



TO: ALL PLANHOLDERS OF RECORD

RE: ITB 25T-DV-119 Baxter Family Housing - Vertical Construction

FROM: Rashaad Esters, Procurement Manager

PAGE(S): 14, including this cover sheet

DATE: April 23, 2025

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

ITB 25T-DV-119 Baxter Family Housing - Vertical Construction Addendum 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: Baxter Family Housing - Vertical Construction

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the ITB 25T-DV-119 are hereby made a part of said documents. All other terms and conditions remain the same.

This Addendum Shall:

1. Extend the proposal submittal deadline to May 6, 2025 2pm.
2. Clarify the ITB 25T-DV-119 and respond to questions submitted prior to the question submittal deadline.
3. Incorporate the following attachments into ITB 25T-DV-119
 - a. Indemnity and Insurance Requirements (5 pages)
 - b. Drawing - Building A (4 pages)
 - c. Door & Window Schedule – Building B (3 pages)
 - d. Door & Window Schedule – Building C (3 pages)
 - e. Drawing – Baxter Plot Plan (1 page)
 - f. Building A. Mech Plans Permit Set (21 pages)
 - g. Building B. Mech Plans Permit Set (26 pages)
 - h. Building C. Mech Plans Permit Set (26 pages)
 - i. Response to Anchorage Municipality (6 pages)
 - j. Buildings A, B & C Letter Responses (6 pages)
 - k. Drawings - Landscaping (2 pages)

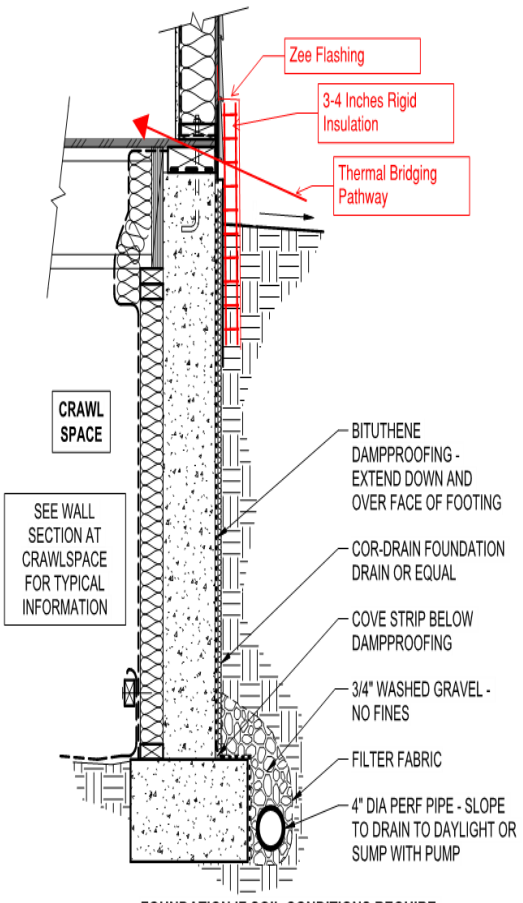
END OF ADDENDUM

Addendum #2 Questions

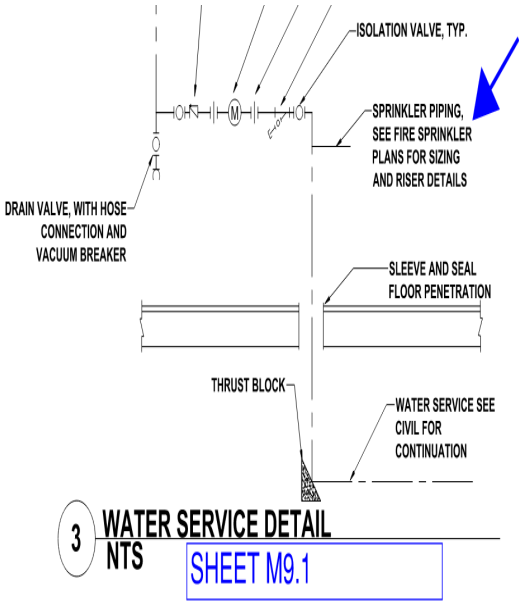
Questions	Answers
<p>1. Supplementary Conditions Item #3 indicates that the Contractor is responsible for all permits, fees, licenses and inspections by Government agencies except for the Building Permit and Special Inspections that will be paid by Owner. Please verify these special inspections include the following:</p> <p style="margin-left: 40px;">a. Soil Densities and Proctor Samples/Tests</p> <p style="margin-left: 40px;">b. Concrete Inspections, Tests and Samples</p> <p style="margin-left: 40px;">c. Masonry Tests, Samples & Inspections</p> <p style="margin-left: 40px;">d. Post Installed Anchor Tests/Inspections</p>	<p><i>Yes, the Owner is responsible for paying for these inspections. However, it is the responsibility of the Contractor to coordinate/schedule with the Owner's inspector.</i></p>
<p>2. Per General Conditions Clause 1(e) Contractor shall layout work from base lines and bench marks indicated in the Drawings. While Drawing A1.1 indicates site bearing lines that define the extent of the project area/perimeter, there does not appear to be any monuments or project controls identified in the documents that would provide coordinates and/or elevations that the Contractor can rely on to establish site control. Please identify or provide reliable site control.</p>	<p><i>See attached plot plan.</i></p>
<p>3. General Conditions Clause 3.3 indicates Liquidated Damages at \$32,000.00/Day where Sample Contract AIA A101 indicates LD's at \$32,000.00/Month. Please clarify the intent is to apply an LD amount of \$32,000.00/Month as \$32,000.00/Day is excessive.</p>	<p><i>The liquidated damages are \$56,00000/month as noted in the draft AIA contract. Delete General Conditions Clause 3.3.</i></p>
<p>4. Relative to the application of LD's, be advised that with Government imposed Tariffs imposed this week there is added risk to the project with regard to supply chain disruptions and delays in the distribution/delivery of materials and equipment to the project which may cause delays in project completion. It's simply too early in the application of Tariffs to understand the impacts. In the event possible supply chain delays materialize causing delays to project completion, will CIHA provide schedule relief to the Contractor to avoid LD's?</p>	<p><i>Contractor to bid the project per CIHA's baseline schedule dates included in the ITB. Should there be any material or cost implications due to unknown tariffs; CIHA & the awarded contractor will deal with these on a case by case basis.</i></p>
<p>5. The Indemnity and Insurance Requirements Section of the RFP does not address Builders Risk Insurance. Please confirm that Builders Risk Insurance will be provided by the Owner listing the Contractor as Additionally Insured or direct the bidders to include the Builders Risk premium in the project bid amount.</p>	<p><i>Confirmed. The Builders Risk policy is provided by the owner, listing contractors as additionally insured.</i></p>

6. Under the Job Training Section of the RFP, the Job Training Memorandum of Understanding indicates that the Contractor will be responsible for any cost of on the job and classroom training components of the program. Please advise a budget amount for the classroom training.	<i>It is up to the contractor to determine the costs of hiring on the job labor and associated classroom training. The Alaska Works Partnership provides the classroom training at no cost.</i>
7. While there has been nothing thus far found in the Contract Documents to suggest the scope of the subject project is limited to the vertical position (Buildings Only) of the project other than the project name and relatively minor elements such as Note 1 on Drawing C6 that indicates a portion of the concrete sidewalk is within the "Vertical Contractor's" scope. Please confirm that all Civil (Dirt Work), Utilities, Landscaping and Building work is included in the project scope complete without carve outs for other separate contractors and/or contracts?	<i>All utility/civil work up to where stated in Note 1/C6 is to be performed under separate contract by a civil contractor engaged separately by the Owner. The vertical contractor is responsible for the remaining utility/civil work, landscaping and fencing, other than the seeding north of the parking lot and new road. See attached landscaping drawings.</i>
8. According to the Architectural Specifications and Drawings it appears that an exterior wall air barrier has been omitted. An air barrier is typically required by IBC, IRC, BEES and MOA. Will an air barrier be required over the shear plywood and under the exterior siding?	<i>Yes. An exterior air barrier should be provided.</i>
9. Drawings C6 and C7 identify the building Finished Floors (FF) that we interpret as defining the First Floor elevation. Drawing C15 Detail L indicate the invert elevations of the foundation drain as it exit the building to the SD Collector for each of Buildings A, B & C. Drawing A2.1 shows a dashed line around the building perimeter indicative of the foundation drain extents. Looking at Building B for instance, given that the FF is 242.00 ft and subtracting the bottom of slab to FF dimension of roughly 9.5 ft and the footing height of .83 ft as defined in Drawing A6.2, this provides a foundation drain invert of 231.67 ft. Assuming the drain pipe run at a 1% slope from the high point of invert elevation 231.67 ft around to the front of the building the pipe will not catch the Detail L/C15 invert of 236.84. Please clarify how the foundation drain pipe is intended to operate?	<i>Civil note that sump pumps will be required to pump the foundation drains into the provided "footing" drain extensions shown on the civil plans.</i>
10. Detail 1/A6.2 shows typical wall sections. The detail labeled "Foundation if soil condition require drain at crawl space" suggests that it up to the bidder to determine if foundation drain is required even though Drawing A2.1 indicates foundation drain around the entire exterior of the building. In order to correctly and effectively evaluate bids,	<i>Civil recommends foundation drains due to the presence of groundwater during an unseasonably dry fall and winter. A footing drain service is provided for the building foundation drains. Again, the foundation drains will need to be</i>

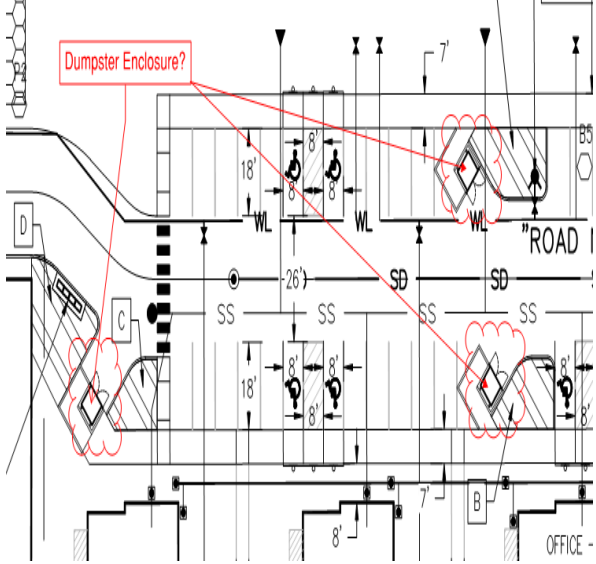
<p>please define clearly that the foundation drain is or is not to be included in the bidders scope.</p>	<p><i>pumped up to the footing drain elevation to operate properly.</i></p>
<p>11.Detail 1/A6.2 shows typical wall sections. The design is showing the vapor barrier (VB) extending up the walls and through and between the floor framing member. While this detail can be achieved on exterior walls that run parallel to the floor framing it is very difficult to get a good seal around I-Joist. In lieu of VB at the I-Joist we recommend applying closed cell spray urethane foam that create an effective seal between the VB and the floor sheathing above. At the crawl space where a GWB thermal barrier does not cover the urethane foam per IBC & IRC requirements we can apply 3M Fire Dam Spray 200 over the urethane spray form in lieu of GWB. This method will help meet the BEES blower door test and thermal requirements.</p>	<p>This is acceptable</p>
<p>12. The 1/A6.2 wall details appear to indicate thermal bridging pathways as indicated below. Should the detail be changed to provide an equivalent insulation R-Value of the wall batts in rigid insulation exterior of the building to avoid thermal bridging?</p>	<p><i>The detail shown below is an acceptable solution</i></p>

 <p>IT</p>	
<p>13. Please provide a room Finish Schedule with Basis of Design flooring products or a Flooring Specification.</p>	<p>See sheet A7.3 in Building A, B and C.</p>
<p>14. Please define GWB Finish Level and Paint System to be utilized (Example: Level 3 Finish with Orange Peel Texture, One Coat Primer and Two Coats Finish Latex Paint).</p>	<p><i>Wall/Ceiling Paint and Texture</i></p> <ul style="list-style-type: none"> A. <i>Texture: Light Orange Peel</i> B. <i>First Coat: Sherwin Williams PVA Drywall Primer & Sealer</i> C. <i>Second Coat: Sherwin William Harmony Latex Wall Paint</i> D. <i>Third Coat: Sherwin William Harmony Latex Wall Paint.</i> <p><i>Millwork Paint</i></p> <ul style="list-style-type: none"> A. <i>First Coat: Sherwin</i>

	<p><i>Williams Multi-Purpose Oil Based Primer</i></p> <p><i>B. Second Coat: Sherwin Williams All Surface Enamel</i></p> <p><i>C. Third Coat: Sherwin Williams All Surface Enamel</i></p>
15. We assume there is no ceramic tile walls or floors in the project as the Plumbing Fixture Schedule TUB-1 defines a plastic shower enclosure. Please confirm that there is no ceramic tile in the project and no need for cement board backing.	<i>Confirmed. There are no ceramic tile surfaces in this project.</i>
16. Detail 2/A5.1 suggests that the use of a wood or concrete ramp is an Alternate Option, however this option is not reflected in the Bid Form. Please revise the Bid Form to add the alternate or define either concrete or wood decking to be included in the bid	<i>The ramp is to be concrete.</i>
17. Detail 2/A6.3 indicates that the railing as TBD. In order to provide a relevant bid for the railing we need the railing design to be completed or define an allowance that the bidders will carry in our proposal.	<i>Similar to Fiberon "Weekender Collection" or approved equal.</i>
18. Neither Drawing A7.1 or A7.2 has provided a Hardware Schedule or Specification, however Note #2 under Hardware Notes indicate that the GC will coordinate the hardware purchase with Building Mgmt/Owner. Please provide a Hardware Schedule that bids can be based upon or an Allowance for all bidders to include with the bid to facilitate aforementioned Note #2.	<i>All hardware to be Schlage, Accent lever, satin finish. See attached hardware schedule.</i>
19. Please confirm that neither any form of the Buy America Act (BAA) or Buy America Build America Act (BABA) apply to this project.	<i>There is no Buy America Build America Act or Buy America Act requirement for the project.</i>
20. I didn't see a specified window/material called out for the windows, and I was wondering if they are supposed to be made from aluminum, or are they vinyl?	<i>The windows are to be bid as sliding vinyl, not casement.</i>
21. How large is the face on the edge metal supposed? The drawings call out 26ga, matte black but that only comes in 24ga?	<i>The face is to be 3 ½" out of 24 ga.</i>
22. The drawings call out Bituthene damp proofing on the foundation. Do you want Bituthene or damp proofing?	<i>Bituthene shall be applied to the foundation.</i>

<p>23. The drawings do not call out any insulation on the foundation only drainage mat. Please provide the R-value that is wanted?</p>	<p><i>The batt insulation is called out as R-15 at a minimum.</i></p>
<p>24. Please provide sprinkler drawings per the reference on Detail 3, Sheet M9.1.</p> 	<p><i>Fire Sprinkler Drawings are to be provided and permitted by the awarded Contractor. Contractors are to solicit proposals from qualified subcontractors and bear those costs. NOTE: The fire sprinkler designers should be aware that only 38 PSI of water pressure is available.</i></p>
<p>25. The drawings do not call out if the underside of the decks get soffit or not. Please clarify if the underside of the decks have soffit.</p>	<p><i>No soffits in this area.</i></p>
<p>26. Please clarify if the stairwell lid is getting soffit.</p>	<p><i>No Soffit is required at stairwell lids.</i></p>
<p>27. The exterior wall types W6EM1 and W6EM2 on Building A do not clarify which is the AEP Nu-wave and which is the Flex series. Please clarify which wall is what type and color?</p>	<p><i>See Bldg A updated sheets A3.1 & A6.1B. Color: TBD</i></p>
<p>28. On A0.3A, metal siding 1 and metal siding 2 are both AEP products, yet on A3.1 it says Metal Sales. Please clarify which product it to be used.</p>	<p><i>All metal siding is to be AEP products. .</i></p>
<p>29. Do the stairwell walls in the basement need siding that matches the adjacent type?</p>	<p><i>No.</i></p>

<p>30. Please provide landscaping plan per notes on sheet C5.</p> <table><tr><td rowspan="4">LANDSCAPING</td><td>NORTH - N/A</td><td>N/A</td><td>R-3 & R-2M</td></tr><tr><td>SOUTH - N/A</td><td>N/A</td><td>R-3 & R-3</td></tr><tr><td>EAST - L1</td><td>L1</td><td>R-3 & COLLECTOR</td></tr><tr><td>WEST - L1</td><td>L1</td><td>R-3 & LOCAL STREET</td></tr></table> <p>LANDSCAPING NOTES</p> <p>1. SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.</p>	LANDSCAPING	NORTH - N/A	N/A	R-3 & R-2M	SOUTH - N/A	N/A	R-3 & R-3	EAST - L1	L1	R-3 & COLLECTOR	WEST - L1	L1	R-3 & LOCAL STREET	<p><i>See attached Landscaping Drawings.</i></p>
LANDSCAPING		NORTH - N/A	N/A	R-3 & R-2M										
		SOUTH - N/A	N/A	R-3 & R-3										
		EAST - L1	L1	R-3 & COLLECTOR										
	WEST - L1	L1	R-3 & LOCAL STREET											
<p>31. Roof Sheathing – Detail 1/A6.2 calls for ¾” roof sheathing while structural notes on S1.0 calls for 5/8” roof sheathing. Please clarify</p>	<p>5/8” roof sheathing is to be provided.</p>													
<p>32. General Insulation Note on A0.3A calls for 20 mil vapor barrier under slab while foundation Note 1 on sheet S2.0 calls for 6 mil vapor barrier under slab. Please clarify.</p>	<p><i>A 20mil. vapor intrusion barrier (i.e. DragoWrap) is to be provided under slab and in the crawl space Smoke testing is to be done by the contractor to ensure it's properly sealed. The smoke test inspection is provided by the Owner.</i></p>													
<p>33. 1 Hour Floor / Ceiling Assembly on sheet A6.1C calls for ½” Resilient Channel in the detail and in the Notes. Detail 1/A6.2 calls for ½” Hat Channel. Confirm we should use ½” Hat Channel.</p>	<p><i>Provide ½” resilient channels.</i></p>													
<p>34. The Civil design has an indication of what could be a dumpster and dumpster enclosure as referenced below. Please confirm that these elements are dumpsters with enclosures and provide a detail as to how these enclosures are intended to be built.</p>	<p><i>Yes, these are dumpster enclosures. Dumpster enclosures are part of the civil contractor scope of work and covered by separate contract.</i></p>													

	
<p>35. Please advise if the scope of the project is to include window treatments or blinds?</p>	<p><i>Yes, horizontal blinds on all windows. A curtain rod shall be provided above the sliding doors.</i></p>
<p>36. Do the closets require a closet rod and shelf combination at each?</p>	<p><i>Yes, closet shelving and rods are to be provided.</i></p>
<p>37. Are the toilet accessories indicated on Detail 2/A6.4 to be replicated in each bathroom?</p>	<p><i>Yes.</i></p>
<p>38. Drawing A6.4 Restroom Notes Item #6 indicate Accessibility Identification Signage to be provided but fails to define what kind of accessibility sign is required. Further, Signage Note #1 on A0.3A indicates that All signage shall be submitted under a separate contract. Are the bidders to simply assume that all project signage interior to the buildings or exterior are to be excluded from bids? If not, please provide a Signage Schedule and specification</p>	<p><i>No interior signage is needed inside the residential units. Addressing and unit signage is required on the exterior. An allowance of \$15,000.00 should be included for a monument sign.</i></p>
<p>39. 1/A5.3 Typical Railing Detail has a note indicating that the "Stair and Railing Materials may vary". How is this to be interpreted to inform the bidders of what materials to include in the bid. Please define the materials required.</p>	<p><i>The rail posts are 4x4 pt posts; 2x2 ballusters (Fiberon), guard rail cap (Fiberon); handrail (Railfc extruded aluminum – painted); decking (Fiberon); treads (McNichols Traction tread-aluminum); riser (16 ga</i></p>

	<i>aluminum plate)</i>
40. Domestic hot and cold water, rain leader and VTR's are noted on the drawings to be insulated. There is no reference to pipe insulation in regards to the heating pipe insulation. Please advise	Insulation Specs added to M2.0 for all types of piping
41. In regards to the 10% retainage it states that is will be held until completion and acceptance of all work unless the owner determines that performance and progress are satisfactory. Is it possible that during construction as certain scopes of work are complete such as sitework, concrete, etc....scopes that are typically complete or mostly complete near the early stages of construction could be deemed acceptable and retainage can be released? Or should a subcontractor plan for 10% being held until months after completion of their scope?	Refer to Article 5.1.7 of the draft AIA contract. Retainage release will follow this clause.
42. With regard to NG supply for the purposes of heating (boiler & HWH) as defined in the Mechanical Drawings (M7.0 for Example) there is no mention in the civil design or specifications with respect to the NG system and responsibility. Please confirm that CIHA will contract directly with Enstar to supply, install and pay for the NG service to each building and that the service will be installed up to and including meter and regulator prior to October 1, 2025 in order to facilitate the Contractor's use of NG for temporary heating.	<i>CIHA has contacted Enstar and will pay to bring gas service to the building. The contractor will need to coordinate/schedule with Enstar when to bring gas to the buildings. The contractor is responsible for all temporary facilities including temp heat and cover.</i>
43. Unit Heater detail missing. Please clarify type of control/balance valve and piping required (ie 3-way bypass valve, auto flow valve, circuit setter, flex lines, air eliminators, low points etc.)	<i>Unit heater detail added</i>
44. Baseboard piping detail missing. Please clarify type of balance valves required (ie circuit setter or auto flow, low point, air eliminator etc.)	<i>Piping system was revised for each unit, there will be one circuit setter for each unit instead of reverse return system that was originally design.</i>

45. Please clarify design criteria/specification of 'flow meter' (M9.0, Detail 4 & Detail 5).	<i>Gauge flow meter gpm rates shown on details.</i>
46. Drawings do not show flue/intake routing for boiler. Do flue/intake terminate through roof or through sidewall? If termination is through roof, is there a fire chase for routing?	<i>It allows contractor to decide best route, up to 100 ft. Note was revised on sheet M9.0.</i>
47. Boiler manufacturer states 4" is good for 100 ft. However 6" is listed as required on flue (Reference Sheet M9.0, Detail 4)? Would 4" be acceptable?	<i>Manufacturer calls out 3" is good for 100 ft. Note was revised on Sheet M9.0 to specify that.</i>
48. Can air intake be PVC material?	<i>See Sheet M9.0 note allows for PVC.</i>
49. What is the required material for flue venting?	<i>See Sheet M9.0, note allows materials as per manufacturers guide</i>
50. 02 barrier pex not specified in general notes. Is it acceptable to use 02 barrier pex for heating system?	<i>Yes, added to be allowed per specs</i>
51. M6.0 drawings shows 1" CW/HW to and from WH-1. However, specified SIT119 has 1-1/2" HW/CW tappings. Should M6.0 show 1-1/2" HW/CW to & from WH-1?	<i>1-1/2" is shown on Sheet M6.0</i>
52. The AIA sample contract has the liquidated damages as a monthly lump sum of \$56,000. The General Conditions section 33 has the liquidated damages as \$56,000 per day. Could you clarify which is correct?	<i>See response to question #3</i>
53. Are landscaping drawings going to be provided?	<i>See attached landscaping drawings.</i>
54. Is a floor finish schedule going to be provided?	<i>See attached architectural drawings</i>
55. Is an interior wall finish schedule going to be provided (wall finish type, paint color, texture type)?	<i>See response to question #14</i>
56. Would CIHA consider using poured concrete walls for the foundations in lieu of CMU block walls?	<i>Yes. Any additional engineering or costs to make this change will be the responsibility of the contractor.</i>
57. Are anymore specifications going to be made available?	<i>See attached architectural drawings.</i>

58. A0.2B makes reference under fire alarm sprinkler notes to the owners preferred contractor. Is that applicable on this project? If so who is preferred?	<i>Fire sprinklers and fire alarms are to be provided by the contractor. CIHA doesn't have a preferred contractor. CIHA will provide monitoring.</i>
59. Has Cook Inlet Housing secured funding for this project?	Yes.

Addendum #2 Clarifications

1. The appliances are to be furnished and installed by the contractor. See schedule on the attached architectural plan sheet.
2. Delete fire extinguishers inside the units.
3. See attached updated Indemnity & Insurance Requirements.
4. See attached revised mechanical plan sheets addressing MOA plan review comments.
5. The fire sprinkler designers should be aware that only 38 PSI of water pressure is available.
6. The contractor is to carry a \$150,000.00 allowance for equipment in the play area.
7. See the attached electrical permit review response letter and revised E plan sheets.
8. See the attached mechanical permit review response letter and revised M plan sheets
9. Cabinets are to be Smart Cabinetry, not plastic laminate.