X				
Electronic documentation			X				
Development and implementation of BIM management plan "BMP"			X				

Development of Operation and Maintenance Manuals and BIM turn over package			X				
Development of Warranty Manuals			X				
Operating Instructions and Facilities Training			X				
Subcontracting process costs			X				
Coordinate and obtain permits			X				
Trade permit application forms and arranging for inspections			X				
Commissioning Coordination for MEP and Building Envelope			X				
Traffic control plan and site logistics planning			X				
Construction Contingency (Coordination of Construction Documents and Work)						X	
Items covered by Fee Percentage: Bonds and Insurance (Refer to Part III of EXHIBIT B, Proposal Offer and Signature)							
Performance & Payment Bond, Insurance			X				
Acceptance of Bonds & Insurance			X				
Premium adjustment for bonds			X				
Builders Risk Insurance			X				
Items covered by Fee Percentage: DB Fee: Except as specifically provided in Section A.5.1.1.1 of the executed A141 – 2014, Exhibit A as amended - Contractor's Home Office Overhead and Profit (Refer to Part II of EXHIBIT B, Proposal Offer and Signature)							
Principal in Charge	X						
Corporate Accounting	X						
Corporate Software	X						
Corporate Safety office and safety program	X						
Main Office Administration	X						
Corporate IT Director and Corporate IT support & Enterprise PMIS, Scheduling and Accounting Software	X						
Legal	X						
Main Office Payroll processing costs	X						
Main Office Fringe/ Bonus Costs	X						
Corporate Overhead and profit	X						
Percent fee on changes	X						
Contractor Markup - Home office Overhead and Profit	X						
Other costs as outlined in the Contact	X						
Miscellaneous Costs and Items covered by Phase II Costs							
Other Costs							
Changes in Laws					X		
Underground Facilities / Differing Site Conditions not shown or indicated					X		
Authorized changes in the Work					X	X	
Allowance reduction					X		
Changes to subcontractor costs					X	X	
Actual cost of building permit							X
Coordination of Owner contracts							X
Owner Consultants							X
Soils Report, Geotechnical Engineering		X					
Owner's Responsibilities							X
Phase II: Architect's Responsibilities: DB - Phase II - A/E services							
Independent testing laboratory & Special Inspections							X

3rd party Building Envelope Commissioning Agent								X
3rd party Commissioning Agent: (Mechanical, Electrical, Plumbing, Low Voltage								X
Construction Administration				X				
Negotiated Support Services DB "incidental pick up work"				X				
Subcontractor work & Trade partners				X				
Self-Performance by DB				X				
Bid Package Allowances				X				
Bid Document Reproduction Costs				X				
Advertising for Subcontract Bid Packages				X				
Subcontractor Bonding				X				
Description of Services Cost Responsibility Matrix	DB - Percent Fee	Phase 1 Costs	General Conditions	Direct Cost of the Work	Change Orders	GMP Contingency	Owner/ Other Cost	
Copies of documents & blueprints				X				
Reference Points				X				
Builders Risk Insurance Deductible			X					
Survey and layout labor				X				
Licensed Survey				X				
Services, Materials, and Equipment				X				
Patent fees and royalties				X				
Actual cost of trade permits				X				
Charges and inspection fees related to the permits necessary for the execution of the Work				X				
Removal of debris during performance of work				X				
Site Safety and protection				X				
Safety equipment, first aid supplies				X				
Temporary provisions				X				
Safety representative and site safety staff				X				
Extended equipment warranties				X				
Delegation of professional design services to Design Build Trade Partners				X				
Cutting, fitting, and patching				X				
Actual rental costs				X				
Transportation, loading, unloading, assembly, dismantling, and removal				X				
Allowances				X				
Tests and inspection by contractor				X				
Uncovering work				X				
Correction or removal of defective work due to Contractor Negligence	X							
Additional copies of the Contract Documents, blueprints, shop drawings, etc.				X				
Project Photographs				X				
Additional staging space				X				
Insurance and bond for stored materials			X					
General cleaning / housekeeping				X				
Cleaning required for specific trades				X				
Final cleaning				X				
Street sweeping				X				
Protect building products				X				
Security barriers				X				
Construction waste / recycling program				X				
Restoration of Project site related to removal of temporary facilities				X				
Pickup truck rental, fuel and maintenance				X				
Construction wages and benefits for trade labor				X				
Material & Equipment Related to Craft Labor & Site Logistics				X				

Rental-Contractor Owned equip				X			
Small Tools and equipment rental				X			
Flatbed Truck Rental/operations				X			
Flatbed Truck Fuel/maintenance				X			
Generator fuel				X			
Provide and maintain construction lighting				X			
Temporary heat (equipment and materials)				X			
Temporary heat (fuel)				X			
Water temporary piping				X			
Drinking water				X			
Weather Protection				X			
Parking and Shuttles				X			
Toilet and handwashing facilities				X			
Mobile communications / Cell Phones				X			
Cranes and Hoisting equipment and material handling				X			
DB field office during construction				X			
Field office supplies and consumables				X			
Postage and Handling / shipping				X			
Project Signage	Project Signage			X			
Field office furniture & equipment				X			
Temporary facilities & enclosures				X			
Temporary site fences and barricades				X			
Dewatering				X			

END OF RFP