

**Cook Inlet Housing Authority  
Invitation to Bid  
Tyonek Terrace Rehabilitation  
ITB 24T-DV-110**

On behalf of Tyonek Terrace V2 Limited Partnership, Cook Inlet Housing Authority (CIHA) is accepting sealed bids from responsible and responsive contractors for the Tyonek Terrace Rehabilitation project, located at 9141 Peck Avenue in Anchorage, Alaska.

Sealed bids must be submitted, clearly marked: “**Attn: Procurement, ITB 24T-DV-110, Tyonek Terrace Rehabilitation – Do Not Open**”. Mailed bids must be received at CIHA, Attention: Procurement, 3510 Spenard Road, Anchorage, Alaska 99503. Emailed bids must be received by the Procurement Department at [procurement@cookinlethousing.org](mailto:procurement@cookinlethousing.org). CIHA will reject bids received after the deadline. Faxed bids will not be accepted. CIHA will open and read accepted bids at the time stated in the Specified Dates (Section 000120).

Mailed and hand-delivered bids: Bids must be received no later than the deadline stated in the Specified Dates (Section 000120) according to the time clock located at CIHA’s front desk.

Emailed bids: Bids must be received no later than the deadline, according to the time and date received by CIHA’s email server.

## **QUESTIONS**

CIHA will not be bound by an oral interpretation of this ITB. Questions are encouraged and must be sent in writing to Procurement by the deadline in the Specified Dates (Section 000120). Questions received after the deadline will be disregarded. Substantive issues received by the deadline will be answered by addendum to all plan holders.

- Email: [procurement@cookinlethousing.org](mailto:procurement@cookinlethousing.org)

No questions shall be directed to any other CIHA employees or CIHA representative.

## **SCHEDULE**

The anticipated start date is July 1, 2024. The completion and approval for occupancy is as scheduled for June 30, 2025.

## **SCOPE OF WORK**

The scope of work includes interior and exterior renovations of an approximately 42,000 square foot, 40-unit, four story multi-family senior living apartment complex located at 9141 Peck Avenue, Anchorage, Alaska that was built in 2004. The building is equipped with a hydraulic elevator, and features communal common spaces including a lounge, kitchen, restrooms, play area, TV/game room, laundry rooms, a library, and two UFAS compliant units. Exterior renovations will include, but are not limited to, replacing existing roof membrane and flashing, replacing all existing cedar siding with metal siding, painting and staining existing siding and exposed structural members, replacing landscape pavers with a slab on grade, resealing and restriping the parking lot, updating the secured entrance and access control system, installing exterior cameras, and updating all building-mounted lighting to LED fixtures. Interior renovations will include, but are not limited to, replacing all interior flooring and base, patching and painting all walls and windowsills, replacing casework and countertops, replacing all wood doors, frames,

and hardware, updating elevator cab finishes, replacing building signage and common space furniture, replacing boilers, plumbing fixtures, exhaust fans and baseboard heat covers, replacing all electrical and fire alarm fixtures, replacing all lighting with LED fixtures, and modifying access control and camera system.

**Additive Alternate #1**

Remove existing wood windowsills and stairwell caps and install solid surface (SS2) windowsills, and stairwell caps throughout the building.

**Additive Alternate #2**

Install solid surface (SS1) countertops and backsplashes throughout building.

**Additive Alternate #3**

Remove existing roofing coverboard and install new roofing coverboard where new roofing membrane installation is indicated.

**Additive Alternate #4**

Install light fixture "O-ALT" in lieu of light fixture "O" where shown and as scheduled on the electrical drawings.

**Deductive Alternate #1**

Delete painting of existing wood windowsills and wood stairwell caps throughout the building.

**Deductive Alternate #2**

Delete plastic laminate (PL1) countertops and backsplashes throughout the building.

The contractor shall provide 10% additional material for each type of LVT flooring used in the project.

Additionally, the contractor shall comply with all administrative requirements of the contract, including the submission of a project schedule, safety plan, schedule of values, daily reports, job training reports, submittals and other tasks required under the contract.

**BID, PERFORMANCE AND PAYMENT BONDS**

The Contractor will be required to submit 100% payment and performance bonds, with additional obligee riders, for the project and shall submit with its bid a letter from its surety evidencing the bidder's ability to obtain this bonding should it be awarded the project. A 5% bid bond must be submitted with the Contractor's bid, as stated in the Instructions to Bidders (Section 002113).

This bonding requirement is a project funding requirement and cannot be waived.

**INDEMNITY AND INSURANCE REQUIREMENTS**

See Insurance and Indemnity Requirements Form (Section 007316) for detail on the insurance requirements. No Contract will be signed until the certificate(s) of insurance have been received and approved by the CIHA Procurement Manager. If the insurance expires or is cancelled during the term of the contract, progress payments will be suspended, and work must cease.

**WAGE DETERMINATION**

There is no Wage Determination for this project.

### **PAYMENT TERMS**

See Section 007213 (General Conditions, part 27, pp. 9-10) for Payments and Retainage.

Terms are NET forty-five (45) days, subject to any discounts for prompt payment. CIHA has implemented an Electronic Funds Transfer (EFT) payment process. The awarded Contractor will complete an ACH Registration Form to sign up for EFT payments.

### **BID SUBMITTAL**

Bidder shall supply all information and submittals required by the ITB documents to constitute a proper bid. The bid must clearly state the legal name, address, telephone number, and email address of the bidder. The bid must be signed above the typed or printed name and title of the signer. The signer shall have the legal authority to bind the bidder to the bid. Any changes that are made to this bid using correction fluid, writing utensils, etc. before submission must be dated and initialed in each area that a change was made. No bids may be withdrawn without the written consent of CIHA for a period of forty five (45) days subsequent to the deadline date for receipt of bids.

### **AWARD**

Award of a firm, fixed-price Contract for the specified Work will be made in accordance with CIHA's procurement policies to the lowest priced, responsive and responsible bidder. CIHA reserves the right to reject any and all bids for this work and to waive any technicality or informality in the procurement process that is deemed in the best interest of CIHA. This Invitation to Bid is not to be construed as a commitment of any kind nor does it commit CIHA to pay for any cost incurred in the submission of any bid or any other incurred cost prior to the execution of a Contract.

Upon issuance of the Notice of Intent to Award, the successful contractor shall provide the Following, addressed to Tyonek Terrace V2 Limited Partnership, within ten (10) business days:

- AIA 305 form (statement of qualifications)
- **Contractor's Resume**
- **Contractor's Procurement Log**
- Three (3) previous years of Audited Financials as well as current calendar year of unaudited financials
- Insurance letter verifying limits can be met (see Section 007316)
- Subcontractor list along with any self-performed work per task
- Detailed Schedule of Values for Owner approval

### **DISPUTES**

In the event any dispute arises from this ITB, such dispute will be resolved in accordance with CIHA's policies and procedures.

**CLOSE OUT PROCEDURES**

Closeout procedures and requirements can be found in Section 017700. Closeout documents must be received before full and final payment will be made to the Contractor.