

STATE OF ALASKA

Department of Natural Resources
Division of Support Services



REQUEST FOR PROPOSALS (RFP) RFP 2025-1000-0249 REAL ESTATE COST BENEFIT ANALYSIS

ADDENDUM 1

ISSUED JANUARY 22, 2025

This addendum is being issued to answer questions from vendors, and make changes to the RFP.

Important Note to Offerors: You are required to sign and return this page of the addendum document with your proposal. Failure to do so may result in the rejection of your proposal. Only the RFP terms and conditions referenced in this addendum are being changed. All other terms and conditions of the RFP remain the same. This Addendum is hereby made part of the RFP and is a total of four pages.

RFP Closing Date:

The Deadline for Receipt of Proposals date is changing from January 28, 2025 to **February 4, 2025, at 2:00 PM** Alaska Time. All dates in SEC. 1.12 RFP SCHEDULE will adjust accordingly.

BLAIN ALFONSO

Administrative Manager

Phone: 1 (907) 269-8659

Email: blain.alfonso@alaska.gov

COMPANY SUBMITTING PROPOSAL

AUTHORIZED SIGNATURE

DATE

QUESTIONS SUBMITTED BY OFFERORS AND ANSWER FROM THE STATE

Question 1: *Is the cost breakdown for each scenario expected to be presented at a high level (e.g., major cost categories) or at a more granular level (e.g., line-item breakdown)?*

Answer 1: Each scenario can be presented at a high level with well thought out research, conclusions, and explanations. Generic construction numbers from a construction estimating guide, such as Marshall & Swift, would be insufficient. The State requires more thoughtful research as the cost breakdown is one of the more critical pieces of the project for decision making.

Question 2: *For the "cost benefit analysis," does the State have specific guidelines or a framework to follow in evaluating and comparing the costs and benefits of each scenario?*

Answer 2: No, the contractor can utilize a framework of their choosing.

Question 3: *How does the State envision the proposed timelines for each scenario? Should we consider different phases or stages for each of the scenarios, especially in cases where repairs, renovations, or construction are involved?*

Answer 3: Contractors should consider and include any reasonable stages or phases as applicable to each scenario as part of their assessment. This analysis will be utilized in decision making in the near term and project work will be immediate based on the Board of Trustees scenario selection.

Question 4: *Can you clarify the specific "customization considerations" that should be addressed in the deliverables? Are there certain building features or functionalities that must be accounted for in the scenarios (e.g., ADA compliance, sustainability features)?*

Answer 4: Customization considerations will be inclusive of all applicable local, state, and federal code requirements. Additional customization considerations will be for good construction quality and standard interior design of a professional office building.

Question 5: *Should the market condition summary focus exclusively on the real estate market in Anchorage, Alaska, or are we expected to consider broader state or national trends that could impact costs or decisions?*

Answer 5: The local Anchorage, AK market condition summary will be the primary focus, however, national trends cannot be neglected in the assessment at a broad level.

Question 6: *Are there specific data sources or reports that the State recommends we consult to assess market conditions, or will the State provide relevant market data?*

Answer 6: Contractors can utilize CoStar for some limited information, however, additional sources, such as discussions with local brokers to assess market conditions, will be necessary. The State can provide local broker contact information to the winning contractor.

Question 7: Could you provide more detail on what is expected for the 'environmental impact' deliverable outlined in Section 3.03? Specifically, what type of analysis or information would you like to see included, and are there particular frameworks, standards, or areas of focus you want addressed

Answer 7: This is a previously developed lot. No extraordinary environmental studies are anticipated. The project will need to meet current code.

Question 8: *Will the State provide any environmental reports or assessments that should be considered as part of the environmental impact analysis?*

Answer 8: No, there are none currently available and no extraordinary environmental studies are anticipated.

Question 9: *For the location assessments, should we evaluate both the current Trust Authority Building (TAB) site and potential new build locations? Will the State provide additional site options, or should we assume that the focus is on the existing location and its feasibility for renovation or redevelopment?*

Answer 9: No, new build locations shall not be included. Only the existing location is to be considered.

Question 10: *How should we address and assess the risks involved in each scenario? Is there an existing risk management framework or process that the State would like us to adopt for the analysis?*

Answer 10: Risk assessment considerations should be limited to what is deemed a reasonable and appropriate contingency. An existing State framework is not applicable.

Question 11: *Are there specific risks (e.g., regulatory, financial, logistical) that should be emphasized in the final report?*

Answer 11: No risks beyond what would be reasonably anticipated within the timeline of the analysis.

Question 12: *Will the State be providing additional background documents related to the building's history, previous repairs, and existing conditions that can aid in the analysis (e.g., inspection reports, maintenance records)?*

Answer 12: Yes, the State will provide some limited studies performed to date, however, this information shall only be a starting point for additional research by the contractor.

Question 13: *Will The Department of Natural Resource, Trust Land Office consider extending the submission due date by one week?*

Answer 13: An addendum for time will be issued to extend the deadline for the receipt of proposals.

END OF ADDENDUM 1