



TO: ALL PLANHOLDERS OF RECORD
RE: RFP #25T-CD-211 Commercial Properties Snow Removal Services
FROM: Rashaad Esters, Procurement Manager
PAGE(S): 12, including this cover sheet and attachments
DATE: June 19, 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

RFP 25T-CD-211 Commercial Properties Snow Removal Services Addendum #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: Commercial Properties Snow Removal Services

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the RFP 25T-CD-211 are hereby made a part of said documents. All other terms and conditions remain the same.

This Addendum Shall:

1. Delete the current Bid Form in its entirety and replace it with Attachment A.
2. Delete the current Property Diagrams and Service Boundaries drawing in its entirety and replace with Attachment B.
3. Clarify the Scope of Services:
 - I. SANDING: The Contractor shall apply sanding materials to drive lanes and parking areas at their discretion following significant snow or ice events. A non-ice melt aggregate (e.g. traction sand) shall be used as the primary traction aid, unless otherwise directed.
 - II. DE-ICING: The Contractor shall apply de-icing materials to the sidewalks as needed, at their discretion, to reduce snowpack and prevent ice accumulations. Ice melt is an acceptable de-icing material. **Note:** Do not apply de-icing materials to the heated sidewalk area in front of 3510 Spenard.
4. Respond to questions submitted prior to the question submittal deadline.

Attachments

- A. Bid Form**
- B. Property Diagrams and Service Boundaries**
- C. Q & A**

**BID FORM RFP
25T-CD-211**

1) The undersigned, Legal Name of Bidder:

(Company Name)_____on

this date:_____, having familiarized (himself/herself) (themselves) with the local conditions affecting the cost of work, and with the Specifications, including the Request for Proposal (RFP), this Bid Form, the Form of Contract, the General Conditions, the Scope of the Services, Specifications and Standards, Alaska Native/ American Indian Preference Requirement, Tribally Designated Wages, all addenda, as prepared by CIHA, and on file in the office of CIHA, hereby proposes to furnish all labor, equipment and services required to provide Grounds services:

for Proposal

In order to uniformly evaluate prices submitted and determine the lowest bidder, CIHA will calculate quotes as follows:

Snow Removal Services - Parking Area and Sidewalks Only

Campus Wide Snow Removal _____ EA

*Includes All Properties Listed in Attachment E

Sanding Services - Parking Area Only

Campus Wide Sanding _____ EA

*Includes All Properties Listed in Attachment E

Labor

Straight Time _____ /HR

Overtime _____ /HR

Material

Sand _____ /CY

De-Icing Services - Sidewalks & Walkways Only

Campus Wide De-Icing _____ EA

*Includes All Properties Listed in Attachment E

Labor

Straight Time _____ /HR

Overtime _____ /HR

Material

Sand _____ /CY

ATTACHMENT A

Snow Hauling Services

Campus Wide Snow Haul Assuming 1" of Snowfall

*Includes All Properties Listed in Attachment E

_____ EA

Labor

Straight Time _____ /HR

Overtime _____ /HR

Equipment (Contractor to fill out)

Item	Rate/HR

Disposal Fee

Disposal Fee _____ /TRUCK LOAD

Spring Sweeping Services

Campus Wide Sweeping

*Includes All Properties Listed in Attachment E

_____ EA

However, actual payment will be based on work ordered and satisfactorily completed. CIHA will not be held to minimums.

- 2) In submitting this bid, it is understood that the right is reserved by CIHA to reject any and all bids at its sole discretion, and for its convenience or benefit. The bidder agrees to execute and deliver to CIHA a contract, in the prescribed form, and furnish the required payment within ten (10) days after the date CIHA mails or otherwise delivers to bidder CIHA's written acceptance of this bid as the successful bid.

- 3) I/We further acknowledge receipt of the following addenda:
 Addendum No.:_____ Dated:_____ Addendum No.:_____ Dated:_____
 Addendum No.:_____ Dated:_____ Addendum No.:_____ Dated:_____

- 4) I/We have submitted with this bid the following items:
 a) Form of Non-Collusive Affidavit (Attachment H)
 b) Certifications and Representations of Offerors (Attachment B)
 c) Lobbying Disclosure Packet (Attachment A)

- 5) I/We further understand the penalty for making false statements in offers is prescribed by federal law at 18 U.S.C. §1001.

ATTACHMENT A

NAME OF BIDDER

OFFICIAL ADDRESS

BY:

Address

Title

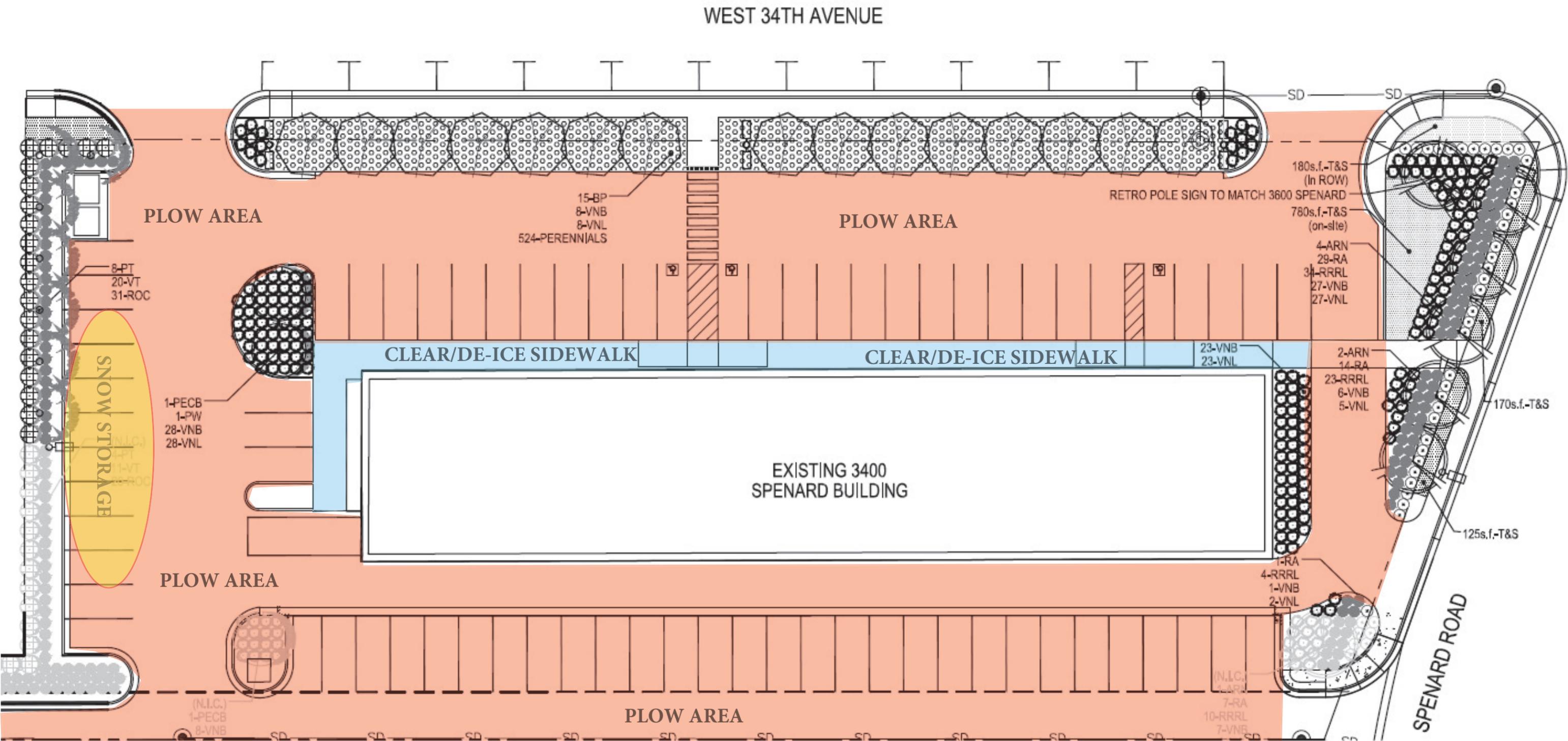
City/State/ZIP

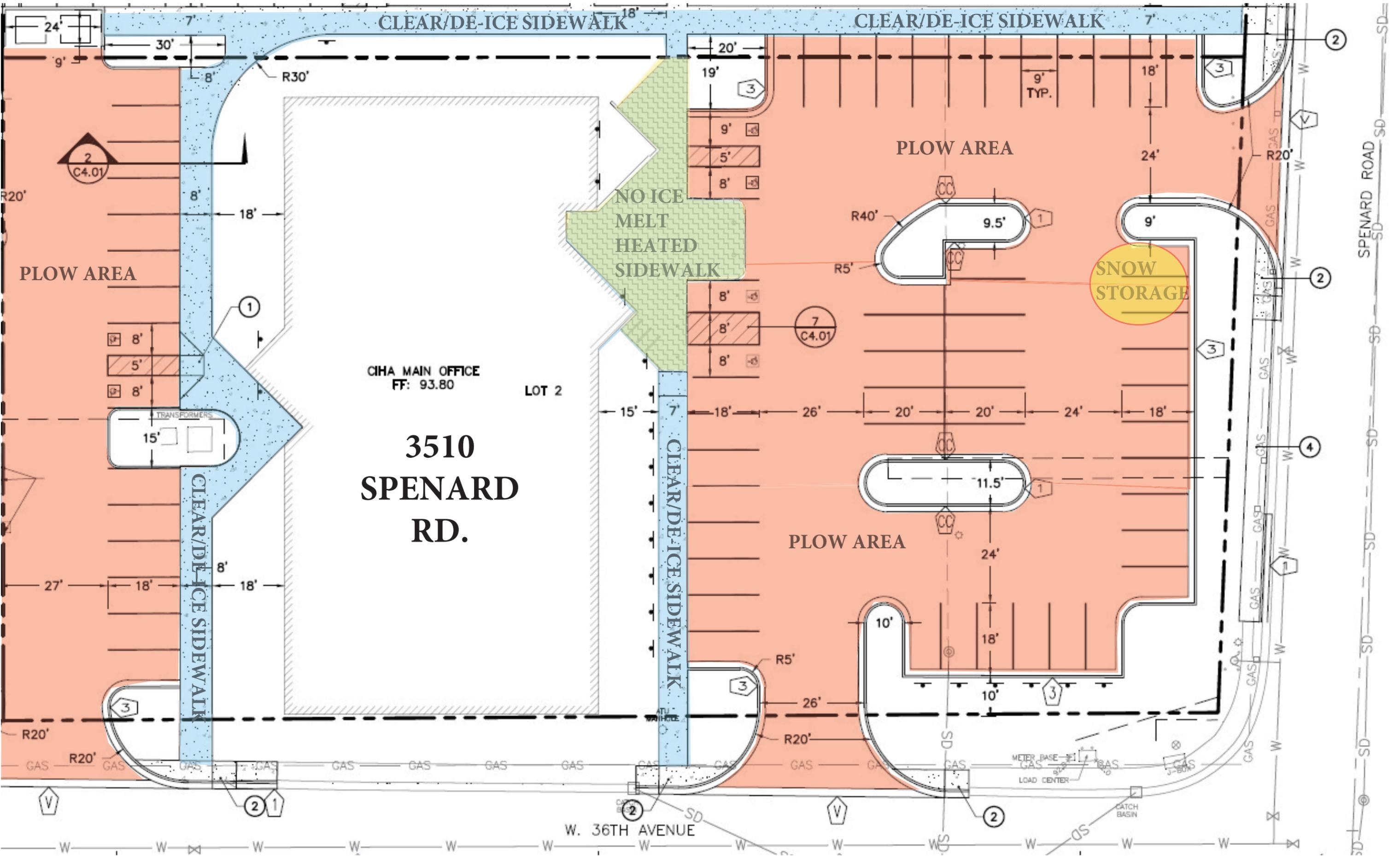
Signature

Phone Number

E-mail address

Attachment B - Property Diagrams and Service Boundaries





CIHA MAIN OFFICE
FF: 93.80

3510
SPENARD
RD.

LOT 2

NO ICE
MELT
HEATED
SIDEWALK

PLOW AREA

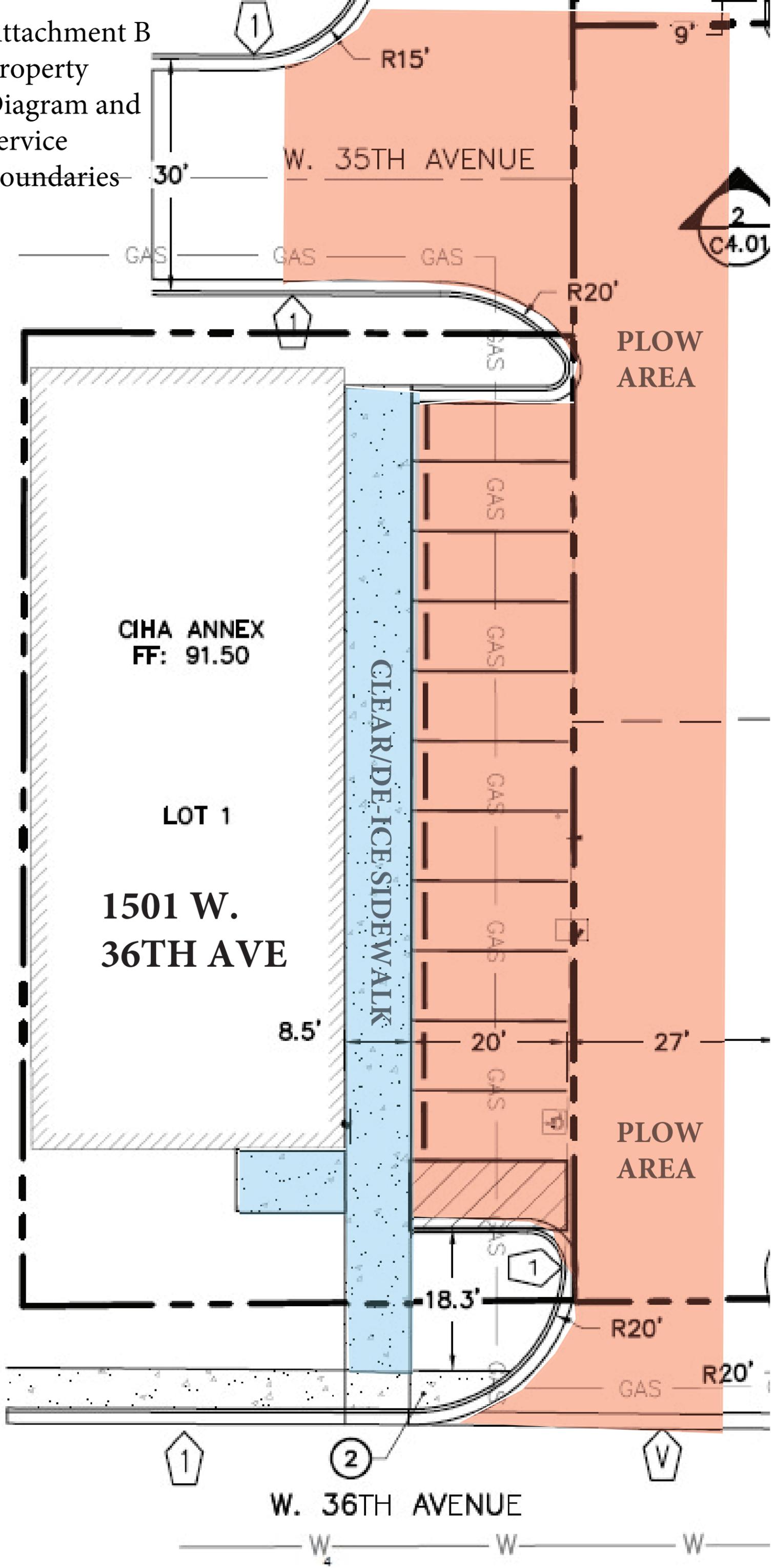
SNOW
STORAGE

PLOW AREA

W. 36TH AVENUE

SPENARD ROAD

Attachment B
Property
Diagram and
Service
Boundaries



ATTACHMENT C - COMMERCIAL PROPERTIES SNOW SERVICES RFP QUESTIONS & ANSWERS

COMMERCIAL PROPERTIES SNOW SERVICES RFP QUESTIONS & ANSWERS

#	Question	Answer
1	The indemnity agreement is overly broad for snow removal services. CIHA is establishing the service triggers but requiring the contractor to defend, indemnify, and hold harmless for "all claims arising" out of the contract including in the event CIHA itself is negligent. Will CIHA accept a mutually agreed upon indemnity whereas the contractor is only required to defend, indemnify, and hold harmless in the event of the Contractor's negligence, failure to perform, or breach of contract?	CIHA is open to negotiating contract terms with the selected contractor during the contract negotiation phase. However, revisions to standard contract language are not considered during the solicitation process. We encourage you to submit a proposal based on the current terms, with any exceptions or requested modifications clearly noted for consideration should your firm be selected for award.
2	Much of the parking lot are drains to landscape. Parking lot de-icing will result in trees / shrubbery being damaged by using chlorides for de-icing. Is the Contractor responsible for replacement of the trees and shrubs that die as result of chlorides leaching into the planters/landscape?	Contractor will not be responsible for trees and shrubs damaged by de-icing material.
3	Please clarify snow hauling - Is the bid sheet for one inch of snow accumulation for bidding purposes only, hauling per inch or hauling regardless of the amount of snowfall above one inch?	This is for bidding purposes only. The hauling will be billed @ an hourly rate for labor and equipment and "truck load" for snow disposal
4	Can we store any equipment on site? (Skidsteer, loader, etc.)	No
5	To clarify the term and usage of deicing material: As said on the contract, ice melt is not to be used on sidewalks, but is there any acceptable de-icing material for the sidewalk?	Ice melt CAN be used on sidewalks except where there is heated sidewalks located in front of 3510 Spenard. See new Attachment B - Property Diagrams and Service Boundaries
6	In the Bid form RFP: For the snow hauling rate for 1 inch, is that an estimate, or are we held to that price? How would things be billed if it's over 1 inch? I see that there is a section for hourly billing, which is how we are used to billing.	See response to question #3
7	Could you please confirm what I need to submit for Native Preference, as I am an Alaskan native?	Please fill out and submit HUD 5369-C Certification Form with your bid
8	Does CIHA want snow services to be performed at 1-inch for plowing parking, and sidewalk shoveling?	Yes
9	Does the sidewalks need to be salted every time after each shovel?	No. CIHA's preference is to limit the use of ice melt on the sidewalks as much as possible but it is ultimately left to the contractor's discretion.
10	Does CIHA request sanding, and ice melt services, or do they require the contractor to provide those services at their own discretion?	The contractor is to provide these services at their own discretion
11	There appears to be 2 building exits along the south side of the 3502 Spenard building, do those sidewalks on the south side of the 3502 building that lead up to the sidewalk highlighted on 3150 Spenard building sidewalk get shoveled	Yes

ATTACHMENT C - COMMERCIAL PROPERTIES SNOW SERVICES RFP QUESTIONS & ANSWERS

12	Do the stairs and the top landing of the 3502 building need to be shoveled?	Yes, as needed. Please note these stairs are made of grated steps and landings and are also partially covered and may not require as much snow removal as the adjacent parking areas and sidewalks.
13	Do the stairs and the top landing of the 3400 building need to be shoveled?	Yes, as needed. Please note these stairs are made of grated steps and landings and are also partially covered and may not require as much snow removal as the adjacent parking areas and sidewalks.
14	Does the south half of the 3502 Nave patio get shoveled?	The whole patio does NOT need to be cleared of snow, just enough to maintain egress from the double doors to the patio stairs.
15	Does salt get applied to all sidewalks after every shovel?	No. It is left to the contractor's discretion.
16	Does snow need to be removed from property same night of plowing?	No. The Contractor may store snow in the designated areas identified in the updated Attachment B – Property Diagrams and Service Boundaries . Snow hauling shall be at the Contractor's discretion, based on when accumulated piles begin to encroach upon adjacent drive lanes.
17	The industry standard for snow disposal at snow disposal sites is per dump truck load not ton. Can the bid form be modified for snow disposal per truck load?	Please see new Attachment A - Bid Form .
18	Do the snow removal service line item for the campus wide area include shoveling and plowing sidewalks and parking area only?	Correct
19	Do the sanding service line item for campus wide area include both sidewalks and parking area?	Sanding Services are for parking areas ONLY.
20	Do de-icing services include ice melt for both sidewalks and parking areas or is it for only sidewalks?	De-Icing Services are for sidewalks ONLY.