Juneau Economic Development Council

ADDENDUM NO. 2

Architectural and Engineering Services

St. Ann's Center for Integrated Care Redevelopment, Phase 1

RFP JEDC-RHTP-2026-01

Issue date: November 19, 2026

Proposal due date: November 25, 2026, 4:00 p.m. Alaska time (as revised by Addendum No. 1)

Contact: Sam Muse, Finance and Administration Director, finance@jedc.org, (907) 523-2322

This addendum clarifies the scope of services, sets common pricing assumptions so that price proposals can be compared on the same basis, and answers the questions received during the question period. It is part of the RFP. Except as stated here, all terms of the RFP are unchanged. Proposers must acknowledge this addendum in the cover letter (Section 5.1, item 1) and in the "Addenda received" field on Form C-1.

1. Pricing basis

Price each task on the assumptions in this addendum. If you believe an assumption is unrealistic, you may say so in your cover letter, but your price proposal must follow the assumptions as written. Phase 1 includes the investigations that will define much of the design scope, and the RFP addresses that uncertainty through task-by-task not-to-exceed amounts, task orders, and the scope check in Section 2 below. If JEDC finds a proposal's hours for any task unrealistically low for the work described, JEDC may reflect that in the score for understanding of the project and proposed approach.

2. Scope check after the investigation tasks

RFP Section 9.2 (Compensation and invoicing) is amended to add the following item:

> **8. Scope check.** Within 15 calendar days after delivering the reports for Tasks 2 through 5 (target late January 2027), the firm will submit a scope check memorandum to JEDC. The memorandum will summarize the findings that affect the design scope and propose updated hours and not-to-exceed amounts for Tasks 7 through 15 at the contract hourly rates. The hours in the firm's proposal are the baseline. Proposed changes must identify the specific finding that causes each change, and may

reflect only conditions that differ from the RFP, this addendum, or information JEDC provided before the proposal due date. Lack of effort in the original proposal is not a basis for an increase. JEDC may accept, reduce or reject proposed changes. Findings from Task 6 that affect the design scope will be addressed the same way before schematic design (Task 10) begins. After reviewing the memorandum, JEDC will issue task orders for the remaining work by moving amounts between tasks within the contract ceiling or, if the ceiling must change, by contract amendment. JEDC expects to issue the first task order, for Tasks 1 through 6, with the notice to proceed. No work on a task may be billed until JEDC has issued a task order for it.

3. Clarifications to the scope of services (RFP Section 3)

3.1 Commercial kitchen

Included: In Tasks 7 and 10, space for congregate dining and a commercial kitchen, with concept-level identification of utility, ventilation and grease-management needs.

Excluded: Food service equipment design and a kitchen consultant. Detailed kitchen design will be addressed in a later phase, once an operator is identified who can define its requirements.

3.2 Elevators

Included: Architectural, structural, mechanical, electrical and fire alarm coordination of the elevator replacement within the base tasks. If JEDC does not add the optional elevator consultant, the base tasks include a performance specification for the elevator equipment.

Optional: Elevator equipment design and specifications by an elevator consultant remain a separate optional not-to-exceed amount on Form C-1, as stated in Section 5.2, item 4. It is not part of the evaluated price.

3.3 Accessibility of apartments

The project partners have not yet decided whether all apartments will be accessible units or only the number required by the standards in RFP Section 3.1. For pricing:

Included: In Task 7, at least one concept option in which all apartments are accessible units, so the partners can compare it with an option meeting the minimum requirements.

Pricing assumption: Price Tasks 10 through 15 on the minimum required number of accessible units. If the partners choose a higher standard, any change in effort will be addressed in the same way as the scope check (Section 2).

3.4 Energy and envelope recommendations

The engineering systems analysis and life-cycle costing in Task 6 may recommend changes such as window replacement, added insulation or a different heating system. Recommendations must respect the funding limits in RFP Section 2.3, which do not allow major changes to exterior walls or roofs. Work that falls outside those limits should be identified as future-phase work. Findings that change the Phase 1 design scope will be addressed through the scope check.

3.5 Site work

Included: Civil engineering limited to building utility service connections, the accessible route from the public way, and permitting for the Phase 1 work.

Excluded: Design of other site improvements.

3.6 Code study outcomes

The code study (Task 5) may affect egress, exit stairs (including whether the exterior stair tower can be removed), fire protection and occupancy separations. Its findings will be carried into the concept options (Task 7) and schematic design (Task 10). Any resulting change must stay within the funding limits in RFP Section 2.3, and any change in design effort will be addressed through the scope check.

3.7 Condition survey outcomes

Findings of the condition survey (Task 3) that change the design scope will be addressed through the scope check.

3.8 Alaska Electric Light & Power equipment room

The basement contains a room housing equipment of Alaska Electric Light & Power (AEL&P). It contains three transformers. Electricity will need to enter the structure located on the basement level, Gold St side of building. An outside panel will be required.

Included: Coordination with AEL&P on access, electrical service, and any relocation the Phase 1 design requires, and documentation of conditions observed during the surveys.

Excluded: Assessment, sampling and abatement design for AEL&P-owned equipment and the AEL&P room.

3.9 Hazardous materials

Survey scope: Task 4 is a building-wide survey of asbestos, PCB-containing materials, lead-based paint and other regulated materials, sufficient to prepare the abatement documents in Task 14. The extent of the abatement documents will follow the Task 4 findings and the scope check. The asbestos survey must be performed by AHERA-accredited building inspectors and meet the pre-renovation inspection requirements of the federal asbestos NESHAP (40 CFR Part 61, Subpart M).

Pricing assumption: Price Task 14 assuming the early abatement package covers the areas identified for early-start work in the phasing strategy (Task 8). Price the renovation portions of Tasks 13 and 15 assuming abatement and selective renovation are limited to the areas affected by the Phase 1 work elements carried into design development. Any change in effort resulting from the Task 4 findings will be addressed through the scope check.

3.10 Communications and low-voltage systems

Included: In Tasks 10, 13 and 15, design of telecommunications infrastructure (service entrance, telecommunications rooms, pathways and cabling standards), the fire alarm system, and rough-in for security, access control and any resident emergency call system the Task 7 program identifies. For security, access control and emergency call systems, design is limited to rough-in and a performance description of each system; JEDC will procure the equipment separately.

Excluded: Network equipment, active IT systems and audiovisual equipment. JEDC will procure these separately.

4. Answers to questions

JEDC received the following questions during the question period. Each question is shown as submitted, with minor edits, followed by JEDC's answer.

4.1 Milestone dates

Question: The current funding under the Rural Health Transformation Program stipulates that Phase 1 design deliverables be submitted by June 30, 2027. Are there any other stipulated milestone dates?

Answer: The award sets two fixed dates. All Phase 1 work must be completed by June 30, 2027, and JEDC must complete closeout of the award by July 31, 2027. Beyond those two dates, the only dates in the award are the target completion months for each activity in the approved Phase 1 workplan.

The target timing in the RFP Section 3 task table is based on that workplan, and JEDC reports progress against it to the State. The selected firm's schedule should track it, and the firm must notify JEDC promptly of any delay that could affect the June 30, 2027 completion date.

Because of the closeout date, the firm's final invoice for work performed through June 30, 2027 will be due by July 10, 2027.

4.2 Funds for contractor pre-renovation and early renovation services

Question: Are any of the current funds allocated to the contractor's preconstruction or other construction services and, if so, by what date must funds allocated for preconstruction or construction services be expended?

Answer: The Phase 1 award does not fund new construction. It funds design and limited renovation of the existing building. Within that scope, the Phase 1 budget includes pre-renovation services by the renovation contractor (CM/GC), consisting of input to cost modeling, participation in the contractor workshops, and preparation of a guaranteed maximum price (GMP) budget at approximately 80% design with scope refinement. It also includes a limited early-start renovation contract for mobilization, site control and hazardous materials abatement.

JEDC will procure the renovation contractor by separate solicitation, with selection targeted for April 2027 (Task 11). These services are not part of this RFP.

The same deadline applies to these funds: the work must be performed by June 30, 2027, and paid during closeout, which ends July 31, 2027. So that the abatement can be permitted, noticed and performed by that date, the firm must deliver the early renovation documents for abatement (Task 14) no later than April 30, 2027, rather than the June 2027 target shown in RFP Section 3. Proposers should reflect this date in their schedules.

4.3 Funding for later renovation phases

Question: Is other funding for construction available at this point, or is JEDC actively pursuing construction funding under the Rural Health Transformation Program or other federal sources? If so, what spend-down dates might apply to future construction funds?

Answer: No funding for renovation beyond the limited Phase 1 work described in 4.2 has been awarded or committed.

JEDC's application to the State proposed renovation of the building in later RHTP performance periods, and JEDC intends to pursue that funding as well as other public and private sources. Future RHTP funding is not guaranteed. Spend-down dates for any future funds will be set in each new award and are not known at this time. Under the current award, Period 1 funds must be spent by June 30, 2027, and JEDC expects any later RHTP funding to carry similar deadlines.

Proposers should not rely on any particular future funding amount or schedule. RFP Section 3.1 (Future phases) continues to govern any later services by the selected firm.

5. Acknowledgment

Acknowledge receipt of this addendum in your cover letter and on Form C-1. The question period closed on November 17, 2026, at 4:00 p.m. Alaska time. This addendum answers all questions received. Proposals remain due November 25, 2026, at 4:00 p.m. Alaska time.