

Sources Sought: Iliuliuk Family and Health Services Clinic, Unalaska, Alaska – Expansion

OVERVIEW

The Iliuliuk family and Health Services (IFHS) is seeking qualified General Contractors with modular hospital construction experience to respond to its Invitation to Bid for a major expansion and renovation of the IFHS Clinic, located at Unalaska, AK. The Invitation to Bid is anticipated to be released on or about June 26, 2025. Sealed bids are anticipated to be received on or about August 11, 2025, via electronic submission. A firm, fixed price contract will be competitively awarded to the lowest responsive and responsible bidder. Federal Department of Labor Wage Determination Standards shall apply for prevailing wages.

IFHS received a grant from the Department of Commerce, Community and Economic Development (CCED) of the State of Alaska for the renovation and expansion of the IFHS clinic. The funding source for the Alaska CCED grant is the US Department of the Treasury. U S Management Services LLC of Nashville, Tn is the Owners' Representative. Stengel-Hill Architecture of Nashville, Tn. is the Architect of Record. The IFHS clinic expansion is designed for Modular Construction and to Hospital Code. Responding bids are to include the subcontracted firm that will manufacture the clinic modules. Notice to proceed is anticipated on or about September 8, 2025. Schematic design and additional project information is on the IFHS website at www.ifhs.org/ifhs-reports/

Responding bids to the Invitation to Bid will be electronic. Interested firms are encouraged to pre-register for electronic submission of their bid by emailing: bids@ifhs.org. For pre-registration, this email should include: Construction Firm's Name, Alaska Construction Contractor License Number, Firm's postal mailing address, Firm's email address, Firm's Point of Contract (POC) for their bid, and the telephone number of the POC and Firm. Pre-registered firms will receive pertinent project updates directly. The Invitation to Bid will include electronic bid submission instructions, which will require Bidder registration at bids@ifhs.org.

SUMMARY

IFHS is seeking a General Contractor to bid this project, partnering with a modular fabricator as a subcontractor.

TENTATIVE KEY DATES

June 26, 2025: Notice to Bidders Issued
August 11, 2025: Electronic Submission of Bid Packages to US Management Services LLC
August 18, 2025: Bid Approval
September 5, 2025: Contract Approval and Execution
September 8, 2025: Notice to Proceed

PROJECT SCOPE

The scope of this project includes 2,732sqft of renovation of the existing Medical Clinic and 16,057sqft of new modular construction. The project also includes approximately 1,500sqft of new modular housing for clinic staff located in Unalaska, Alaska. Key components of the project include:

1. Creation of new administrative and community spaces, as well as facilities for future programming and materials management.
2. Renovation of 2,732sqft of the existing clinic with upgrades to finishes and mechanical systems.
3. Construction of an additional one-story, 16,052sqft modular building built to hospital code for new Emergency, Diagnostic, Laboratory and Pharmacy departments.
4. Construction of two two-bedroom/two-bath modular apartments.
5. The new expansion will include dedicated areas for the Pharmacy, Laboratory, Imaging, and Emergency departments, all designed to enhance patient care, streamline clinical workflows, and adhere to modern healthcare standards. The expansion will feature Behavioral Health, Trauma, and Isolation Rooms, including one emergency room designed as a behavioral health suite, along with three additional rooms equipped for behavioral treatment. This project will be constructed in compliance with hospital code.

GOVERNING REGULATIONS

Alaska Administrative Code 13 AAC 50.020

International Building Code (IBC) 2021 Edition

International Energy Conservation Code (IEEC)–

2021 Edition International Mechanical Code (IMC) –

2021 Edition International Fire Code (IFC) –

2021 Edition International Fuel Gas Code (IFGC)–

2021 Edition National Electric Code (NEC)

NFPA 70 – 2020 Edition Alaska Accessibility Code A117.1 – 2017 Edition I-2 – Institutional Group - Section 308.4

CLINIC ADDITION - Type of Construction Type II (000) (Noncombustible, Not-

Protected)\NFPA-101 New Health Care Chapter 18 IBC NFPA101 Type II A (Noncombustible, Not-Protected) Fully Sprinklered

Prospective bidders may submit questions to:

Les Lunceford

LLunceford@usmanagementservices.com

US Management Services LLC

501 James Robertson Parkway

Nashville, TN 37219

202.281.5377

Thank you for your attention to this important endeavor. We look forward to collaborating with you.