



TO: ALL PLANHOLDERS OF RECORD
RE: RFP 26P-CN-211 New Construction Residential Design
FROM: Rashaad Esters, Procurement Manager
PAGE(S): 4, including this cover sheet
DATE: June 10, 2026

Transmitted herewith is an Addendum to the solicitation listed above. If the Addendum is **not** received in full, please contact the Procurement Office at (907) 793-3000. If all pages of the Addendum are received, please sign this sheet and email it back to CIHA's Procurement Department at Procurement@cookinlethousing.org.

Company's Name

Company's Representative

Date

RFP 26P-CN-211 New Construction Residential Design No. 1

This document forms a part of and modifies the solicitation as noted below. Respondents must acknowledge receipt of this addendum. Failure to acknowledge receipt of this addendum may subject Respondent to disqualification.

PROJECT: New Construction Residential Design

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the RFP 26P-CN-211 New Construction Residential Design are hereby made a part of said documents. All other terms and conditions remain the same.

This Addendum Shall:

1. Responding to questions received referencing RFP 26P-CN-211

Questions	Answers
1. Will CIHA accept proposals as a single PDF file, or do you prefer separate files for the Price Form, resumes, and other sections?	Yes.
2. Is there a preferred file-naming convention or specific proposal organization/format beyond the Proposers Checklist?	No.
3. Will any addenda be issued prior to the proposal due date, and how will they be distributed?	Yes, via Email & Posted on CIHA Website.
4. What is the exact name and version of the “electronic design software” / “computer-based design software” that CIHA uses for preliminary in-house designs that the awarded firm will be required to complete?	Language says CIHA “may” develop designs in-house and currently we do not.
5. For the exempt-from-plan-review path (Section 2 of the Proposal Price Form), are there any differences in deliverables, stamping, or sealing requirements compared to the standard plan-review path?	Not that we are aware of.
6. How frequently does CIHA anticipate requiring civil engineering services under this contract? Must the civil engineer be in-house, or is a qualified subconsultant acceptable?	Anticipate civil engineering being required once a year. Qualified civil subconsultants are acceptable.
7. Could you please confirm the current versions (or provide links) to the MOA Handouts and Policies referenced in the Scope of Work (R.01, R.02, AG.04, AG.06, AG.38, etc.)?	MOA Handouts & Policies can be found on MOA building services website.
8. The lump-sum pricing example references a 2,500 sf duplex with no garages. Is a drawing or additional description of this sample plan available? If not, what standard assumptions should proposers use (foundation type, roof style, etc.)?	CMU foundation, Asphalt Shingle Roof, Wood 2 x 6 exterior walls and 5* + BEES Rating.

<p>9. For the architectural new-design price per square foot, should it be applied only to conditioned floor area or to total designed floor space (including garage, even though the sample has none)?</p>	<p>Yes, including garage if the design has one.</p>
<p>10. Do the flat fees for structural and civil engineering cover all required drawings, calculations, and permitting coordination, or are there additional reimbursable items?</p>	<p>Yes, they should. Fee proposals can include a line item for reimbursable items.</p>
<p>11. Does CIHA have any historical data on the approximate split between new designs versus reuse of pre-approved plans under the previous contract(s)?</p>	<p>No we do not.</p>
<p>12. The Evaluation Criteria table shows a maximum of 15 points for Preference (AIAN-owned listed as 5 OR 15 points and Small/Minority/Woman-Owned as the alternate). Could you please clarify the exact point allocation for each preference category?</p>	<p>5 points for AIAN Preference 15 points for Small/Minority/Women-owned Preference. However, maximum points can be no more than 15 points.</p>
<p>13. Will the 40 Cost points be awarded strictly to the lowest responsive Lump Sum Total (with other responsive proposers prorated), or is another formula used?</p>	<p>Yes.</p>
<p>14. What has been the approximate annual volume or number of projects under the prior residential design contract(s)?</p>	<p>5-10 a year, but this can vary from year to year based on funding.</p>
<p>15. Does CIHA intend to award this contract to a single firm or to multiple firms?</p>	<p>As stated in the RFP, CIHA reserves the right to award to one or more firms.</p>
<p>16. Line item 3.5.a and b. Shouldn't these be "a. Flat fee for civil engineering for lots under 10,000 sf" and "b. Flat fee for civil engineering for lots over 10,000 sf"?</p>	<p>Yes, omit "reuse" language in 3.5a & b.</p>

END OF ADDENDUM