



# Municipality of Anchorage

Dave Bronson, Mayor  
Purchasing Department

## REQUEST FOR PROPOSAL

### RFP 2022P007

### Provide Construction Manager/General Contractor (CM/GC) Services Navigation Center

The Municipality of Anchorage is an equal opportunity employer.

Enclosed is pertinent information for use in preparing your proposal.

Site Visit: **10:00 A.M. Local Time, February 3, 2022**  
Pre-Bid: **1:30 P.M. Local Time, February 3, 2022**  
Questions Due: **5:00 P.M. Local Time, February 4, 2022**  
Proposals Due: **5:00 P.M. Local Time, February 17, 2022**

**ONE SIGNED ORIGINAL, single sided, unbound, plus seven (7) complete copies** of your proposal must be submitted. In addition to the copies, a flash-drive containing a PDF copy of the complete proposal, including attachments must also be provided.

**The call-in phone number for Pre-Bid Conferences is 907-343-6089. Conference lines are opened 5 minutes prior to the Pre-Bid Conference times. To attend meetings in person; you may do so at 632 W. 6<sup>th</sup> Avenue, Suite 520, Anchorage, AK 99501. FOR AUXILIARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE PLEASE CONTACT THE PURCHASING DEPARTMENT TO REQUEST REASONABLE ACCOMMODATIONS AT 907-343-4590; FAX 907-343-4595; OR [wwpur@muni.org](mailto:wwpur@muni.org)**

**For further information contact Purchasing** at (907) 343-4590 or fax (907) 343-4595 or email [wwpur@muni.org](mailto:wwpur@muni.org). All correspondence should include the **RFP** number and title.

The Municipality of Anchorage reserves the right to reject any and all proposals and to waive any informalities in procedures.

Sincerely,

Joel Hayenga  
Deputy Purchasing Officer

**RFP 2022P007**  
**Provide Construction Manager/General Contractor (CM/GC)**  
**Services for a Navigation Center**  
**Anchorage Health Department**

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**1.0 GENERAL INFORMATION**

1.1 Purpose

The Municipality of Anchorage (MOA) is soliciting Request for Proposals (RFP's) from interested, experienced and knowledgeable companies to provide Construction Manager/General Contractor (CM/GC) Services for a new Navigation Center to be located at 4501 Elmore Road, Anchorage, Alaska. Construction will begin in the 2022 season.

This solicitation seeks a Construction Manager (CM) to participate in the design process as a member of a team with the Owner, Architect, and other project consultants. The CM will be included in the design process at approximately 35% design phase.

The CM should be skilled in developing schedules (design and construction), work plans, preparing construction estimates, performing value engineering & life-cycle costing, analyzing alternative designs, understanding labor conditions, construction methods and techniques, performing constructability reviews and developing sequences of work. The CM must also be familiar with the local labor and subcontracting market and be capable of working with subcontractors to generate viable pricing alternatives.

The selected company will establish a Guaranteed Maximum Price (GMP) for Construction. Upon successful negotiations with the Owner to meet the construction cost budget, the contract will be amended to include construction of the facility within the scope of work.

The CM may or may not become the GC for construction services. Although the project will be delivered using the CM/GC delivery method, the MOA retains the right to use alternative delivery methods as necessary.

Project Schedule: Evaluation and selection of the CM will occur in February/March 2022. The schematic design for the Navigation Center will be completed concurrently in March 2022. The CM will participate through the Design process and negotiate a GMP in Spring of 2022. The GC will be selected after GMP negotiations are completed and construction will begin Spring/Summer 2022. The target occupancy date of the site building is contingent upon multiple factors but is desired to be early summer 2022.

## 1.2 Questions

Any questions regarding this Request for Proposal are to be submitted in writing to:

Municipality of Anchorage  
Purchasing Department

[wwpur@muni.org](mailto:wwpur@muni.org)

For ease of identification please identify the RFP number in the subject line of any correspondence.

Purchasing Office hours of operation are: 8:00 a.m. to 5:00 p.m. local time Monday through Friday, excluding Municipal holidays. All questions regarding the scope of work should be received prior to the deadline indicated on the RFP cover letter.

## 1.3 Preparation Costs

The Municipality shall not be responsible for proposal preparation costs, nor for costs including attorney fees associated with any (administrative, judicial or otherwise) challenge to the determination of the highest ranked Proposer and/or award of contract and/or rejection of proposal. By submitting a proposal each Proposer agrees to be bound in this respect and waives all claims to such costs and fees.

## 2.0 RULES GOVERNING COMPETITION

### 2.1 Examination of Proposals

Proposers should carefully examine the entire RFP and any addenda thereto, and all related materials and data referenced in the RFP. Proposers should become fully aware of the nature of the work and the conditions likely to be encountered in performing the work.

## 2.2 Proposal Acceptance Period

Award of this proposal is anticipated to be announced within 45 calendar days, although all offers must be complete and irrevocable for 60 calendar days following the submission date.

## 2.3 Confidentiality

The content of all proposals will be kept confidential until the selection of the Contractor is publicly announced. At that time the selected proposal is open for review. After the award of the Contract, all proposals will then become public information.

## 2.4 Proposal Format

Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the Proposer's capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on

- 1) conformance to the RFP instructions;
- 2) responsiveness to the RFP requirements;
- 3) completeness and clarity of content.

## 2.5 Signature Requirements

All proposals must be signed. Proposals must be signed: by an officer or other agent of a corporate vendor, if authorized to sign contracts on its behalf; a member of a partnership; the owner of a privately-owned vendor; or other agent if properly authorized by a power of attorney or equivalent document. Signature on the "Letter of Transmittal" (See Para 4.3.4) will meet this requirement.

*Failure to sign the Proposal is grounds for rejection.* The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

## 2.6 Proposal Submission Requirements

2.6.1 **ONE ORIGINAL, single sided unbound, plus seven (7) complete copies** of the proposal must be received by the Municipality prior to the date and time specified in the cover letter. Copies may be bound or enclosed in folders/binders.

2.6.2 IN ADDITION to the copies required by paragraph 2.6.1 above, provide one flash drive containing a PDF copy of the complete proposal, including attachments.

2.6.3 All copies of the proposals shall be submitted in a single sealed cover which shall be plainly marked as a Request for Proposal Response with the Number and Title prominently displayed on the outside of the package.

2.6.4 Proposals must be delivered or mailed to:

Physical Address

Municipality of Anchorage  
Purchasing Department  
632 W. Sixth Avenue, Suite 520  
Anchorage, AK 99501

Mailing Address

Municipality of Anchorage  
Purchasing Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

2.7 News Releases

News releases by or on the behalf of any Proposer pertaining to the award resulting from the RFP shall not be made without prior written approval of the Municipal Purchasing Officer. Failure to comply is grounds for rejection.

2.8 Disposition of Proposals

All materials submitted in response to this RFP will become the property of the Municipality of Anchorage. One copy of the submitted material shall be retained for the official files of the Purchasing Department and will become public record after award of the Contract.

2.9 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the Municipality.

2.10 Modification/Withdrawal of Proposals

A Proposer may withdraw a proposal at any time prior to the final submission date by sending written notification of its withdrawal, signed by an agent authorized to represent the agency. The Proposer may thereafter submit a new proposal prior to the final submission date; or submit written modification or addition to a proposal prior to the final submission date. Modifications offered in any other manner, oral or written will not be considered. A final proposal cannot be changed or withdrawn after the submission date, except for modifications requested by the Municipality after the date of receipt and following oral presentations.

2.11 Late Submissions

**PROPOSALS NOT RECEIVED BY THE DATE AND TIME AND AT THE LOCATION SPECIFIED IN THE RFP COVER LETTER WILL NOT BE CONSIDERED AND WILL BE RETURNED UNOPENED.**

## 2.12 Rejection of Proposals

The Municipality of Anchorage reserves the right to reject any or all proposals if determined to be in the best interest of the Municipality.

## 2.13 Equal Employment Opportunity Contract Compliance

2.13.1 Every municipal contract shall include language substantially the same as the following: "The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, marital status, or physical or mental disability. The contractor will comply with all laws concerning the prohibition of discrimination including, but not limited to, Title 5 and Title 7 of the Anchorage Municipal Code."

2.13.2 Every municipal contract shall state, in all solicitations or advertisements for employees to work under the contract, that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, gender identity, marital status, or physical or mental disability.

## 2.14 Confidential/Proprietary Information

The content of proposals will be kept confidential until the selection of the Contractor is announced. At that time, the selected proposal is open for review to the competing proposers only (except for information properly identified as being proprietary). After the award of the contract, all submitted proposals shall become public information except for properly identified proprietary information. If a proposer wishes individual pages, which contain actual business, proprietary information to be held confidential, each page must be marked and an explanation furnished of its proprietary nature. In addition to marking individual pages, the Proposal's Cover must also be annotated with the words "THIS PROPOSAL CONTAINS PROPRIETARY INFORMATION". "Confidential and Proprietary" information is not meant to include any information which, at the time of disclosure, is generally known by the public and/or competitors. MOA's ability to treat information submitted as confidential is limited by Anchorage Municipal Code. Proposers concerned with the confidentiality of information submitted should familiarize themselves with the following Anchorage Municipal Code provisions:

- AMC 3.90 Access to Public Records
- AMC 3.90.010 Policy
- AMC 3.90.020 Definitions
- AMC 3.90.030 Information Available to the Public
- AMC 3.90.040 Exemptions for Particular Records

### 3.0 SCOPE OF WORK

The services requested of the CM/GC contractor are anticipated to be provided in two phases. Some portion of these phases may overlap.

- Pre-Construction Services (CM): Consultation to the Municipality of Anchorage and its design team during the design documentation phases.
- Construction Services (GC): Performance of the site and building construction work as contracted.

#### 1. Pre-Construction Services (CM)

The successful Proposer will:

- a) Enter into a contract with MOA for these services (see Attachment A – Sample Contract).
- b. Participate with the design team to advise, assist, and provide construction and constructability advice and recommendations in the design of the work.
- c. Assist the team with design concepts and schedules. Contractor is encouraged to offer alternatives to meet the contingent project schedule milestones of early Summer 2022.
- d. Provide information, estimates, and advice. Advice will influence decisions on construction document sequencing, construction phases, and temporary access routes and detours.
- e. Develop information and advice regarding value engineering considerations. Provide information on construction materials, methods, systems, phasing, and costs to help provide the Municipality of Anchorage with the highest quality facility consistent with the budget and design intent.
- f. Provide input regarding current construction labor market, and material availability.
- g. Collaborate with MOA Building Services throughout the design and construction process.
- h. Review in-progress design documents and advise with respect to completeness, clarity, construction feasibility, alternative materials/methods, and long-lead material procurements. Provide tangible feedback of information and recommendations to the design team (i.e., reports, charts, diagrams, etc.).
- i. Recommend a strategy that identifies the division of the work to facilitate bidding and award of subcontracts, considering the sequence of construction, safety, minimizing disruption of existing facilities, improving or accelerating construction completion, and other related issues. This may include -purchasing and expediting long-lead materials in order to prevent construction delays.
- j. Recommend adjustments to the Project Design Schedule to ensure project completion within approved construction schedule and desired completion.

- k. CM shall prepare construction cost estimates at 35%, 65% and 100% design milestones. Provide cost information on alternate design options. Help the Municipality of Anchorage and design team aggressively manage the project costs. If estimates exceed the construction budget, make recommendations to reduce costs to within the budget. As the project progresses through Construction Drawings, the CM shall continue to review the costs jointly with the design team, with the objective of maintaining the cost estimate within the budget through exploring alternatives and options. The Owner will continue to employ an independent Cost Consultant to review and participate in cost projections and determinations.
- l. Prepare a detailed Construction Schedule for monitoring progress and managing the work.
- m. Help establish procedures for expediting and processing all Shop Drawings, Submittals, Field Memos (FMs), Requests for Information (RFIs) and other documents.

## 2. Construction Services (GC)

Should it be agreed that the CM will provide Constructions Services:

- a. The contract for Pre-Construction Services (CM) will be amended to include Construction Services. Specific MOA construction requirements will be communicated through an addendum or in negotiations.
- b. During the construction phase, the CM/GC is intended to act as the General Contractor for the project, at the option of the Municipality of Anchorage.
- c. As the design progresses, the CM/GC will establish a Guaranteed Maximum Price (GMP) for construction. The negotiated GMP shall not be exceeded without approval by the Municipality of Anchorage. Approval of the GMP will require that budget and schedule constraints are satisfied and that the GMP reconciles with the design team's independent cost estimate.
- d. If the Municipality of Anchorage and the CM/GC cannot reconcile costs, the Municipality of Anchorage reserves the right to terminate the CM/GC's services and procure the construction of the project with another procurement process or take other action as they deem appropriate.
- e. The Municipality of Anchorage project manager will review and negotiate the acceptance of the CM/GC's subcontractor list, if warranted by MOA.

## 3. Proposer's Certification:

By signature on the RFP response, the Proposer certifies that they will comply with:

- all accepted building codes of the Municipality of Anchorage
- compliance that the building meets 2018 International Building Codes



- building materials and manufacturing are tested and approved by certified 3rd party for compliance and application to building standards
- the laws of the State of Alaska
- the applicable portion of the Federal Civil Rights Act of 1964
- the Equal Employment Opportunity Act and the regulations issued there under by the State and Federal Government; and
- the proposer has read, understands, and agrees to comply with the terms and conditions specified in this Request for Proposals.

#### **4.0 PROPOSAL AND SUBMISSION REQUIREMENTS**

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals shall not exceed twenty (20) pages in length (excluding letter of transmittal, resumes, title page(s), index/table of contents, required attachments, or dividers). One page shall be interpreted as one side of a single-spaced, letter size sheet (8-1/2" X 11"). Excess pages will be removed prior to evaluation, which could result in incomplete responses and lower scores.

##### **4.1 Title Page**

Show the RFP number and subject, the name of your firm, address, telephone number(s), name of contact person, and date.

##### **4.2 Table of Contents**

List the proposal's sections with page numbers. Include the RFP Evaluation Criteria.

##### **4.3 Letter of Transmittal (Limited to two (2) pages).**

4.3.1 Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified.

4.3.2 List your company's contact(s) for this RFP along with phone number(s) and email address(es).

4.3.3 Provide the name(s) of the person(s) who are authorized to make representations for your firm, their titles, email addresses, and telephone numbers.

**4.3.4 The letter of transmittal must be signed by a corporate officer or other individual who has the authority to bind the firm.**

##### **4.4 Evaluation Criteria**

4.4.1 Proposers must provide the below with the proposal (Go/No Go Criteria), as shown in Section 5.1.

- **Business License**  
All proposers must have a current Alaska Business License. Submit a copy of their valid Alaska Business License.

- **Alaska Contractor's License**  
All proposers must have a current Alaska Contractor's License. Submit a copy of valid Alaska Contractor's License.
- **Letter of Bondability**  
All proposers must submit a Letter of Bondability from a Surety qualified by law and licensed to conduct business in the State of Alaska for a payment bond and performance bond in the amount of \$100,000,000.00 (One Hundred Million Dollars) each. The surety must be rated in the top two categories by two nationally recognized rating agencies or have "Best's Credit Rating" of at least "A minus" and "Class VIII" or better by A.M. Best Company.
- **Letter of Insurability**  
A letter that indicates that the Contractor is insurable per the requirements of Attachment A – Sample Contract, Section 7 Insurance.

**4.4.2 Proposers must address the following Evaluation Criteria (weighted/scored):**

**1. Experience**

**a. Firm Experience**

- Provide a summary of projects similar in size and complexity to this one that were completed within the last 10 years. Include project costs.
  - Did your company act as a constructor (either as a General Contractor or a Construction Manager)?
  - Did you work with A/E teams under a non-traditional project delivery contract?
  - Provide names, email addresses and phone numbers of Owner and Architect for references on projects listed.
- Describe the comparable project challenges and means of overcoming these challenges.
- Describe relevant features of alternative delivery for the comparable projects, and how the firm worked within the alternative delivery framework to deliver best value for the owner
- Describe your experiences, providing details regarding your company's specific contractual roles and responsibilities and how these experiences will benefit this specific project. Describing case studies is encouraged (Limit to two (2) pages ).

**b. Project Team and Key Personnel Experience**

- Provide resumés for the proposed CM/GC team, including the specific roles and responsibilities of each member.

- Identify the project team and highlight key personnel experience on CM/GC, value engineering, GMP and projects of similar type, complexity and size.
- Provide synopsis for the key personnel that will be assigned to this the project both for Pre-Construction Services and General Contractor for construction.
- For the proposing company, provide at least two owners and two A/E references with contact information.
- Include a project team organizational chart showing the personnel and major proposed subcontractors and their roles. Include company name, contact information, and project tasks.

## **2. Project Methodology and Approach**

Using a definition of constructability as the optimum integration of construction knowledge and experience in planning, engineering, procurement, and field operations to achieve overall project objectives, Proposers will describe their methodology to provide constructable solutions during the design process. The constructability program must support the project objectives, including scope, schedule, cost, safety, risk, and quality throughout the pre-construction phase and the construction phase. Describe how improvements will be documented and tracked to final resolution.

Describe the constructability program implementation to address:

- Establishing a program (formal and informal);
- Identifying important issues and studies;
- Completing necessary pre-construction planning;
- Building an interface with design;
- Documenting and reviewing the results;
- Management of subcontractors and suppliers;
- Resolving conflicts.

## **3. Project Estimating and Value Engineering**

- a. Explain your method of estimating the costs of construction during the design process before design documents are complete.
- b. Describe your value engineering process and how you work with the design team to help reduce construction and life cycle facility costs.

## **5. Risk Management, Quality & Schedule Control, and Safety**

- a. Provide an outline of your company's Risk Management process
- b. Quality and Schedule Control:
  - List potential project risks relating to Quality Control and Scheduling.

- As Quality Control is continuous throughout the project, describe in one paragraph your process of performance.
  - Provide a sample of your company's scheduling methods.
- c. Describe your company's Safety Program and improvements you will undertake on this project.

**6. Performance Survey**

Complete Attachment B- Performance Survey

**7. Costs**

In a separate, sealed envelope, submit the following

- a) A lump sum fixed fee price for Pre-Construction Services.
- b) Construction Markup Percentages

**5.0 EVALUATION CRITERIA AND PROCESS**

5.1 Evaluation Criteria Weighting

Proposers must provide the following:

Alaska Business License	Go/No Go
Alaska Contractor's License	Go/No Go
Letter of Bondability	Go/No Go
Letter of Insurability	Go/No Go

The subjective criteria to consider during evaluations and the associated point values are as follows:

<b>Selection Criterion Scoring</b>	<b>Maximum Possible Points</b>
1. Experience	20
2. Project Methodology and Approach	20
3. Project Estimating and Value Engineering	15
4. Risk Management, Quality & Schedule Control, and Safety	15
5. Performance Survey	10
6. Costs	20
<b>Total Possible Points</b>	<b>100</b>

## 5.2 Qualitative Evaluation Criterion

Firms will be ranked using the following qualitative rating factors for each RFP criterion:

- 1.0 Outstanding
- .8 Excellent
- .6 Good
- .4 Fair
- .2 Poor
- 0- Unsatisfactory

The rating factor for each criteria category will be multiplied against the points available to determine the total points for that category.

EXAMPLE: If an evaluator decides that the response provided for a criterion that has a maximum of 30 points was “Good,” they will assign a “qualitative rating factor” of 0.6 to that criterion. The qualitative rating factor is then multiplied by the maximum points available (30) for a resultant 18 points.

## 5.3 Quantitative Evaluation Criterion

If Cost is an evaluation criterion then the following shall be used:

The award of the “cost” points will be determined by the calculation shown below. The lowest cost proposal will receive the maximum number of points awarded for the “cost” criteria:

$$\frac{\text{Lowest cost proposal} \times \text{Maximum \# points for category}}{\text{Cost of proposal being scored}}$$

### EXAMPLE

Method used to convert Total Cost to Points (15 Points Maximum)

#### [STEP 1]

List all proposal costs.

Proposer #1	-	\$40,000
Proposer #2	-	\$45,000
Proposer #3	-	\$48,000

#### [STEP 2]

The RFP awards a maximum of 15% (15 points) of the total of 100 points for costs.

**Proposer #1 receives 15 points.**

Proposer #1 receives 15 points (the max) because they submitted the lowest cost proposal.

**Proposer #2 receives 13.33 points.**

$$\frac{\$40,000 \times 15}{\$45,000}$$

**Proposer #3 receives 12.5 points.**

$$\frac{\$40,000 \times 15}{\$48,000}$$

**5.4 Evaluation Process**

A committee of individuals representing the Municipality of Anchorage will perform an evaluation of the proposal(s). The committee will rank the proposal(s) as submitted. The Municipality of Anchorage reserves the right to award a contract solely on the written proposal.

The Municipality also reserves the right to request oral interviews with the highest ranked firms (short list). The purpose of the interviews with the highest ranked firms is to allow expansion upon the written responses. If interviews are conducted, a maximum of three (3) firms will be short-listed. A second score sheet will be used to score those firms interviewed. The final selection will be based on the total of all evaluators' scores achieved on the second rating. The same categories and point ranges will be used during the second evaluation as for the first. The highest ranked Proposer after the second scoring, if performed, may be invited to enter into final negotiations with the Municipality for the purposes of contract award.

**6.0 SELECTION PROCESS**

The Proposer with the highest total evaluation points may be invited to enter into contract negotiations with the Municipality of Anchorage. If an agreement cannot be reached, the second highest Proposer may be contacted for negotiations. This process may continue until successful negotiations are achieved. However, the Municipality reserves the right to terminate negotiations with any Proposer should it be in the Municipality's best interest. The Municipality of Anchorage reserves the right to reject any and all proposals submitted.

**7.0 SAMPLE CONTRACT**

All Proposers must carefully read and review the attached Sample Contract (see ATTACHMENT A). The final Contract with the Municipality of Anchorage will be substantially similar to it.

If a Proposer wishes to make changes to the Sample Contract, the proposed changes must be submitted with the proposal. All desired changes must be submitted in a separate

document, and must be clear, legible, and conspicuous. The Proposer must also provide the rationale for all proposed changes. No changes will be considered until after the highest scored proposal(s) has been determined.

IF NO CHANGES ARE SUBMITTED WITH THE PROPOSAL, IT IS UNDERSTOOD THAT THE TERMS AND CONDITIONS OF THE SAMPLE CONTRACT HAS BEEN ACCEPTED.

## **8.0 ATTACHMENTS**

Attachment A - Sample Contract

Attachment B – Performance Survey

Attachment C – Conceptual Site and Floor Plans

Attachment D – Navigation Center Program

CA



# Municipality of Anchorage

Dave Bronson, Mayor  
Purchasing Department

**February 1, 2022**

## **REQUEST FOR PROPOSAL**

**RFP 2022P007**

**Navigation Center**

**ADDENDUM NO. 1**

Please make the following changes to the subject project.

1. **ADD: Site Visit Address 4501 Elmore Road, Anchorage, AK 99507, Meet in the parking lot near the flagpole.**
2. **CHANGE: Pre-Bid 1:30 P.M. Local Time, February 7, 2022**
3. **CHANGE: Question Due 5:00 P.M. Local Time, February 9, 2022**

**Where any requirements of the Request for Proposal conflict with an item in an Addendum, the Addendum shall govern.**

**All other terms and conditions of the Request for Proposal shall remain unchanged and in full force and effect.**

This addendum and other documents related to this project are available by visiting the Purchasing office website at:

<http://www.muni.org/Departments/purchasing/Pages/bidding.aspx>

If you have previously submitted a response to this project and wish to have it returned, please email that request to [wwpur@muni.org](mailto:wwpur@muni.org)

All other terms and conditions remain unchanged.

Sincerely,

*Joel Hayenga*

Joel Hayenga  
Deputy Purchasing Officer



CA



# Municipality of Anchorage

Dave Bronson, Mayor  
Purchasing Department

February 7, 2022

## REQUEST FOR PROPOSAL

RFP 2022P007

Provide CM/GC Services Navigation Center

### ADDENDUM NO. 2

Please make the following changes to the subject project.

1. **REPLACE:** Paragraph 4.4.1 with the below.

4.4.1 Proposers must provide the below with the proposal (Go/No Go Criteria), as shown in Section 5.1.

- **Business License**  
All proposers must have a current Alaska Business License. Submit a copy of their valid Alaska Business License.
- **Alaska Contractor's License**  
All proposers must have a current Alaska Contractor's License. Submit a copy of valid Alaska Contractor's License.
- **Letter of Bondability**  
All proposers must submit a Letter of Bondability from a Surety qualified by law and licensed to conduct business in the State of Alaska for a payment bond and performance bond in the amount of \$10,000,000.00 (Ten Million Dollars) each. The surety must be rated in the top two categories by two nationally recognized rating agencies or have "Best's Credit Rating" of at least "A minus" and "Class VIII" or better by A.M. Best Company.
- **Letter of Insurability**  
A letter that indicates that the Contractor is insurable per the requirements of Attachment A – Sample Contract, Section 7 Insurance.

**Where any requirements of the Request for Proposal conflict with an item in an Addendum, the Addendum shall govern.**

**All other terms and conditions of the Request for Proposal shall remain unchanged and in full force and effect.**

This addendum and other documents related to this project are available by visiting the Purchasing office website at:

<http://www.muni.org/Departments/purchasing/Pages/bidding.aspx>

If you have previously submitted a response to this project and wish to have it returned, please email that request to [wwpur@muni.org](mailto:wwpur@muni.org)

All other terms and conditions remain unchanged.

Sincerely,



Joel Hayenga  
Deputy Purchasing Officer



# Municipality of Anchorage

Dave Bronson, Mayor

Purchasing Department

**February 9, 2022**

## **REQUEST FOR PROPOSAL**

**RFP 2022P007**

**Provide CM/GC Services Navigation Center**

### **ADDENDUM NO. 3**

Please make the following changes to the subject project.

1. **CHANGE:** Attachment C, Sheet No. A200, Exhibit Drawing – Floor Plan – to add the note "CONCEPTUAL DRAWING ONLY - SUBJECT TO CHANGE."
2. **CHANGE:** Attachment D, MOA Navigation Center - Draft Program – to add the note "CONCEPTUAL ONLY –SUBJECT TO CHANGE."
3. **REPLACE:** 1.1 Purpose, first paragraph with:  
The Municipality of Anchorage (MOA) is soliciting Request for Proposals (RFP's) from interested, experienced and knowledgeable companies to provide Construction Manager/General Contractor (CM/GC) Services for a new Navigation Center to be located at 4501 Elmore Road, Anchorage, Alaska. The size is anticipated to be up to 65,000 sq. ft. with the layout to be determined. Construction is expected to begin in the 2022 season.
4. **CHANGE:** Question Deadline to 5:00 P.M. Local Time, February 11, 2022

**Where any requirements of the Request for Proposal conflict with an item in an Addendum, the Addendum shall govern.**

**All other terms and conditions of the Request for Proposal shall remain unchanged and in full force and effect.**

This addendum and other documents related to this project are available by visiting the Purchasing office website at:

<http://www.muni.org/Departments/purchasing/Pages/bidding.aspx>

If you have previously submitted a response to this project and wish to have it returned, please email that request to [wwpur@muni.org](mailto:wwpur@muni.org)

All other terms and conditions remain unchanged.

Sincerely,

*Rachelle A. Alger*

Rachelle A. Alger  
Purchasing Director



# Municipality of Anchorage

Dave Bronson, Mayor  
Purchasing Department

**February 16, 2022**

## **REQUEST FOR PROPOSAL**

**RFP 2022P007**

**Provide CM/GC Services Navigation Center**

**ADDENDUM NO. 4**

Please make the following changes to the subject project.

**1. Questions and Answers**

**2. CHANGE: Proposals Due: 5:00 P.M. Local Time, February 24, 2022**

**Where any requirements of the Request for Proposal conflict with an item in an Addendum, the Addendum shall govern.**

**All other terms and conditions of the Request for Proposal shall remain unchanged and in full force and effect.**

This addendum and other documents related to this project are available by visiting the Purchasing office website at:

<http://www.muni.org/Departments/purchasing/Pages/bidding.aspx>

If you have previously submitted a response to this project and wish to have it returned, please email that request to [wwpur@muni.org](mailto:wwpur@muni.org)

All other terms and conditions remain unchanged.

*Joel Hayenga*

Joel Hayenga  
Purchasing Deputy Director

## Navigation Center RFP 2022P007 Questions Addendum No. 4

1. What is the minimum interior sidewall clearance required?  
Minimum heights will meet or exceed code requirements
2. Have the “out & out” dimensions of the structure been determined or is there some flexibility for Width & Length?  
The Concept Design is an indication of the desired layout; the final design will be developed with the successful CM/GC recipient
3. Are drop ceilings required for the interior build out? Can the Dining and Sleeping areas be open to the roof?  
Ceilings and final design will be developed as part of the design process
4. What collateral load requirements are there besides the HVAC System, lights, fans, and Drop Ceilings?  
Final design will be developed as part of the design process. The project will require an automatic sprinkler system and associate fire alarm.
5. Expected building occupancy?  
200 + 130 surge capacity.
6. Was MCG involved with writing the RFP 2022P007 for the Municipality?  
MCG was retained under an existing Term Contract to assist MOA
7. Does MCG and their affiliated companies qualify to submit a bid on the RFP?  
MCG’s role is to lead the Design Team and work with the selected CM/GC. They will not be submitting a proposal.
8. Are you willing to downsize the project if the budget requires it?  
Yes
9. Are you willing to utilize modular construction?  
Yes
10. Are you willing to utilize a fabric structure?  
Yes
11. What entities make up the design team?  
The Design Team will be designers and engineers with the following disciplines: Civil, Landscape, Structural, Architectural, Mechanical, and Electrical.
12. Does this team have experience with fabric structures?  
It is assumed that this question refers to the Design team, who has not worked together in this capacity before. It is not known what experience each firm has with fabric structures specifically, but all types of structures that can meet the RFP requirements will be considered.

## Navigation Center RFP 2022P007 Questions Addendum No. 4

13. The RFP describes what is basically a design assist, is this the intent?  
The RFP is written for solicitation of a qualified Construction Manager / General Contractor. The Construction Manager will assist the owner and the design team as mentioned in the RFP.
14. Who is responsible for submitting for plan reviews?  
The Design Team will coordinate a building permit set of drawings and submit this to MOA for review and approval; MOA will pay for the building permit fees.
15. Can “Early Summer 2022” be further defined?  
March – end of May
16. General Assumptions:
- a. Site is already paved.
    - i. Improvements will consist of only removing existing AC where needed.  
Correct
    - ii. Existing grade to be maintained and building will be built at existing grade.  
Some grading around the building may be required to ensure site drains away from the existing.
  - b. Perimeter Fence is Existing.
    - i. Preserve everywhere except where improvements are made: Secondary Emergency Access Drive, Main entrance where SS utility enters, Waterline Tie fence.  
Correct.
17. Demolition items:
- a. Carport Demo NW under H20 Line: does it have an existing AC or Concrete floor.
    - i. Assuming this will be removed prior to Civil work. or waterline can be relocated to avoid.  
Waterline can be relocated to avoid.
18. Future Improvements Scope?
- a. Any Civil work scope in this phase/area?  
No
19. Please clarify this area? Scope?  
Exterior lighting

## Navigation Center RFP 2022P007 Questions Addendum No. 4



20. Concrete vs Asphalt Areas?

a. Are the walkways coming out of building AC or Concrete?

AC

b. Is the "Truck Loading zone" and "Loading Zone" painted on AC or are they concrete? Painted

21. Curb Areas:

a. Landscaping Areas have Concrete Curb around them?

Yes

b. Loading zone East side has curb next to walkway? Is sidewalk Concrete or AC?

AC (Existing Asphalt)

22. Pedestrian Access Trail

a. Desired Prism for materials?

i. Include Geofabric.

Yes

ii. Float over Pete?

Yes

iii. Width of clearing and of pathway?

12'

23. Secondary Access Drive

a. Scope for Civil?

Existing pavement should be acceptable

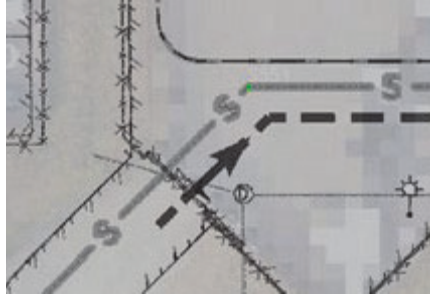
24. SS Utility

a. Total Manholes



## Navigation Center RFP 2022P007 Questions Addendum No. 4

- i. My count would be 7 if including one  
**Correct, but sewer layout is preliminary, may change during design**



### 25. H2O Utility

- a. Fence on N. Side running parallel with New Waterline.
  - i. Trying to keep Fence?  
**Intent is to preserve fence**
    - 1. Possibly shift WL South to preserve fence and angle earlier to save carport on the west?  
**Agreed**
  - ii. Existing Lights along Waterline need replaced?  
**Waterline can be adjusted to preserve as much existing infrastructure as possible.**
- b. Watermain: livetap needed or can water main be shut off?
  - i. Size of existing waterline being tapped into?  
**8-inch line. Will need to coordinate with APD to see if shut off if possible - otherwise live tap.**
- c. Fire Hydrants
  - i. Single or Double Pumper.  
**Unknown at this time.**
  - ii. Preference on Hydrant leg pipe material? PVC or Ductile?  
**PVC**
- d. Building service
  - i. Size of water service is going into the building?  
**To be determined**
  - ii. Does Building need a riser?  
**Unknown at this time, but highly likely**

### 26. Secondary Emergency Access Drive Scope

- a. What is the scope of this work pertaining to Civil?  
**Existing access expected to not require additional work on the part of the Contractor.**